

CAPTIVA COMMUNITY PANEL

Jan. 9, 2024, meeting

AGENDA

Meeting convened at 9 a.m. – see Zoom log-in details below

Email the panel: captivacommunitypanel@gmail.com

- 9:00 a.m. Introductions and roll call; ~~approval of Dec. 12 minutes~~. Elect 2024 panel officers.
- 9:05 a.m. Updates: Order will be based on availability, not all speakers have confirmed their attendance.
- LCSO update – Sgt. Rich Zeltman
 - Captiva Fire District update – Chief Jeff Pawul
 - CEPD update – Daniel Munt, executive director
 - SCCF update – Matt DePaolis
 - South Seas update – Bob Walter
- 9:30 a.m. CHR update -- Nicole Decker-McHale, Community Housing & Resources Inc.
- 10:00 a.m. Sanibel Causeway update – Jennifer Dorning, Florida DOT
- 10:15 a.m. Captiva Island Inn renovations – Sandy Stilwell Youngquist & Carmella Cioffi
- 10:30 a.m. County/South Seas redevelopment permit and legal/legislative update – David Mintz
- 10:40 a.m. Wastewater Committee update – Jay Brown
- 10:45 a.m. Stormwater Committee update – Linda Laird
- 10:50 a.m. Iguanas – John Jensen
- 10:55 a.m. Development Committee / “Welcome Back” cruise – Ann Brady
- 11:00 a.m. Financials & 2024 panel budget – Ken Gooderham
- 11:05 a.m. Panel members’ comments & questions
- Audience comments & questions (use Zoom Q&A messaging to submit questions & comments)
- NOTE:** Anonymous questions will not be answered during the meeting

Adjourn

Next Captiva Community Panel meeting scheduled for Feb. 13

One or more elected or appointed local government officials, including but not limited to officials with the Captiva Erosion Prevention District, may be in attendance at this meeting.

You are invited to a Zoom webinar.

When: Jan 9, 2024 09:00 AM Eastern Time (US and Canada)

Topic: **January 2024 Captiva Community Panel meeting**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81064844600?pwd=OTlsa1Vsb2dySDdULzVtTk1IZEU5QT09>

Passcode: 902553

Telephone:

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+1 669 444 9171 US	

Webinar ID: 810 6484 4600 / Passcode: 902553

2023 panel officers:

- President: Jay Brown
- Vice president: David Mintz
- Secretary: Bruce McDonald
- Treasurer: Tony Lapi

Captiva Community Panel obligations

- 1) Publish an annual schedule of meetings after the December meeting.
- 2) Re-elect panel members (or elect new panel members) for those whose terms expire (see below). Panel officers will be elected at the January meeting after the new panel members are installed.
- 3) Develop and approve an annual budget no later than the December meeting.
- 4) Bylaws revisions will be addressed as necessary. Any amendment requires 60 days' notice prior to vote, and approval requires a two-thirds vote of the full panel at a panel meeting where a quorum is present.
- 5) The president shall appoint a Nominating Committee of at least three members (only one of which can be a panel member) by the March meeting, for ratification by the panel members at that meeting. The committee (along with the CPOA and CCA appointments) will offer a slate of candidates at the October meeting, for a vote at the December meeting. See bylaws for more detail.

PANEL SEAT ASSIGNMENTS:

- **CPOA:** Ken Gill, Bruce McDonald, Sandy Stilwell-Youngquist, Margarethe Thye-Miville, Ken Suarez
- **CCA:** Jay Brown, Ann Brady
- **PANEL:** John Jensen, Linda Laird, Tony Lapi, David Mintz

TERM STAT:

- Expires in December 2024 and termed out: Jay Brown
- Expires in December 2024 with another three-year term possible: David Mintz, Ken Gill
- Expires in December 2025 and termed out: Ann Brady, John Jensen, Tony Lapi
- Expires in December 2025 with another three-year term possible: Sandy Stilwell-Youngquist, Margarethe Thye-Miville
- Expires in December 2026 and termed out: Linda Laird, Bruce McDonald
- Expires in December 2026 with another three-year term possible: Ken Suarez

Article 6, Section 2 -- Terms of Office

Panel Members shall serve terms running for a period of three (3) consecutive years commencing at the Regular January meeting. Panel Members may be appointed or elected pursuant to these Bylaws for a second three (3) year term, for a maximum of six (6) consecutive years. Panel Members having completed two (2) consecutive terms on the Panel shall not be eligible for re-appointment to the Panel unless and until a period of one (1) year has expired since the completion of the last term served by such Panel Member. A Panel Member filling a vacancy pursuant to Article Six, Section 6.C. for a period of 18 months or more shall be deemed to have served a full three (3) year term. Such Panel Member shall be eligible for a second three (3) year term. A Panel Member filling a vacancy for a period of less than 18 months shall be eligible for two additional three (3) year terms

Article 5, Section 1 -- Election of Officers

At its first January meeting following its annual meeting in December, the Panel shall elect Officers of the Panel who shall serve a one (1) year term or until the end of their term on the Panel, whichever period is the lesser. The terms of office shall commence at the Regular January meeting. Mandatory Panel nominations and elections as necessary shall be held for the following offices: President, Vice President, Secretary and Treasurer. The Panel may also choose to elect other officers as may be desired from time to time. Election of officers may not occur without a quorum of the Members being first established.



our mission is our passion

CHR provides safe, quality, affordable housing for families and individuals who work in and serve our island communities. Retail workers, service staff, even teachers and first responders and more may not earn enough for a place to call home. By tackling this need - in partnership with you - CHR helps people realize their full potential.

Working together, we can sustain the well-being of our islands' people, building a strong, caring and resilient community for all.



we love our
community
and the residents
we serve

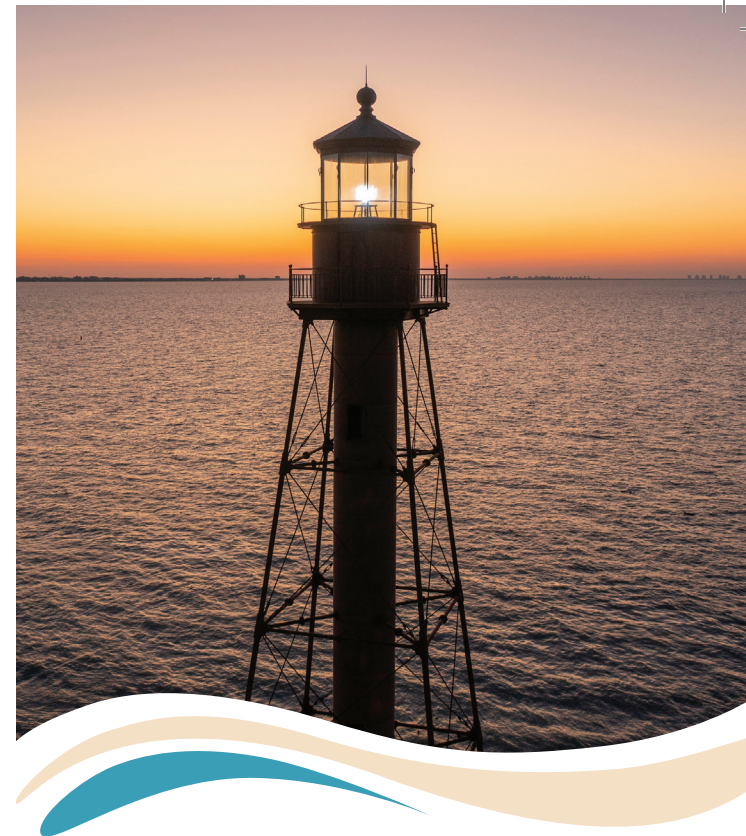


CHR 
community housing & resources

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Sanibel, FL 33957

Community Housing and Resources, Inc. is a tax-exempt, 501 (c)(3) not-for-profit organization and your contributions are tax deductible.



affordable housing for our island

A HOME FOR EVERY PERSON
IN SANIBEL/CAPTIVA -
THAT'S OUR COMMITMENT

CHR 
community housing & resources



who we are

Community Housing and Resources, Inc. (CHR) formed in 1979 as a 501(c)(3) not-for-profit organization to address the growing need for affordable housing in the Sanibel and Captiva area. CHR also serves as the City of Sanibel's housing foundation under the Affordable Housing Program established in 1983.

Today, CHR owns 76 affordable housing units at various locations, including 67 rental properties – one of which is a 12-unit complex for senior residents – and 9 Limited Equity Ownership (LEO) homes through the Coast and Islands Community Land Trust.

who we serve



CHR provides safe, affordable, quality housing for families and individuals who work and who serve our island communities. To be eligible for CHR housing, household members must either:

- work full time on Sanibel or Captiva
- be retired or disabled longtime residents of Sanibel or Captiva

I've been on this island for over thirty years. After my wife died, I had two teenagers to bring up. CHR provided affordable housing so I could continue to



work and live here and contribute to this remarkable community.

