Captiva Community Panel

MINUTES

Sept. 8, 2026

Attending: David Mintz, Jay Brown, Jon Rosen, Linda Laird, Michael Bennett, Margarethe Thye-Miville, Bob Rando, Sandy Stilwell Youngquist, Ken Suarez

Absent: Bruce McDonald, John Wade

Audience: 30 at peak

SUMMARY: The panel reviewed county development changes and Captiva community concerns.
• County proposal would remove community plans, including Captiva's.
• Panel authorized letters opposing changes to two county committees.
• Proposed height allowances could exceed 90 feet in some locations.
• South Seas litigation and property-sale reports remain unresolved.
• Sheriff logged 448 calls and four arrests in August.

Acton items:

- Allie will put out communications encouraging people to attend the BOCC meeting and comment on the DRGR proposal.
- David will assess the effects of eliminating the Captiva Community Plan.
- Meeting participant will review the county's Captiva-specific changes and prepare a matrix of what is changing and how the changes may affect Captiva.
- County staff will provide the Captiva-specific effects of the community plan removals and code changes
- The panel will discuss how to address the Board of County Commissioners meeting once its date is set.
- The panel will work with the coalition as appropriate.
- The panel will send the approved letters to the LDCAC and the EROC.
- David will report back to the group as coalition plans and possible consultant involvement develop.
- CCA's attorney will draft the order granting the motion for summary judgment.
- David will participate in the public-records deposition by Zoom on Wednesday.
- The panel will determine its administrative arrangements following Ken Goodahan's retirement by the next meeting.
- Meeting participant will provide suggestions for someone who could fill Ken's role.
- Meeting participant will email participants about new developments and share the county's explanation of the issue affecting Captiva when it is received.

Summary

Participants joined the September 8 Captiva Community Panel meeting, completed roll call, and confirmed a quorum. The Aug. 18 minutes were unanimously approved (Youngquist/Rando).

Sheriff's Office Update
LCSO Sergeant Adam Winton reported August service statistics and described increased enforcement around Blind Pass, including coordination with Sanibel. He reviewed Island Hopper, the Sept. 27 triathlon road closure, and the Oct. 3 Captiva cleanup, then answered questions about arrests, trespassing, and cleanup logistics.

Fire Department and Community Cleanup
Fire Chief Jeff Pawul shared information about a Sanibel 9/11 ceremony, a new fire truck expected in October, and upcoming hiring after two retirements. He had no further update on the Raushenberg property; the discussion then returned to the Oct. 3 Captiva Cleanup, with Bob encouraging participation through the event signup.

CEPD Assessment Update
The panel discussed revised CEPD assessment letters and the availability of updated parcel-level figures on the CEPD website. Mintz reported that the online assessment for his property was about $1,000 lower than the initial letter.

SCCF Update Begins
Allie Pecenka joined in place of Matt to provide the update. The group clarified who would address the DRGR and related code and plan changes. Allie described the DRGR's environmental importance, the proposal to allow 11 developments, the pending state review, and concerns about the pace of the process and public engagement.

Proposed Removal of Community Plans and Captiva Protections
David summarized Lee County's review process and the proposed removal of community plans, including Captiva's. He described the Captiva plan and code provisions that could be eliminated and noted the need to assess the local effects. David compared existing Captiva limits and prior South Seas exceptions with the new proposals. The changes could remove hotel-unit limits outside South Seas and allow planned developments to exceed the 35-foot height limit.

The discussion reviewed public and LPA responses to the proposed removal of community plans and related code changes, followed by the hearing schedule and the postponement of the Board's transmittal hearing. It then covered the formation of a countywide coalition, Captiva-specific review needs, public-records considerations, and proposed communications to county committees.

A participant noted that the proposed changes could permit buildings up to 75 feet on property with environmentally sensitive lands. Mintz clarified that the height would be measured above base flood elevation and could reach 90 feet or more in some locations.

Participants asked how widespread opposition was and whether it extended across multiple commissioner districts. Mintz said the extent was not yet known, but described concerns in more than one district and said each commissioner was likely to hear from residents. The discussion addressed the expedited process for changing community plans and the state's limited review role. Participants considered how the county's decision timeline could intersect with the November election.

Participants asked about the potential effects on Boca Grande, the Rauschenberg property, and coalition participation. The discussion clarified that conservation protections would remain, while other local rules and development limits could still be affected.

Participants considered how the changes could interact with Captiva litigation and future rezoning, and whether new development could offset potential county revenue losses. They also discussed infrastructure costs and the value of community plans in protecting local character.

The panel agreed to work with the coalition as appropriate and approved sending letters to the LDCAC and the EROC committees reviewing the proposal. Funding, consultant support, and a broader public-relations effort remained subjects for further consideration.

Participants emphasized residents' interest in shaping development in their communities and discussed possible countywide lobbying and public education. The panel's stated approach was to pursue broader advocacy while identifying and protecting Captiva's remaining safeguards.

South Seas Legal Matters
The group reviewed the outcome of the lawsuit against the CCA, including the court's bench ruling for summary judgment in favor of CCA, and the pending request for sanctions and attorney's fees. It also covered the unresolved CERT petition and two pending appeals.

Property and Public-Records Updates
The group reported no new development application or further news on the Raschenberg property. Mintz also described the pending public-records litigation, including the planned deposition and the possibility of a motion to dismiss.

Infrastructure, Utilities, and Resilience
Stormwater and wastewater discussions remained largely unchanged, and the infrastructure committee had no new updates. The group favored waiting for the November CEPD elections before determining the next steps for the Bayside Resilience Project.

Development Events and Iguana Control
The development committee reported a sponsored Dec. 1 WelcomeBback cruise and continued efforts to secure sponsorship for a Feb. 10 event. The group also reviewed the seasonal iguana-control service, its $51,000 annual cost, and the funding uncertainty after the contract period especiallyin light of the upcoming CEPD elections.

Panel Administration
The group discussed Ken Gooderham's retirement notice and the possibility of retaining him on an hourly basis. It planned to address by the next meeting whether to replace him or arrange other administrative support.

Potential Tween Waters Inn Sale
Tony Lapi clarified the status of the properties being marketed and the conditions under which the board would consider selling Tween Waters. He said no offers had been received, denied reports that Tween Waters had sold, and said JLL was expected to formally market the group of properties around Oct. 4.

Tony described the possibility of a future company sale and shareholder distribution, while noting that no timeline had been set and offers would be considered. He outlined October events celebrating the company's 50th anniversary and discussed the board's role in any decision. Tony expressed hope that a buyer for Tween Waters Inn would preserve the

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property's legacy and said the company would continue funding operations, maintenance, and improvements.

Coalition Update and Adjournment
Participants shared an update that the SCCF board would consider joining the coalition and circulated information about a community cleanup event. The meeting adjourned, with the panel chair committing to email further updates and the county's explanation when available.

The meeting adjourned at 10:35 a.m. (Youngquist/Thye-Miville). Video link for the meeting is https://youtu.be/vcYDGxhSyE0.

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