



Captiva Community Panel

MINUTES

Oct. 14, 2025

Attending: Bruce McDonald, Michael Bennett, John Jensen, David Mintz, Linda Laird, Margarethe Thye-Miville, John Wade, Sandy Stilwell Youngquist

Audience: 32

Summary: The meeting convened 9 a.m. The Sept. 9, 2025, minutes were unanimously approved (Jensen/Youngquist).

Sergeant Rich Zeltman provided an update on the recent triathlon, emphasizing the necessity of road closures for participant safety. He also advised residents to avoid fenced areas during the beach re-nourishment project and suggested saving the sheriff's office non-emergency number in contacts due to a new phone feature that may block unrecognized calls. Chief Jeff Pawul followed with updates from the fire district, announcing the hiring of two new firefighters and the start of Fire Prevention Week, which this year focuses on lithium-ion battery safety. He encouraged residents to check smoke detectors and fire extinguishers in their homes.

Concerns regarding beach access at Turner Beach were raised, particularly about emergency vehicle access. A special meeting was scheduled to discuss the Rauschenberg property, which has served the community for over 40 years. The focus will be on conducting due diligence and potentially submitting a letter of intent for a portion of the property to support community needs, including a future fire station. Additionally, a recent reduction in the proposed millage rate from 2.4 to 2.29 was noted.

Brighton Hurd reported progress on the CEPD project, with one-third of the southern island completed and on track for a November finish, while also addressing concerns about sand deposition and dune height.

Matt DePaolis, the Environmental Policy Director for SCCF, highlighted challenges for the upcoming legislative session, particularly regarding SB 180, which restricts local governments and has led to lawsuits. He expressed concern over the county's budget, which did not allocate funds for the Conservation 2020 program, despite strong community support. DePaolis urged community members to contact county commissioners to advocate for the program's funding and clarity on the county's legal obligations. The discussion also included updates on county code enforcement related to beach renourishment and road maintenance.

The legal situation surrounding the South Seas redevelopment was discussed, focusing on a 2003 settlement agreement that limits development to 912 dwelling units. The Captiva Civic Association is monitoring the situation closely, requesting notifications of any building permits that may violate this limit. Additionally, the community has the opportunity to submit letters of intent for the Rauschenberg property by October 16, with discussions on potential acquisitions for emergency services and land preservation. The panel also reviewed nominations for board

positions for 2026, with voting scheduled for December, and updates on stormwater management and fundraising events were shared, emphasizing community involvement and support for ongoing initiatives.

The meeting adjourned at 10:50 a.m. Video link for the meeting is <https://youtu.be/8OxB50ctBiY>.

Chapters & Topics:

Updates from Community Safety Officials

Sergeant Rich Zeltman reported on the successful execution of the recent triathlon, which required road closures on Captiva Drive for safety reasons. He urged residents to avoid fenced-in areas related to the beach renourishment project and recommended saving the sheriff's office non-emergency number, 239-477-1000, in their phones.

Chief Jeff Pawul then shared updates from the fire district, including the addition of two new firefighters and the observance of Fire Prevention Week, focusing on lithium-ion battery safety. Pawul raised concerns about the accessibility of Turner Beach for emergency vehicles, emphasizing the need for improvements as the beach renourishment project progresses. He also informed the group about a special meeting scheduled for the next day to discuss the Rauschenberg property, which is currently for sale and has significant implications for community safety and emergency services.

CEPD Project Update

General Manager Brighton Heard reported that the CEPD project is advancing well, with the southern third of the island completed and no weather-related delays. He addressed questions regarding sand deposition in the Santiva area, indicating that discussions will occur at the next board meeting. Concerns about dune heights and their impact on ocean views were also raised, with Brighton explaining that the design decisions were made prior to his tenure.

Legislative Updates

Matt DePaolis provided updates on the legislative session, emphasizing the need to address preemption issues stemming from SB 180, which has led to numerous lawsuits. He expressed concern over the county's failure to allocate funds for the Conservation 2020 program, a community-supported initiative for land acquisition. DePaolis urged attendees to engage with county commissioners to advocate for the program's funding.