RANDY

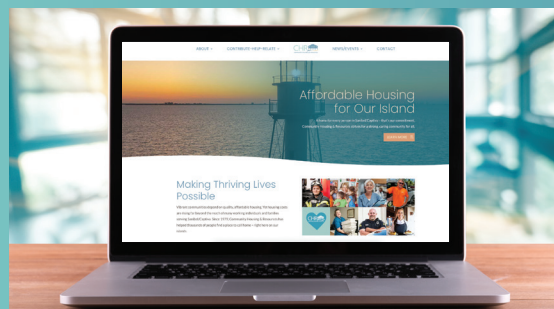
why it matters

Our islands' vitality depends on the thousands of people who provide services through local retail and other businesses. We all count on these hard-working individuals every day. They are part of our community, bringing social and economic diversity that makes island life fuller. With CHR providing safe, affordable, quality housing, regardless of age, disability or lack of finances, all families can achieve a more stable life and be active participants in our community.



My family and I have worked on Sanibel for more than forty years. CHR makes it possible for us to live here as well.

YLEANA



visit **sancapchr.org** for how to:

- **apply to be a resident**
- **qualify for housing**
- **get involved**
- **donate**
- **and more!**



five-year strategic plan

fiscal years 2024-28

A HOME FOR EVERY PERSON IN SANIBEL/CAPTIVA – **THAT'S OUR COMMITMENT**



I'd suggest new opening paragraph(s) here for the **executive summary**? It's the exact same (except for one word) as "vision" on next page... in addition, the listing of the five strategic areas below maybe should be saved for page 5 where it is also spelled out? Content is redundant... **maybe a more conversational tone/intro here about WHY a strategic plan now and leave details to follow as they already do?**



executive summary

Community Housing & Resources envisions being the **foremost** community leader, most trusted charitable partner, and most effective advocate for affordable housing and services and equitable economic opportunity for all people of Sanibel and Captiva Islands.

CHR has developed a goal-driven, five-year strategic plan to achieve that **vision**
The plan focuses on five strategic areas:

- 1 Residents & Their Welfare
- 2 Community Relations & Volunteers
- 3 Expansion & Capacity
- 4 Leadership, Staffing & Committees
- 5 Funding, Finances & Systems

CHR will report progress regularly to our island communities.

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paragraph below in pink to highlight that it is the same as pg 1, with the exception of the bold words; **foremost** vs **turn-to...** which is preferred?



our vision

Community Housing & Resources envisions being the **turn-to** community leader, most trusted charitable partner, and most effective advocate for affordable housing and services and equitable economic opportunity for all people of Sanibel and Captiva Islands.

we see a future of CHR having—

- A community of residents who are proud to be a part of CHR and who are a diverse mix of populations which are representative of Florida. Our residents are individuals and families in need of affordable housing who support the culture and character of our islands.
- An excellent working relationship with both the City of Sanibel and Captiva Community Panel and the respect of the broader Lee County and Florida as a model for affordable housing and resident resources.
- All existing properties refurbished and new properties built with reimagined facilities to expand our capacity. Alignment of the design and application of our buildings and properties to adapt to changing resident needs and the principles of resilience and sustainability.
- A remarkable staff and robust group of volunteers supporting the respected and accomplished Executive Director. A strong, dynamic, governing Board that focuses on policy and supports the Executive Director to achieve the organization's mission.
- A thriving, stable donor base that continues to grow including Sanibel and Captiva residents and businesses, vacationers and a broader population of people who value our contributions to society. Systems and technology that support our operations and facilitate control of our data.
- An integral role in the community and a champion of affordable housing and other critical causes on the islands through our representation with local organizations and governments, and through speaking engagements and community education.

our mission

To provide affordable housing and resources for families and individuals who serve and have served Sanibel and Captiva Islands, while maintaining the economic diversity that contributes to the extraordinary culture and continued well-being of our community.

our organization

We are a 501(c)(3) nonprofit organization focused on providing affordable housing and resources to eligible individuals on Sanibel and Captiva Islands in Florida. We operate with an Executive Director, valued staff, a volunteer Board of Directors, and a supportive network of dedicated volunteers.

our residents

Our residents are our foremost priority and have represented almost all businesses and non-profit organizations at one time or another. Since its establishment in 1979, CHR's residents have included police officers, firefighters, cashiers, restaurant staff, teachers, nonprofit employees, naturalists, medical professionals, landscapers, cleaners and retirees. They have worked in hair salons, resorts, grocery stores, retail establishments, churches, banks, Sanibel-Captiva Conservation Foundation, J.N. "Ding" Darling National Wildlife Refuge, and the City of Sanibel, to name a few.

eligibility

Individuals and families will be considered for CHR housing if they are lower-income employees of a Sanibel-based company working on Sanibel or Captiva, or are long-time residents of our islands who are either retired and over age 62 or disabled. Successful applicants will be those who demonstrate financial need, island employment, and/or demonstrated involvement with our islands.

CHR utilizes an objective and comprehensive assessment process as outlined in the Sanibel Land Development Code to select CHR residents. The application form is available on our website at **SanCapCHR.org**.

our strategic focus

CHR has developed our long-term strategic goals based on the **SMART** principle:

S *specific*
M *measurable*
A *achievable*
R *relevant*
T *time-based*

On the following pages, our five-year strategic plan is broken down into 5 key areas of focus:

STRATEGIC FOCUS #1 – Residents & Their Welfare

STRATEGIC FOCUS #2 – Community Relations & Volunteers

STRATEGIC FOCUS #3 – Expansion & Capacity

STRATEGIC FOCUS #4 – Leadership, Staffing & Committees

STRATEGIC FOCUS #5 – Funding, Finances & Systems

STRATEGIC FOCUS #1

residents & their welfare

DESIRED OUTCOME – *A community of residents who are proud to be a part of CHR and who are a diverse mix of population representative of Florida. Our residents are individuals and families who support the culture and character of our islands and are in need of affordable housing and access to resources.*

GOAL 1	Formalize processes for CHR-provided resources to residents, including rent assistance and disaster relief programs.	<i>target completion</i> Q4 – 2024
GOAL 2	Create a process to continually update and expand information for CHR residents concerning other local resources available, including contacts for: <ul style="list-style-type: none"> • <i>FISH of SanCap</i> • <i>United Way</i> • <i>City of Sanibel</i> • <i>Job boards</i> • <i>Volunteer opportunities</i> • <i>Available grants</i> 	<i>target completion</i> Q4 – 2024
GOAL 3	Create a process for annual update and refreshing of useful safety and survival information to residents, including: <ul style="list-style-type: none"> • <i>Planning for crises, e.g. fire exits</i> • <i>Hurricane packets with evacuation details and requirements</i> • <i>Neighbors looking out for neighbors on a voluntary basis</i> • <i>Presentations by Sanibel police and fire department representatives</i> 	<i>target completion</i> Q1 – 2025

(continued)

STRATEGIC FOCUS #1 *continued*

GOAL 4	Plan for and continue to maintain great, successful communication and relationships with residents via: <ul style="list-style-type: none"> • <i>Social gatherings</i> • <i>CHR monthly newsletters</i> • <i>Holiday giveaways</i> 	<i>target completion</i> Q2 – 2024
GOAL 5	Create CHR Resident Community Liaisons representing each property to engage with CHR Staff and the larger community.	<i>target completion</i> Q1 – 2027
GOAL 6	Seek regular feedback from residents via comment requests: <ul style="list-style-type: none"> • <i>“Tell me something good”</i> • <i>“What suggestions do you have?”</i> Provide link for submitting information in monthly newsletter.	<i>target completion</i> Q1 – 2025
GOAL 7	Add one CHR resident to the CHR Board of Directors, following established Nominating Committee procedures. Develop a process to make such selection for nomination.	<i>target completion</i> Q1 – 2025

STRATEGIC FOCUS #2

community relations & volunteers

DESIRED OUTCOME – *To build an excellent working relationship with the City of Sanibel, the Captiva Community Panel, and the citizenry of both islands. To be an exemplary model for providing affordable housing and resident resources for broader Lee County and the State of Florida. Have an outreach program to educate the community about CHR, encourage volunteering, and create partnerships with other island non-profits.*

GOAL 1	Hold an Annual Meeting with CHR members, volunteers, staff, City, County, and other local officials each year.	<i>target completion</i> Q1 – 2024
GOAL 2	Create a grassroots Ambassador Program to inform the community about CHR and specific needs through networks and friendship circles.	<i>target completion</i> Q1 – 2026
GOAL 3	<p>Implement an organized and managed volunteer program that includes residents from Sanibel and Captiva.</p> <ul style="list-style-type: none"> • <i>List and describe volunteer opportunities on website</i> • <i>Encourage volunteering through speaking engagements and participation with other groups</i> • <i>Assign a volunteer coordinator to create a database of volunteers and volunteer opportunities and ensure that requests to volunteer with CHR are answered</i> • <i>Publicly thank volunteers at the Annual Meeting</i> <p>Differentiate among volunteer opportunities that are ongoing, occasional, committee positions, or one-time events.</p>	<i>target completion</i> Q2 – 2025
GOAL 4	Broaden community involvement to Captiva by actively seeking and inviting qualified residents/employees from Captiva to serve on committees and the Board.	<i>target completion</i> Q2 – 2025
GOAL 5	Reinforce relationships with the City of Sanibel and Lee County to underscore the need for fiscal support and expansion needs, and to encourage public support of CHR.	<i>target completion</i> Q2 – 2025

