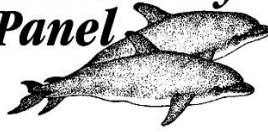


***Captiva
Community
Panel***



Captiva Community Panel

MINUTES

July 8, 2025

Attending: David Mintz, Michael Bennett, Jon Rosen, Tony Lapi, Ken Suarez, John Jensen. Margarethe Thye-Miville, Sandy Stilwell Youngquist

Absent: Linda Laird, Bruce McDonald, John Wade

Audience: ???

The Captiva Community Panel convened at 9 a.m. on July 8, 2025, with David Mintz confirming a quorum and noting the absence of Vice President Bruce McDonald. The minutes from the previous meeting were approved (Suarez/Jensen), and Mintz raised the need for clarification on stormwater management and flood infrastructure updates, which he plans to discuss with Gooderham upon his return.

LCSO Deputy Christine Zumbrum provided a report regarding flooding in previously unaffected areas were highlighted, with a warning about hazardous conditions (hydroplaning, stalled golf carts, pedestrians on roadway, lightning strikes) due to heavy rains. Additionally, there was an increase in thefts on the islands targeting marine engine lower units (especially Yamahas) and fishing equipment, prompting a call for residents to ensure their security measures are in place. Calls about coyotes that are non-emergency calls, should be directed to the Florida Wildlife Commission.

Flooding issues have been noted from the Jensens curve to the South Sea entrance, especially between the S curves. Community input on flooding issues was emphasized as part of an ongoing stormwater management study, underscoring the importance of proactive safety measures. Issues related to unauthorized parking of personal golf carts at South Seas Resort were discussed, with Zumbrum indicating uncertainty about the resort's permit status for towing. The need for clarity on legal aspects of trespassing was noted, and Zumbrum committed to seeking further information.

Fire Chief Jeff Pawul provided updates on training exercises and emphasized hurricane preparedness, while also discussing the installation of lightning rods, heat-related issues, and code enforcement issues concerning turtles. It was noted that a beach renourishment was scheduled for mid-August, with pre-project mobilization scheduled ahead of that.

Mintz provided an update on legislative matters included the signing of Senate Bill 1622, which enhances public beach access via customary-use doctrines (as well as making it easier to establish erosion control lines). He also noted a new Florida DEP grant program for resiliency and septic conversions, and a new county ordinance banning smoking and vaping at county public beaches. Concerns about a \$13 million funding deficit for Lee County projects were raised, along with discussions of a letter concerning unlicensed commercial activity on the

Green Flash dock, as well as an increase in turtle lighting violation citations and the challenges of county code enforcement overall. Mintz will follow up with county code enforcement on interpreting the code and SCCF as to permitted lighting.

The ongoing legal issues surrounding the South Seas redevelopment were addressed, with Mintz asserting that a lawsuit filed by the developer against the CCA regarding the 912-unit cap is unfounded. The Shenko decision limiting South Seas development is currently under appeal, with oral arguments to be scheduled without a specific timetable. The developer issued a public records request to the panel, CEPD and the City of Sanibel, with the panel hiring an attorney and responding as appropriate. The DOAH decision on LDC inconsistencies is also under appeal with a county/South Seas response due in August. The HEX decision on the South Seas rezoning is expected any day. A discussion on new boat slips in the resort followed.

The meeting concluded with a discussion of recent infrastructure plans, along with plans for a follow-up meeting to ensure updates are communicated effectively by inviting county representatives to a future panel meeting. Outreach to City of Sanibel officials concerning possible resilience efforts in Santiva was brought up. The Stormwater Committee met with the county contractor and staff on the stormwater management plan June 13, with a review of floodprone areas and the proposed project approach. The meeting concluded with discussions on wastewater management studies and costs, the Nominating Committee, as well as upcoming fund-raising planning and efforts, with a report expected at the August meeting.

The meeting adjourned at 10:25 a.m. The video link from the meeting is https://youtu.be/Uz5Q_ibjN-U.

Chapters & Topics:

Safety Concerns and Community Updates

Deputy Zumbrum discussed the increased flooding in certain areas of Captiva, which poses risks for drivers and pedestrians. She also noted recent thefts of Yamaha lower units and fishing rods, advising residents to enhance their property security. Speaker 2 emphasized the importance of gathering information for a stormwater management study.