South Seas Redevelopment Update and Public Records Request

David Mintz discussed the legal status of the South Seas redevelopment, including the appeal of a settlement agreement that limits development to 912 units. The Captiva Civic Association has requested to be notified of any building permit applications to ensure compliance with the settlement during the appeal process. Additionally, there are multiple pending appeals related to the rezoning decision and other associated legal matters. Mintz noted that he has not received any response from panel members regarding materials covered by the recent South Sea public records request; he turned any items he found in his personal search over to the attorney, and assumed the matter was complete.

Rauschenberg Property Sale and Community Involvement

David Mintz provided an update on the Rauschenberg property sale, highlighting the community's chance to submit letters of intent by October 16. The Captiva Fire Department

seeks to purchase the Bayside portion for emergency services, while a local developer is preparing an offer for the entire 22 acres, aiming to preserve the property while working with various community groups on proposals for portions of the acreage. The community is encouraged to support both letters of intent, and Mintz was authorized by the panel in a 8-1 vote (Wade opposed, motion by Jensen and Youngquist) to provide a letter of support on behalf of the panel.

David Mintz provided an overview of the property acquisition process, indicating that the fire department plans to submit an LOI consistent with a recent appraisal. The estimated value of the property is between \$40 million and \$50 million, with the fire department's offer expected to be in the low to mid \$20 million range. Community organizations may also seek portions of the property, influencing the final purchase price.

Nominating Committee Report

David Mintz addressed the nominations for the board for 2026, noting that the CPOA nominated Sandy Stilwell Youngquist and Marguerite Thye-Miville for reappointment; the CCA has reappointed Jon Rosen. The nominating committee recommended Jay Brown and Bob Rando for panel positions, citing Jay's extensive work on the sewer and stormwater projects and Bob's long-standing interest in joining the panel. Mintz explained the process for other nominations prior to the December vote by the panel on its two openings.

Stormwater and Wastewater Committee Updates

Jay Brown reported on the Stormwater Committee's current status, indicating that they are waiting for a consulting study funded by the county, which restricts their involvement. The consultants have completed survey work and are developing a model to analyze stormwater flows, which will inform strategies to mitigate damage to properties. Additionally, discussions about potential retention ponds and alternative stormwater solutions were suggested but are contingent on community control of the Rauschenberg property.

Ticket Pricing and Fundraising Strategy

Margarethe Thye-Miville outlined the details for an upcoming "Welcome Back" cruise Dec. 1, proposing a ticket price of \$125. She suggested creating tiered ticket options with different names for higher contributions, but John Jensen advised that it might be easier to maintain a single ticket price while encouraging donations above the minimum. Margarethe agreed with John's recommendation, recalling that a similar approach was used in the past.

Details of an upcoming Feb. 13 event with Kat Epple were discussed, with details to be announced soon. Kevin Pottorf, an artist with a long connection to Bob Rauschenberg, is willing to participate in the event by displaying and selling Rauschenberg prints, with a portion of the proceeds going to the community panel. The fund-raiser is scheduled for the Friday before Valentine's Day, featuring storytelling entertainment. Ken and Margarethe are also working on a solicitation letter to secure funding for the panel's activities.

Action Items:

- The Captiva Fire District may submit a letter of intent to purchase the Bayside properties of the Rauschenberg Foundation for future development of a resilient fire station and other community-related facilities.
- David Mintz will draft a letter in support of the fire department's letter of intent to purchase the Bayside properties and submit it to the Rauschenberg Foundation.

- The Captiva Community Panel will review and discuss any additional resumes submitted for panel nominations by the November meeting.
- Jay Brown will provide a summary of the stormwater consulting study's progress after receiving updates from the county vendor.
- Sandy will bring up the suggestion of including underground water storage in the stormwater study if there is a reasonable expectation of acquiring the Rauschenberg property.
- The working group will hold its first meeting on Friday to address the cost issues related to the wastewater project.
- Jay Brown will coordinate with Kimley Horn to develop a gratis plan the company proposed for refurbishing the FGUA plant for broader use.
- Margarethe Thye-Miville will reach out to Kevin Pottorf to discuss his participation in the fundraiser event.

Key Questions:

- What are the implications of the recent changes in the county budget for the Conservation 2020 program?
- How will the community ensure that the Rauschenberg Foundation prioritizes community interests in the sale of the property?
- What are the implications of the community's concerns regarding unwanted development due to a central sewer system?
- What are the specific details regarding the funding and costs associated with the fire department's letter of intent?