STRATEGIC FOCUS #3

expansion & capacity

DESIRED OUTCOME – *Creating a number of CHR rentable residences at a minimum of 3% of the Sanibel and Captiva housing totals through refurbishment and repair of existing residences and the purchase of new properties. New properties will be constructed using principles of green and resilient building.*

GOAL 1	Refurbish all existing, repairable residences so they are inhabitable by displaced residents or newly qualified residents.	target completion Q1 – 2025
GOAL 2	<p>Create a process /checklist to facilitate prompt, responsible decisions on land acquisitions, to include such factors as:</p> <ul style="list-style-type: none"> • <i>Available buildable area and density</i> • <i>Location</i> • <i>Most efficient application of unit size to meet needs</i> • <i>Engagement of the Planning Department</i> • <i>Offer price</i> <p>Determine other factors to include by studying affordable housing programs in other communities and employing best practices. Put process/checklist into play immediately to evaluate opportunities available, and update quarterly with available sites. Develop a point system to rank available properties to proactively pursue the best opportunities.</p>	target completion Q2 – 2024
GOAL 3	Develop with the City and/or County incentives for property owners to sell or donate land to CHR.	target completion Q1 – 2025
GOAL 4	Develop a process for permitting, design, engineering design, and construction of new residential units. Work with City Council to create an appropriate resolution.	target completion Q1 – 2025

(continued)

STRATEGIC FOCUS #3 *continued*

GOAL 5	Research and evaluate potential future building designs, such as individual bed/bath spaces with central living, dining and kitchen areas. Consider viability of alternate designs in order to expand capacity, maximize occupancy, improve efficiency and meet the needs of future CHR residents.	<i>target completion</i> Q1 – 2026
GOAL 6	Develop a plan of action with regards to CHR's role for off-island housing partnerships with adjoining cities. Develop a plan for management of residential units over commercial properties and potential off-island management of below market housing for island employees. Plans of action will be consistent with the CHR Mission.	<i>target completion</i> Q4 – 2027
GOAL 7	Prepare detailed grant application information required by HUD to submit CHR's request for CDBG-DR funding available in Lee County's \$1.1B federal grant. Coordinate detailed information requests with the City of Sanibel.	<i>target completion</i> Q2 – 2024
GOAL 8	Achieve the desired number of CHR residential units through rebuilding, new building and/or acquisitions as measured by 3% of the total of single-family residences on Sanibel and Captiva islands.	<i>target completion</i> Q4 – 2028

STRATEGIC FOCUS #4

leadership, staffing & committees

DESIRED OUTCOME – *A remarkable staff collaborating with the respected and accomplished Executive Director. A strong, dynamic, governing Board that focuses on policy, and committees that support the Executive Director in achieving the organization’s mission.*

GOAL 1	Set policies and procedures in place for the organization to develop so that staff can manage most of the work. Measure organizational efficiency via Board annual self-assessment at the start of each fiscal year (October).	<i>target completion</i> Q1 – 2027
GOAL 2	Prepare and present a corporate governance overview to the CHR Board following each annual November meeting to inform new Board members and refresh existing members.	<i>target completion</i> Q2 – 2024
GOAL 3	Determine need for additional staff to assist with ongoing day-to-day work, including bookkeeping and fundraising, while considering the appropriate mix of consultants and full-time staff.	<i>target completion</i> Q1 – 2025
GOAL 4	Annually propose two or three new members to the Board, to be brought forward for approval prior to the annual meeting in November.	<i>target completion</i> Q1 – 2024
GOAL 5	Request Committee Chairs to recruit new members to the Board’s committees to keep ideas fresh and team members energized. Consider term limits for committee members aligned with Board term limits.	<i>target completion</i> Q4 – 2024

STRATEGIC FOCUS #5

funding, finances & systems

DESIRED OUTCOME – Fund strategic initiatives detailed in this plan and provide fiscal support of operations, resident requirements, and building refurbishments. Ensure that CHR has a moderate reserve to protect against unknown needs, and systems and technology that support our operations and facilitate control of our data.

GOAL 1	Develop and populate a tool in order to identify strategic funding needs, prioritize projects and facilitate other elements identified in this plan. Once in place, update the tool semi-annually for successful attainment of funding and changing priorities.	<i>target completion</i> Q3 – 2024
GOAL 2	Develop and implement a process to request Board approval of grant and foundation proposals over \$100,000 prior to completing/submitting an application. Ensure that only those grants are sought that CHR is interested in adopting and willing to implement.	<i>target completion</i> Q3 – 2024
GOAL 3	Develop a process to encourage donations via awareness, dedication, and participation by individual and business donors and potential donors. Expand sphere of persons, businesses and geography to include all those who would be interested in supporting below market rate housing. Plan for one significant fundraising event each year and consider smaller events as appropriate.	<i>target completion</i> Q1 – 2025
GOAL 4	Design a capital campaign program to be put into place upon securing properties for building project.	<i>target completion</i> Q1 – 2025

(continued)

STRATEGIC FOCUS #5 *continued*

GOAL 5	Ensure cash is managed and invested prudently to protect the organization and provide cash as required for projects. Develop a line of credit and establish a pathway for funding land acquisition(s).	<i>target completion</i> Q1 – 2025
GOAL 6	Evaluate adequacy of systems and replace as necessary or purchase a new to manage: <ul style="list-style-type: none"> • <i>Accounting system</i> • <i>Donors and donations</i> • <i>Payroll</i> • <i>Buildings and maintenance</i> • <i>Document control</i> 	<i>target completion</i> Q2 – 2024
GOAL 7	Establish an unrestricted Operating Reserve totaling \$740,000, approximately one year of normal operating expenses, apart from the Capital Replacement Reserve, to protect against unforeseen events. Set aside 10% of donations and unrestricted grants until the \$740,000 is established, and maintain that balance going forward.	<i>target completion</i> Q4 – 2025

closing thoughts

FROM OUR EXECUTIVE DIRECTOR

For all the tragedy and devastation wrought by Hurricane Ian, it also taught us a powerful lesson: The future is always in flux. In a moment, our destiny can change. But that doesn't mean we shouldn't plan for the future; in fact, it makes planning all the more imperative.

The storms of life affect all of us, and none more than the people we serve. The need is urgent today, and it's likely to be urgent tomorrow. If we don't act, if we don't map a course toward our vision and begin the journey, we will fail our clients, our community and ourselves.

Failure, as the saying goes, is not an option.

I'm excited by this strategic plan and grateful to everyone who helped in its development. Now we need every person to be part of making it real - as a donor, as a volunteer, as a CHR staff person, as a voice for those we serve. That's the invitation, and the challenge, that I place before you.

Thank you for joining us on this journey.



Nicole McHale (omitted "Decker-" for consistency with all other pieces, signature, etc.. OK?)
Executive Director
nicole@sanibelchr.org

report prepared by and committed to—

CHR STAFF

Nicole McHale, *Executive Director*

Bonnie McCurry, *Housing Administrator*

Savannah Miller-Berg, *Executive Administrative Assistant*

Harold “Buddy” Long, *Facilities Manager*

(omitted "Decker-" again, and used titles consistent with business cards, etc.. OK?

ALSO, are emails still "@**sanibel**chr.org" even though web is now "**sancap**chr.org"?)

CHR BOARD OF DIRECTORS/OFFICERS

Roger Grogman, *President*

Erika Steiner, *Vice President*

Doug Babcock, *Treasurer*

Laura DeBruce, *Secretary*

Bob Miller, *Chair Landlord/Tenant Committee*

Shelley Greggs, *Chair Fundraising Committee*



Historic Preservation Program Application for Special Certificate of Appropriateness Narrative Statement for Demolition and Replacement of the Cottages at 11509 Andy Rosse Lane, Captiva Island, Florida

Hurricane Ian took a terrible toll on Captiva Island, as everyone knows. Historic Designation Case HD97-07-01 designates 11509 Andy Rosse Lane as part of an historic district and four of the five existing cottages as contributing structures. Unfortunately, these five existing cottages were destroyed, both structurally and otherwise, beyond repair during hurricane Ian. As they are located in an existing historic district and four of them are categorized as contributing structures, MHK Architecture is requesting a Special Certificate of Appropriateness for Demolition and Replacement of the Cottages at 11509 Andy Rosse Lane.

The following paragraphs address the seven criteria for demolition established by Section 22-104 of the Land Development Code.

1. Is the building or structure of such interest or quality that it would reasonably meet national, state or local criteria for additional designation as a historic or architectural landmark?

Although 4 of the 5 structures are currently classified as contributing to the historic district and could be considered for further designation as denoted in HD97-07-01 (Cativa Inn, Captiva), the damage caused by Hurricane Ian cannot be repaired and replacing the cottages in kind as is would only be setting them up for damage from future severe weather events. For this reason the new structure has been designed to be above the flood heights from Ian (+/- 11'-0" above grade) and incorporate many of the same architectural details. The fenestration style is different on each cottage, each one has a different bright color palette, there are Victorian trim details here and there, lattice has been used as screening, the sloped roof material is a silver V crimp metal roofing; all of these elements on the existing cottages have been used in the design of

the new structure. The reasoning behind creating a single structure that connects the new cottages is to create a contiguous circulation path to accommodate those with mobility issues that use the elevator. If the individual structures had been elevated separately the property would have lost that feeling of connection that the cottages have now, even though they are all separate.