Parking and Trespassing Concerns at South Seas Resort

Suarez expressed concerns about staff approaching individuals parking personal golf carts in unauthorized areas at South Seas Resort, with warnings about towing and trespassing. Zumbrum acknowledged the issue but stated that they do not handle private property parking matters and are unsure about the resort's permit to disable vehicles. They plan to consult with LCSO Sergeant Zeltman for more information.

Fire Chief Updates and Community Safety

Fire Chief Jeff Pawul informed attendees about ongoing training on Sanibel and reminded everyone to prepare for hurricane season, offering all hazards guides at the fire station. He highlighted the increase in lightning strikes and heat-related emergencies, advising the public to stay hydrated and seek shade. Pawul also mentioned the need for lightning rods in residential homes, sharing his experience with their effectiveness at the fire station.

Legislative Updates and Local Issues

Mintz discussed the implications of Senate Bill 1622, which allows counties to declare customary beach use without court intervention, benefiting public access to beaches. He also

noted that Lee County has enacted a ban on smoking and vaping at public beaches and is currently dealing with a significant funding deficit. Furthermore, there are concerns regarding unregulated commercial activities at the Green Flash Dock, which will be investigated.

Turtle Lighting Policy Violations

Jay Brown shared his experience with a citation for turtle lighting violations, despite believing that his home's turtle glass would prevent issues. The enforcement officer's interpretation of the code has led to increased violations, and Brown is now installing film on his windows to reduce light transference. He expressed concern that even with the film, light is still visible from the beach.

Code Enforcement and Community Concerns

Mintz pointed out confusion regarding code requirements for new and existing homes, advocating for clearer guidelines and objective enforcement criteria. Suarez countered claims about past enforcement practices, asserting that violations were consistently addressed. The discussion highlighted the need for a balance between protecting turtle nests and accommodating community needs.

County South Seas Redevelopment Update

Mintz discussed the South Seas redevelopment and rezoning status, noting that South Seas has sued the CCA over the interpretation of a 912-unit cap, claiming it does not include hotels. Mintz asserted that the lawsuit is without merit, citing various legal documents and testimonies that support the inclusion of hotels in the unit cap. Additionally, a public records request from South Seas to the panel, CEPD and City of Sanibel has been addressed, with all relevant documents provided.

Discussion on Boat Slips at South Seas

Thye-Miville raised a question about the construction of boat slips at South Seas. Mintz clarified that during a recent HEX hearing, it was revealed that South Seas is considering building 75 to 150 boat slips at the T dock, claiming entitlement to around 600 slips based on their linear feet of shoreline for the resort. There is uncertainty regarding the status of permits and the potential controversy surrounding the project.

Infrastructure and Stormwater Management Updates

Mike Bennett provided an update on infrastructure, mentioning that there are no new developments from Sanibel regarding road fortification. He extended an invitation to Doug Busby from the Lee DOT to discuss the Jensen's Curve project, which is still under environmental review. Concerns were raised about flooding in Santiva, and a proposal was made to encourage the city to pursue funding from a \$460 million grant for resilience projects in that area.

Updates and Committee Reports

Thye-Miville shared that while there are no new updates from the development committee, they are planning a welcome cruise and considering additional fundraising events due to increased financial needs. Tony Lapi, chair of the nominating committee, was reminded of the need to nominate two people to fill two open seats by Oct. 1.

Action Items:

- Zumburum will reach out to Sergeant Zeltman to discuss the parking and trespassing issues related to golf carts at South Seas.
- Mintz will reach out to the new head of code enforcement to clarify the enforcement of turtle lighting codes and the criteria for violations.
- Mintz will follow up with the CCA regarding the broken welcome sign to ensure it gets replaced.
- Brown will continue to seek the report from the city of Sanibel regarding the economic study on wastewater issues.
- Mintz will arrange a meeting with Sanibel to align on the timing and scope of wastewater management projects.
- Thye-Miville will develop a plan for fund-raising events and provide an update by August.

Key Questions:

- What is the process for South Seas to obtain a permit for disabling vehicles?
- How does the Sheriff's Office handle parking violations at South Seas?
- What are the current regulations regarding the installation of lightning rods on residential properties?
- How will the stormwater management project be communicated to Captiva residents?
- What are the community's concerns regarding the wastewater management project?

Video link

https://youtu.be/Uz5Q_jbN-U