The existing structures to remain (Key Lime Bistro, and Captiva Island Inn) will not be disturbed and any repairs/replacements will be in kind.

2. Is the building or structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?

The buildings are not of such design, craftsmanship or material that they could be reproduced only with great difficulty or expense. The current condition of the cottages is irreparable as noted in the letter from the structural engineer. The difficulty comes with the potential for future weather events like hurricane Ian that would repeatedly damage these structures if replaced at the current elevation as it is not a sufficient elevation to avoid flooding. The current structures were flooded to approximately 6'-0" above the finish floor, which not only filled them with sludge and destroyed all their systems, but also unsettled their foundations. The replacement structures will be constructed above the flood elevation as well as being comprised of resilient materials that will withstand severe weather events. The existing structures to remain (Key Lime Bistro and Captiva Island Inn) will not be disturbed and any repairs/replacements will be in kind.

3. Is the building or structure one of the last remaining examples of its kind in the neighborhood, the county or the region?

These structures are not the last remaining examples of their kind in the neighborhood, the county or the region. This type of structure is relatively common in the area surrounding these properties.

4. Does the building or structure contribute significantly to the historic character of a designated historic district?

Four of the five buildings are currently designated as contributing structures as denoted in HD97-07-01 (Captiva Inn, Captiva). They are not the last of their kind in the district, so demolition of these 4 contributing structures would not eradicate this typology in the district. Also, the proposed replacement structure would embody a similar style as the existing ones to continue the historic character of the area and to complement the surrounding structures. The fenestration style is different on each cottage, each one has a different bright color palette, there are Victorian trim details here and there, lattice has been used as screening, the sloped roof material is a silver V crimp metal roofing; all of these elements from the existing cottages have been used in the design of the new structure.

5. Would retention of the building or structure promote the general welfare of the county by providing an opportunity for the study of local history or prehistory, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?

These structures are considered prominent examples in the area and do provide an opportunity for the study of local history or prehistory, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage. But, they are not the only remaining examples of this typology in the district, so their demolition would not eradicate the examples of this type.

6. Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

There are definite plans for the reuse of the property and the plans have been provided to the board in this package. The damaged cottages will be replaced with new, elevated structures that will perform the same function as the existing ones. The design of the

new structure reflects the existing cottages both in style and function, with similar fenestration, siding, colors, and details. The new structure has an elevator and a continuous walkway connecting the units so that someone with mobility issues can easily navigate their way to any of the cottages. And each building has one unit that has more significant clearances to allow for an additional level of accessibility. The existing structures to remain (Key Lime Bistro and Captiva Island Inn) will not be disturbed and any repairs/replacements will be in kind.

7. Has demolition of the designated building or structure been ordered by the appropriate public agency due to unsafe conditions?

The demolition of these structures has not been ordered by a judge or public agency, but has been recommended in the enclosed letter from the engineer.

The following paragraphs address the Secretary of the Interior's Standards for Rehabilitation :

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The new cottages will retain the same function as the existing cottages. The existing structures to remain (Key Lime Bistro and Captiva Island Inn) will not be disturbed and any repairs/replacements will be in kind.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The existing structures to remain will not be disturbed (Key Lime Bistro and Captiva Island Inn) and any repairs/replacements will be in kind. The new cottages will retain some

characteristics of the existing architecture. Some of those characteristics include: the different fenestration style on each cottage, different bright color palettes, Victorian trim details here and there, lattice used as screening, and a silver V crimp metal roofing material.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The existing structures to remain will not be disturbed (Key Lime Bistro and Captiva Island Inn) and any repairs/replacements will be in kind. The design of the new cottages was undertaken to respect and pay homage to the existing cottages. Similar materials and details have been used to keep the look and feel of this historic area intact. Such materials include lap siding, board and batten siding, shake siding, and aluminum v crimp roofing. Such details include varied window styles, paint colors, and trim styles on each cottage. The existing style has been referenced in the new design, but not replicated.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Aspects of the existing cottages have been studied and incorporated into the new cottages to keep the existing character intact, as described previously. The units that will be demolished from the rear of the Latte Da building will not affect the portion of the building to remain. A new rear wall will be constructed to re-enclose the restaurant after the irreparably damaged portion of the structure is removed. The materials and details will match the balance of the building.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Aspects of the existing cottages have been studied and incorporated into the new cottages to keep the existing character intact, as described previously. The existing structures to remain (Key Lime Bistro and Captiva Island Inn) will not be disturbed and any repairs/replacements will be in kind.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

As the existing cottages have been deemed irreparable, the new construction respects and keeps intact the character of the existing cottages, as described previously. The existing structures to remain (Key Lime Bistro and Captiva Island Inn) will not be disturbed and any repairs/replacements will be in kind.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

None of these treatments will be used in the rehabilitation of the exterior of any of the structures to remain on the sites.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

This does not apply in this instance.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated

from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

As the existing cottages have been deemed irreparable, the new construction respects and keeps intact the character of the existing cottages. The existing style will be referenced in the new design, but not replicated. For the structures that will remain, Key Lime Bistro and Captiva Island Inn, these survived much better through the storm and will remain as is and any repairs/replacements will be in kind.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As the existing cottages have been deemed irreparable, the new construction respects and keeps intact the character of the existing cottages. The existing style will be referenced in the new design, but not replicated. The new structure will be physically separate from the structures that will remain on site, and therefore if they are removed in the future it will not affect said structures.

In addition to all the conditions stated above, HD97-07-01 includes a letter (included at the end of this document) dated February 12, 1999 that states "The property is designated as a historic district with the restaurant and cottages as 'contributing structures.' Please be advised that in the event of a natural disaster (flood, hurricane, etc.) this historic designation would not prevent you from replacing the existing uses described above." This further supports the request for demolition and replacement in this case.

In conclusion, great care has been taken in the design of the new structure to respect and complement the cottages as they currently exist as well as the historic surroundings. In addition, the new structure provides a level of accessibility for persons with mobility issues that was not previously available in the existing cottages. The new structure is



proposed to be built on a masonry columns to a finish floor elevation of 10'-0" above grade, 3'-6" above the FEMA elevation of AE10 (NAVD88). The proposed resilient materials of cementitious siding, windows that meet the storm requirements, and aluminum v crimp metal roofing will ensure a long life to come for the new structure, as it has been designed to withstand future severe weather events.



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

John E. Manning
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

February 12, 1999

Mr. Donald D. Stilwell
1212 Braman Avenue
Fort Myers, FL 33901

Re: Property on 11509 Andy Rosse Lane, Captiva

Dear Mr. Stilwell:

We have reviewed your request about the buildback issue for the above property on Andy Rosse Lane (Strap #35-45-21-03-00029.0000). The property is zoned C-1 (Commercial), and contains 4 cottages, a restaurant, and a two story building with a real estate office and two dwelling units.

The property is designated as a historic district with the restaurant and cottages as "contributing structures." Please be advised that in the event of a natural disaster (flood, hurricane, etc.) this historic designation would not prevent you from replacing the existing uses described above.

Please contact me if you need any additional information.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Mary Gibbs, AICP
Director

cc: Paul O'Connor, Director, Division of Planning

MG/cb
H:\DCD\GIBBSMX\99\lrs\stilwell.wpd

SYMBOLS	
SYMBOL	DESCRIPTION

- - CONC MON
- - # 5 REBAR
- ⊠

- INLET
- - MAIL BOX
- ⌘

- SIGN
- ℙ

- PROP LINE
- - WATER METER
- ⊞

- IRRIGATION BOX
- ⊕

- FIRE HYDRANT
- ⋈

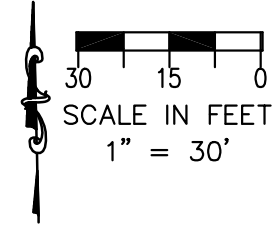
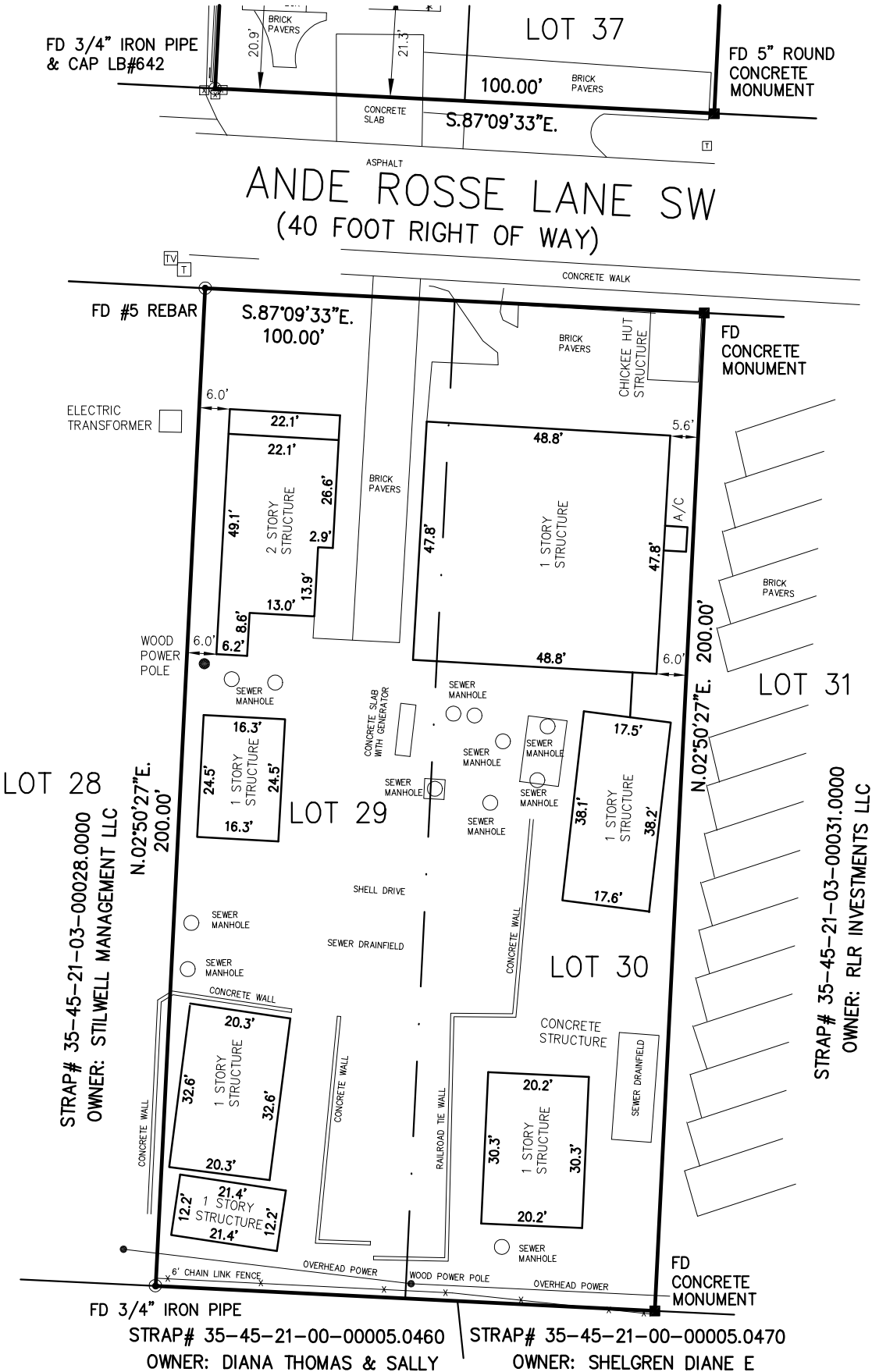
- GATE VALVE
- - L.P OR P.P
- ⊞

- CONC PP
- ⊞

- TEL BOX
- ⋈

- GUY WIRE

LEGEND OF SURVEY ABBREVIATIONS			
A	ARC LENGTH	N. & D.	NAIL AND DISK
A/C	AIR CONDITIONER	N. & W.	NAIL AND WASHER
AL	ALUM	NO	NUMBER
APPROX.	APPROXIMATE	(NR)	NON RADIAL
ASPH	ASPHALT	O.R.	OFFICIAL RECORD
BL	BRICK	O.R.B.	OFFICIAL RECORD BOOK
BM	BENCH MARK	OE	OVERHEAD ELECTRIC
BE	BURIED ELECTRIC	PG	PAGE
BT	BURIED TELEPHONE	P.K.	PARKER KALON
BLVD	BOULEVARD	(MASONRY NAIL)	(MASONRY NAIL)
BDY	BOUNDARY	PKG	PARKING
B.W.F.	BARBED WIRE FENCE	(P)	PLAT
(C)	CALCULATED	PAVT.	PAVEMENT
CB	CHORD BEARING	P.B.	PLAT BOOK
C/B	CONCRETE BLOCK	PD	PEDESTAL
C.B.S.	CONCRETE BLOCK STRUCTURE	P.C.	POINT OF CURVATURE
CD	CHORD DISTANCE	P.C.P.	PERMANENT CONTROL POINT
CL	CENTERLINE	PG	PAGE
C.L.F.	CHAIN LINK FENCE	P.I.	POINT OF INTERSECTION
OMP	CORRUGATED METAL PIPE	P/L	PROPERTY LINE
CM	CONCRETE MONUMENT	P.C.C.	POINT OF COMPOUND CURVATURE
C.O.	CLEANOUT	PCP	PERMANENT CONTROL POINT
CONC.	CONCRETE	P.O.B.	POINT OF BEGINNING
COR.	CORNER	P.O.C.	POINT OF COMMENCEMENT
COV.	COVER	P.R.C.	POINT OF REVERSE CURVATURE
CR	CONCRETE POST	P.R.M.	PERMANENT REFERENCE MONUMENT
CTR	CENTER	P/P	POWER POLE
CULV	CULVERT	P.T.	POINT OF TANGENCY
C/S	CONCRETE SLAB	PT.	POINT
(D)	DEED	P.U.E.	PUBLIC UTILITY EASEMENT
DESC.	DESCRIPTION	P.V.C.	POLY VINYL CHLORIDE
D.B.	DEED BOOK	P	POWER
D.I.	DUCTILE IRON	R	RADIUS
D.I.P.	DUCTILE IRON PIPE	(R)	RADIAL
DOT	DEPARTMENT OF TRANSPORTATION	RB	REBAR
DIA.	DIAMETER	RBC	REBAR & CAP
DR	DRIVE	RCP	REINFORCED CONCRETE PIPE
DR. E.	DRAINAGE EASEMENT	RCPA	REINFORCED CONCRETE PIPE ARCH
D/W	DRIVEWAY	RET	RETENTION/RETAINING
ECMP	ELLIPTICAL CORRUGATED METAL PIPE	RES	RESIDENCE
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	RGE	RANGE
EP	EDGE OF PAVEMENT	R.I.F.	ROD IRON FENCE
ESMT	EASEMENT	RR	RAILROAD
EAS	EASEMENT	RR SP	RAILROAD SPIKE
ELEC	ELECTRICAL	R/W	RIGHT OF WAY
ENCL	ENCLOSURE	SAN	SANITARY
EW	EDGE OF WATER	SEC	SECTION
F.F.	FINISH FLOOR	SERV.	SERVICE
FL	FLOWLINE	SEW	SEWER
FD	FOUND	SCV	SPRINKLER CONTROL VALVE
FM	FOUND	SIP	SET IRON PIPE
FGM	FOUND CONCRETE MONUMENT	SIR	SET IRON ROD
FIP	FOUND IRON PIPE	S.N.	SET NAIL
FIR	FOUND IRON ROD	S.R.	STATE ROAD
(FM)	FIELD MEASURED	S.R.D.	STATE ROAD DEPARTMENT
FN	FOUND NAIL	STA	STATION
FND	FOUNDATION	STD.	STANDARD
F.P.	FLAG POLE	STRUC	STRUCTURE
GAR	GARAGE	STY	STORY
GOVT	GOVERNMENT	SUB	SUBDIVISION
GR	GRATE	S/W	SIDE WALK
GW	GUY WIRE	S-W	SEA WALL
HW	HEAD WALL	SS	SANITARY SEWER
HWL	HIGH WATER LINE	T	TARGET
HORIZ	HORIZONTAL	TARG.	TARGET
I & E. ESMT.	INTERESS-EGRESS EASEMENT	TOB	TOP OF BANK
INV	INVERT	TBM	TEMPORARY BENCH MARK
I.P.	IRON PIPE	TEL	TELEPHONE
JUNC. BOX	JUNCTION BOX	TELEVISION BOX	TELEVISION BOX
L	LENGTH	TRANS	TRANSFORMER
LB	LICENSED BUSINESS	TRAV.	TRAVERSE
LIT	LEFT	TWP	TOWNSHIP
L/P	LIGHT POLE	TYP	TYPICAL
MEAS	MEASURED	U.G.	UNDERGROUND
MECH.	MECHANICAL	USC&GS	UNITED STATES COAST & GEODETIC SERVICE
MH	MAN HOLE	UTIL	UTILITIES
M.H.W.	MEAN HIGH WATER	WD	WOOD
MR	MARKER	WM	WATER METER
MAS	MASONRY	WMN	WATER MAIN
M.S.L.	MEAN SEA LEVEL	WV	WATER VALVE
(M)	MEASURED		



DESCRIPTION:
LOTS 29 AND 30, F.A. LANE'S 2ND SUBDIVISION OF BAYVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 21 AND PLAT BOOK 2, PAGE 75, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

- SURVEYOR'S NOTES
- (1)

BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE CENTERLINE OF ANDE ROSSE LANE SW, BEING S.87°09'33"E.
- (2)

IMPROVEMENTS BELOW THE GROUND SURFACE, IF ANY, ARE NOT LOCATED.
- (3)

ONLY ABOVE GROUND VISIBLE ENCROACHMENTS ONTO OR FROM ADJOINING PROPERTY ARE SHOWN. ENCROACHMENTS BENEATH THE GROUND SURFACE AND THOSE WHICH ARE NOT VISIBLE BY NORMAL OBSERVATION ARE NOT SHOWN.
- (4)

LAND IS IN FLOOD ZONE "AE", ELEV. 6.0 (NAVD88), BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 12071C0364G, DATED 11/17/2022. CHECK WITH COUNTY FOR FLOOD ELEVATION.
- (5)

THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED HEREON, IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
- (6)

THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- (7)

NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- (8)

THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF DELINEATING BOUNDARY LINES OF THE PARCEL AND THE VISIBLE IMPROVEMENTS THERETO ONLY AND IS NOT INTENDED TO IDENTIFY THE EXISTENCE OF, NOR DELINEATE THE EXTENT OF, THE JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION, OR OTHER ENTITY WHOSE RULES, REGULATIONS OR ORDINANCES MAY AFFECT THIS PARCEL, EXCEPT AS MAY BE OTHERWISE SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LANDS DESCRIBED HEREON ACCORDING TO A RECENT SURVEY PERFORMED ON THE GROUND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING, CHAPTER 5J-17, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND AS SURVEYED UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR, IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF.

CERTIFIED TO:

SANDY STILWELL, CEO/OWNER
STILWELL ENTERPRISES & RESTAURANT GROUP

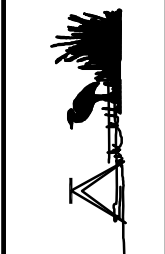
FIELD WORK: 07/20/2023
DATE OF SIGNATURE:

TIM J. PUFAHL,
PROFESSIONAL SURVEYOR AND MAPPER
FLA. CERTIFICATE NO. 4666

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISION DESCRIPTION	
NO.	DATE

GULF SHORE SURVEYING, INC.
LICENSED BUSINESS NO. 6729
CHARLOTTE COUNTY:
30930 OIL WELL ROAD
PUNTA GORDA, FL 33955
(941) 639-7800



BOUNDARY SURVEY
LOTS 37 AND 38
BAY VIEW CAPTIVA ISLAND
PLAT BOOK 3, PAGE 21
LEE COUNTY, FLORIDA

DATE : 07/20/2023
SCALE : 1" = 30'
FILE : T.P. & D.P.
CADD : T.P.
CHECK : T.P.
FILE : 2306B02
35-45-21
JOB #
2306 B02
SHEET 1



EXISTING CONDITIONS
SCALE: NTS



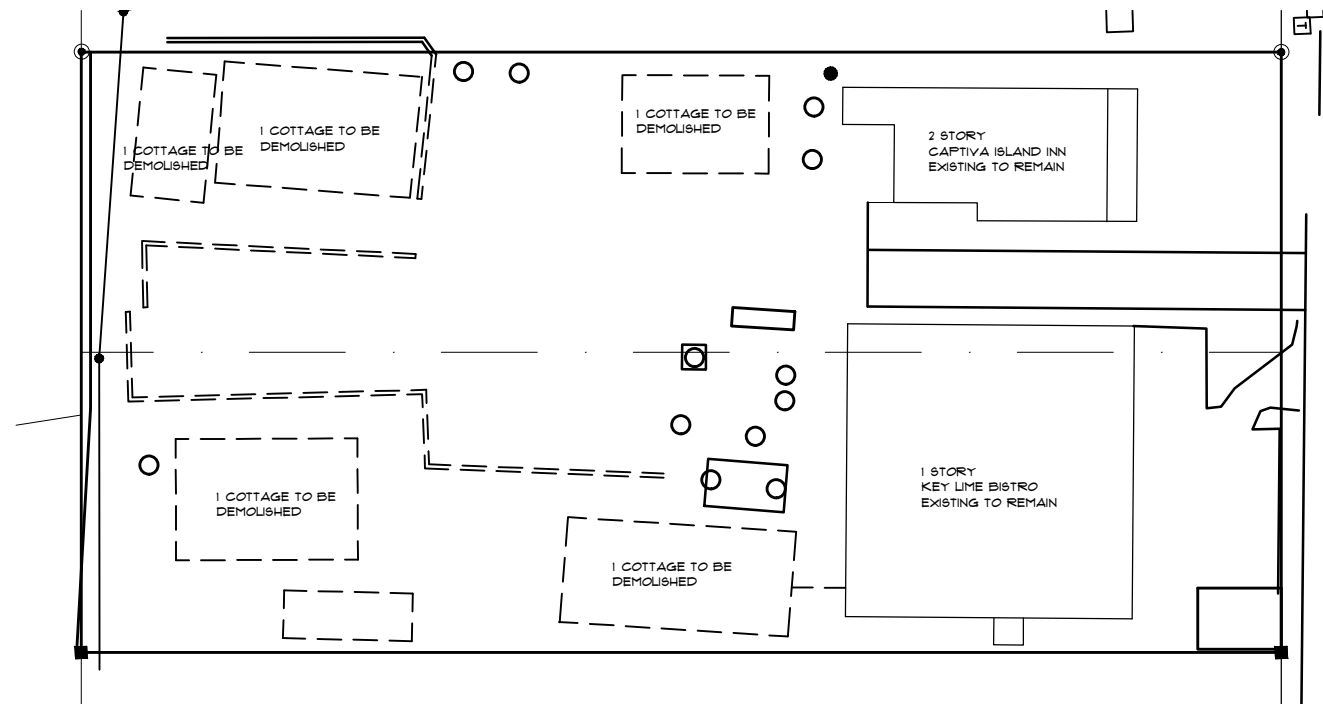


PROPOSED SITE DEMO PLAN
NTS

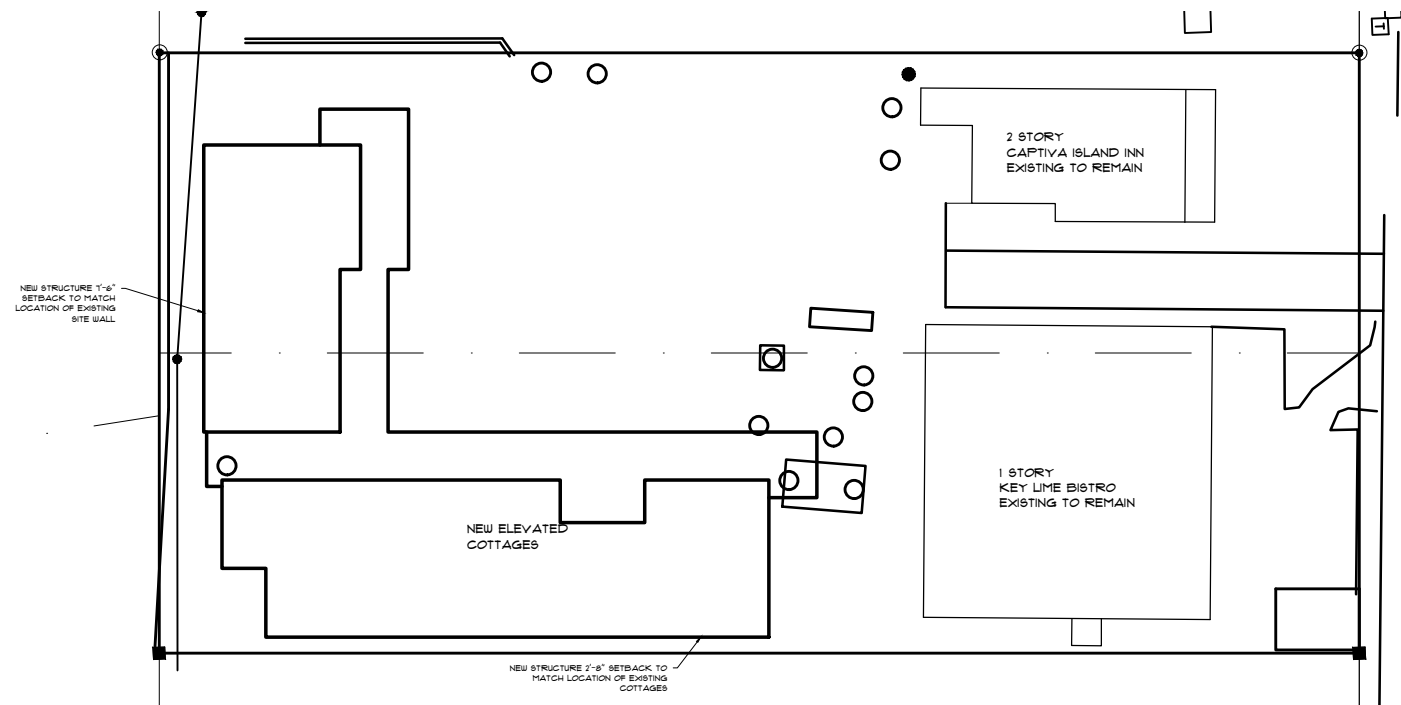


PROPOSED SITE PLAN
NTS

11509 Andy Rosse Lane
Captiva Island, Florida



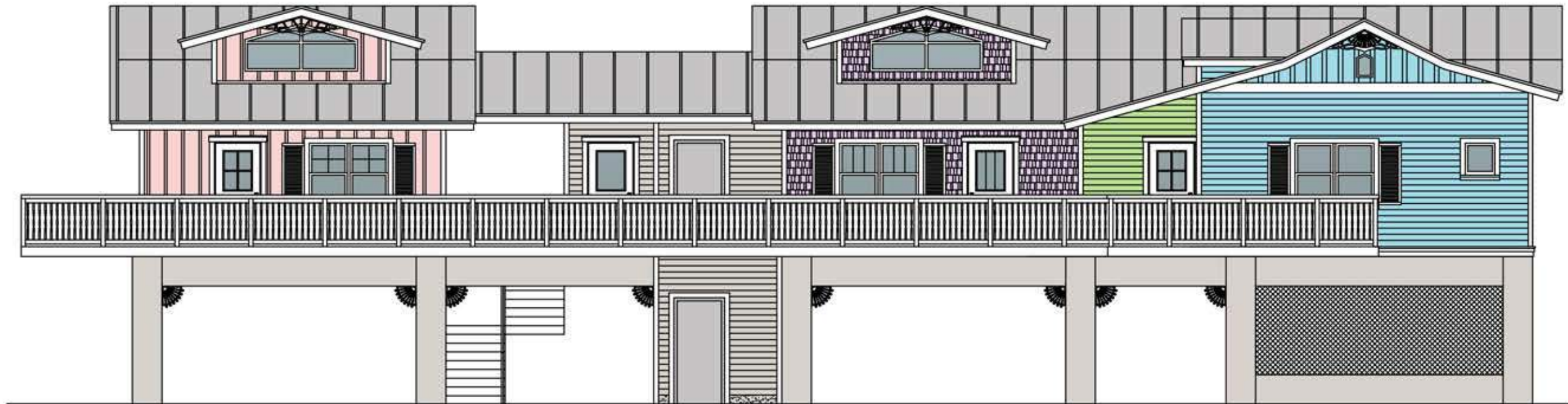
PROPOSED SITE DEMO PLAN
 SCALE: 1/32" = 1'-0" 



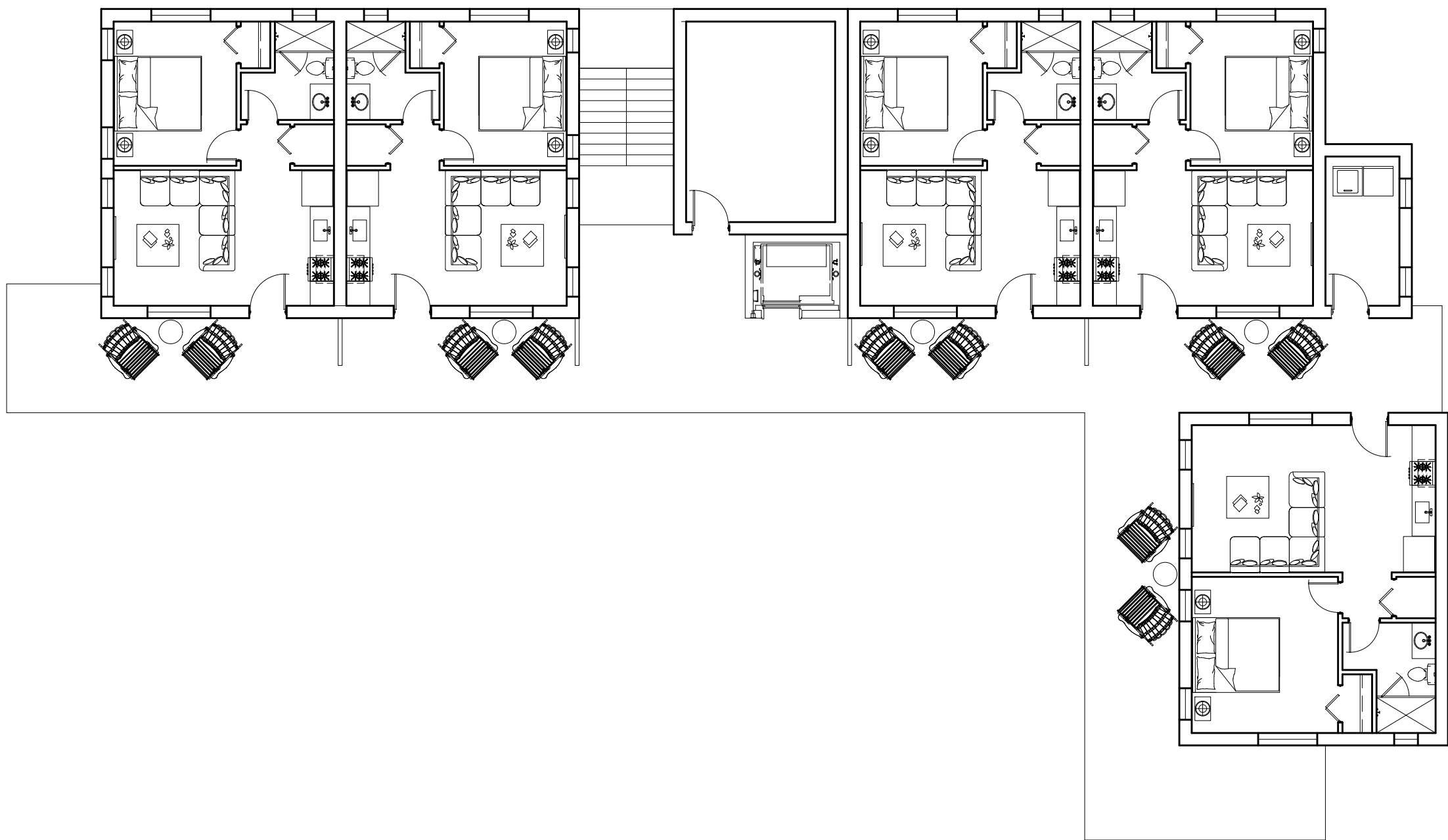
PROPOSED SITE PLAN
 SCALE: 1/32" = 1'-0" 



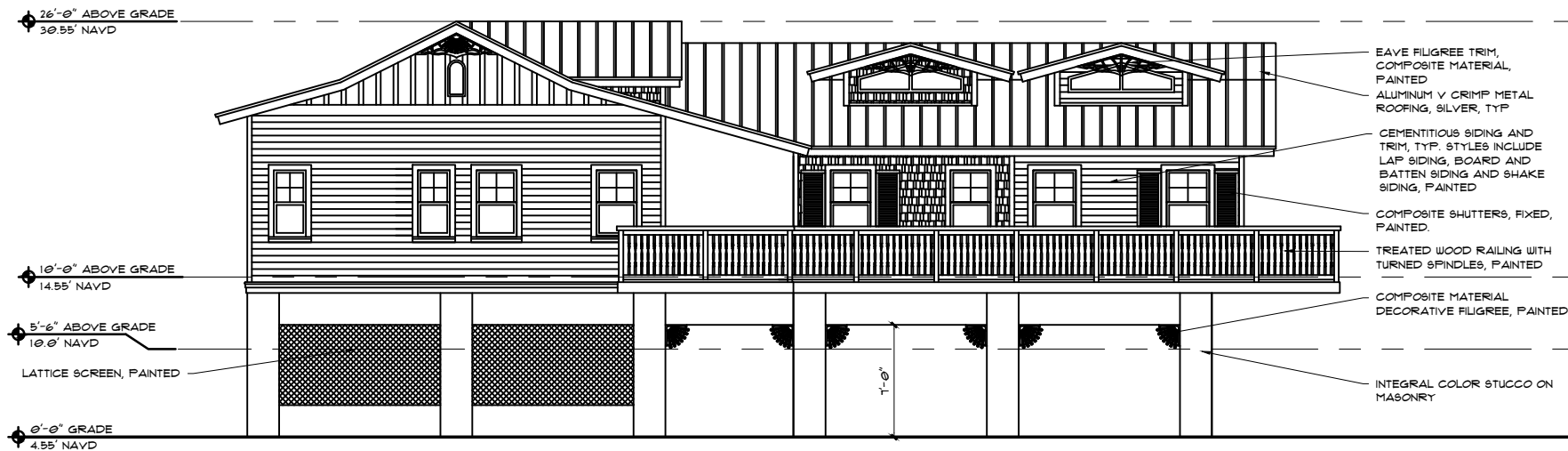
KEY LIME BISTRO UNITS W VIEW
SCALE: NTS



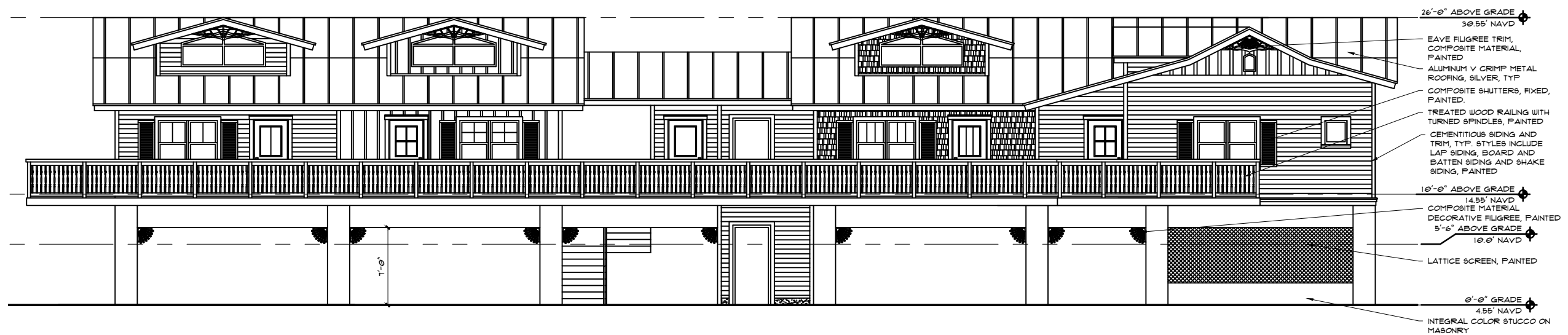
PROPOSED KEY LIME BISTRO UNITS W ELEVATION
SCALE: NTS



KEY LIME BISTRO PROPOSED FLOOR PLAN
 SCALE: 3/32" = 1'-0" 



KEY LIME BISTRO UNITS N ELEVATION
SCALE: 3/32" = 1'-0"



KEY LIME BISTRO UNITS W ELEVATION
SCALE: 3/32" = 1'-0"

Captiva Community Panel

FINANCIAL UPDATE

January 1, 2024

Revenues:	2020 Actual	2021 actual	2022 actual	2023 Proposed	2023 actual	2024 proposed
Fund-raising events	\$100.00	\$0.00	\$0.00	\$20,000.00		\$18,000.00
Solicited donations	\$79,215.00	\$71,594.77	\$46,244.76	\$40,000.00	\$95,190.87	\$60,000.00
SLR study donations	\$0.00	\$33,346.00	\$0.00	\$0.00		
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$32.61	\$50.00
Other revenue	\$1.54	\$0.00	\$0.00	\$25,000.00	\$250.00	\$0.00
From cash reserves	\$0.00	\$0.00	\$2,049.82	\$39,653.94		
Annual revenues (net)	\$79,316.54	\$104,940.77	\$48,294.58	\$124,653.94	\$95,473.48	\$78,050.00
Expenses:	2020 Actual	2021 actual	2022 actual	2023 Proposed	2023 actual	2024 proposed
Planning services	\$3,000.00	\$0.00	\$0.00	\$0.00		
Legal fees	\$390.00	\$0.00	\$0.00	\$1,000.00		
Administration	\$19,800.00	\$19,800.00	\$21,000.00	\$30,000.00	\$30,000.00	\$30,000.00
Administration -- bonua	\$0.00	\$0.00		\$0.00	\$5,000.00	\$0.00
Iguana eradication				\$25,000.00	\$33,550.00	\$36,000.00
Panel Communications (Mail Chmip)	\$0.00	\$384.00	\$0.00	\$1,600.00	\$424.00	\$600.00
Development/Fundraising Committee	\$2,778.09	\$1,856.64	\$0.00	\$3,600.00		\$300.00
Captiva Code/Ordinance Committee	\$2,287.21	\$0.00	\$0.00	\$500.00		
Wastewater/Stormwater Committee	\$2,245.32	\$0.00	\$0.00	\$0.00		\$2,000.00
Sidewalk Engineering Committee	\$11,970.00	\$3,220.00	\$0.00	\$13,145.00		
Sea Level/Stormwater Committee	\$13,394.86	\$10,375.00	\$6,570.47	\$10,000.00	\$3,875.00	\$1,000.00
Bayside adaptation study		\$16,566.90	\$16,786.37	\$0.00		
Other committees	\$0.00	\$500.00		\$500.00		
Support for ongoing prpojects/initiatives	\$0.00	\$0.00	\$0.00	\$30,000.00	\$10,000.00	
Travel reimbursement	\$0.00	\$2,423.08		\$0.00		
MSTU petitions (Iguanas)	\$2,654.64	\$2,205.32	\$0.00	\$0.00		
Copies and mileage	\$976.80	\$332.20	\$256.32	\$720.00	\$336.76	\$500.00
Website	\$319.87	\$6,797.02	\$99.00	\$3,000.00	\$512.11	\$600.00
Storage	\$214.48	\$456.76	\$578.76	\$660.00	\$736.00	\$800.00
Advertising for meetings & events	\$18.20	\$0.00	\$0.00	\$0.00		
AV & Zoom fees	\$705.98	\$404.42	\$455.88	\$840.00	\$1,180.84	\$1,300.00
Insurance -- D&O and Hole-in-One	\$1,797.00	\$1,797.00	\$1,741.14	\$1,900.00	\$3,210.07	\$3,300.00
Taxes & fees	\$201.60	\$136.25	\$357.25	\$400.00	\$317.51	\$330.00
Processing & service charges	\$276.21	\$234.06	\$308.13	\$250.00	\$284.85	\$300.00
To cash reserves	\$15,798.98	\$36,841.48	\$0.00	\$0.00		
Other (1.25% Contingency)	\$487.30	\$610.64	\$141.26	\$1,538.94	\$608.54	\$962.88
Operations total expenses	\$79,316.54	\$104,940.77	\$48,294.58	\$124,653.94	\$90,035.68	\$77,992.88
Net income	\$0.00	\$0.00	\$0.00	\$0.00	\$5,437.80	\$57.13

Cash on hand 1/1/2023	\$276,070.86	County grant for wastewater study	\$60,000.00	Paid, not disbursed
Cash on hand 1/1/2024	\$281,051.67	County grant for effluent study	\$45,105.00	Paid
% change	1.80%	Iguana reimbursement	\$25,000.00	Invoiced
		Total	\$130,105.00	

Cash flow analysis

Cash on hand	\$281,051.67	
Escrowed directed donations	\$65,000.00	
Escrowed county grants	\$60,000.00	Does not include iguana reimbursement
Cash available for use	\$156,051.67	

Captiva Community Panel Item QuickReport

November 1, 2023 through January 5, 2024

Date	Name	Amount
2023 donation in support of the Captiva Community Panel		
11/01/2023	McClure, Charles & Sarah	1,020.80
11/09/2023	Vinson, Robert	110.00
11/09/2023	Browning, Keith & Pamela	5,000.00
11/27/2023	McDonald, Antonette & Bruce	5,000.00
12/13/2023	Sherman, Joan & Donald	2,500.00
12/14/2023	Boris, Michael & Patricia	500.00
12/14/2023	McCarthy, Susan	204.56
12/14/2023	Huyck, Timothy & Louise	255.58
12/14/2023	Hill, Hays	510.65
12/14/2023	Riley, William	500.00
12/14/2023	Glover, Stephen & Beata Salamon	500.00
12/16/2023	Ewell, Rita & Clay	1,000.00
12/18/2023	Jensen, John & Gina	1,000.00
12/18/2023	Rosen, Jon & Pamela	500.00
12/20/2023	Wiesemann, Robert & Kathy Ann	3,000.00
12/21/2023	Ewell, Rita & Clay	1,000.00
12/27/2023	Herres, Kim	26.01
12/27/2023	Brown, Jeff	500.00
12/27/2023	McGreevy, Holly	50.00
12/27/2023	Baumann, Heinrich	1,000.00
12/28/2023	Smucker, Mark	1,020.80
12/28/2023	McBride, Michael	400.00
	Ardith & Robert Trost	175.00
	Sierra Family	2,000.00
	West Family	1,000.00
Total 2023 donation		28,773.40

Date	Name	Amount
"Welcome Back" cruise donation		
12/20/2023	Finley, Bill & Sue	200.00
12/20/2023	Jathas, George	200.00
12/20/2023	Markle, Tom & Dianne	200.00
12/21/2023	Brady, Ann	100.00
12/21/2023	Rosen, Jon & Pamela	200.00
12/22/2023	Cowart, Mary Ann	200.00
12/22/2023	Reiss, Mark & Virginia	250.00
12/24/2023	Abare, Susan	255.60
12/25/2023	McGregor, Colin & Gail	102.53
12/27/2023	Abraham, Bill & Margie	200.00
12/28/2023	Hepp, Adam	400.00
12/28/2023	McGregor, Colin & Gail	102.53
12/29/2023	McClure, Charles & Sarah	204.56

Captiva Community Panel
Item QuickReport

November 1, 2023 through January 5, 2024

Date	Name	Amount
12/29/2023	Huyck, Timothy & Louise	204.56
	Jay & Cindy Brown	1,000.00
	Wayne & Margie Anderson	200.00
	Michael & Margie Bennett	500.00
	Sandra Stilwell Youngquist	100.00
	Gregg Fergus	204.56
	Kathy Wiesemann	204.56
Total cruise donation		5,028.90