

## Captiva Community Panel

# MINUTES

May 8, 2018

**Attending:** David Mintz, Mike Kelly, Mike Boris, Jay Brown, Tom Rathbone, Mike Mullins, Antje Baumgarten, Dave Jensen, Mike Lanigan (p)

**Absent:** Rene Miville, Bob Walter

**Audience:** 15

Meeting convened at 9 a.m. Introductions Motion to approve April 10 minutes (Mullins/Brown), unanimous approval.

**CFD:** *Chief Jeff Pawul:* Code for driveway access, flyer in back. Commercial property needs to have 20 foot width 13.5 foot height. Residential won't require those dimensions. Engine dimensions circulated, what you'll need to accommodate. Summertime, water activities on rise, be safe as possible. Recent incidents. Hurricanes: Committee role diminished, CFD will assume more. No volunteers for Structural Safety Inspection team. Beth Oden was here. *Mintz:* Confusing, unclear what relationship was to CFD and community. Whose responsible and when? Want to make sure communications happen. *Pawul:* Wish I could have talked to Beth before that. Her role is website mycaptiva.info. More education for public than pre/post storm communications. CFD will have important updates, not posting weather info lots of other options. Evacuation, return, access needs, safety issues. No say in causeway opening last year. Lee EOC determine evacuations by zone. If they ask you to leave, please do so. Will do seminar in June, waiting on speakers to confirm date. *Mintz:* Between internet and other sites, plenty of pre-storm information. After the storm, we need more info. Electric, water, South Seas plant, downed trees, etc. Who is responsible for gathering and disseminating? *Pawul:* Not CFD, we have to do house by house searches. Opening roads so we have access. Utilities post on their website, how quick it is I don't know. *Mintz:* Open questions how to handle that. Discussion. *Boris:* Most important people are those on site. *Pawul:* How power is re-energized, house by house to clear lines. *Mintz:* Got info by speaking with foremen. *Nathalie Pyle:* Website has platform to put info out there, she needs to get it from somewhere. *Jensen:* More communications discussion than CFD. *Pawul:* Emergency and safety, we do it. Convenience and utilities, not us. *Baumgarten:* Seminar only once a year? *Pawul:* Yes, not well attended. Will have representatives from Emergency Operations Center, meteorologists, others. *Baumgarten:* Put it on YouTube? *Pawul:* CFD does not have a channel. *Pyle:* Talk about how to do that.

**CEPD:** *Damon Grant:* New administrator. Appreciate warm welcome. Background: Lee County facilities and MSTBU, Fort Myers Beach before that, one renourishment project there. Busy time, studies ongoing. Blind Pass Inlet Management April 27, still accepting feedback and ideas by May 11. Redfish Pass APTIM study, in draft form. Moving forward with Sanibel on Turner beach park. Reveting and filling due to erosion. John Bralove getting ready to retire, posted that position last week. Marking off areas on beach, bollards and signs that need repair. Next project 2021, a lot to do before that comes about. Ask us any questions. Board meeting tomorrow, meeting here due to Tween Waters Inn renovations.

**Library:** *Colleen Barany:* Thanks to board and Lisa Riordan for support and hard work. April program updates. Summer reading program begin end of May, flyers here and at library, six programs scheduled.

More passive programming for tourists, scheduled is more difficult so we hope people will participate.

**Replat:** *Mintz:* New Chloe owners have not finalized plans, ask to move agenda item into summer.

Explanation of variance request and Public information meeting aspects. Panel does not have to participate or vote on this. *Austin Turner:* Introductions: Russell Schropp and Austin Turner with Henderson Franklin, representing owners to two properties. 15831 and 15843 Captiva drive, request to replat property to accommodate existing structure. Arrange lot line to ensure structure is entirely within in client property. Met with staff and county attorney's office, recommended this approach. Includes minimum width lot variance as well. Public information meeting required for sufficiency. *Schropp:* A few inches and a roof overhang, suggested we replat lot line, trade equal amount of property between the two lots. *Mintz:* Lot width stays the same at road and bay. *Mullins:* Implications beyond these two properties? *Brown:* Any precedence? *Turner:* County responded to panel inquiry, no precedence or legal binding ramifications. *Mintz:* I called county, why we needed a variance. can't replat with without a variance still a nonconforming lot. *Turner:* Unique situation. Result of sale to property to south, in title search, remedy to discovery. *Mullins:* Eliminate encroachment. *Schropp:* Only reason for it. *Mintz:* Follow-up with minutes. Concluded and thanks.

- **ACTION:** *Send minutes to Turner when completed.*

**Code:** *Mintz:* Done workshops, survey, preliminary and secondary results from survey, need to integrate comments. Morris-Depew Associates contract in place, four tasks, briefing done on April 24. Max Forgey proposal. Figure what we do this summer. MDA: Review plan and data and analysis and code, all applicable ordinances. See if any other steps we could take to strengthen language, protect plan and zoning from future amendment. Results by end of summer, integrated with other efforts. Gooderham will review and evaluate input workshops and survey, reduce by about 30% issues to research. Eliminate with reasons why. Explanations of types of reasons. Just because community did not respond and Gooderham does not think it's important doesn't mean panel members cannot bring something back to the list. Not an election, just input. Review survey and comments to pick up new issues. Depew pointed out some issue at briefing. Old provision of plan very general and ambiguous, see if we can make it more clear if possible. Dark skies for example. What does that mean? *Mullins:* Need illumination on issue. *Mintz:* During summer, define issue, Max will research other regulations that could impact issue. Then bring all of this together in September, with work by MDA, MF and KG, consultants report. definition, jurisdiction, reg players, existing regulations and how. Community discussion during next season. Panel to decide if this is the way to go. Adding another contract to this as well.

*Brown:* at what point will panel focus on issues to work on. *Mintz:* First cut at June meeting. Real discussion in the fall. Issue, definitions, options, players, do we want to deal with it? *Brown:* Mangrove mitigation not very important. When do we have that discussion? *Mintz:* In the fall. *Brown:* Framing the issues? *Mintz:* IN the fall. Planning for 30 years, know limitations of survey and workshops. *Mullins:* Chronology of steps. *Mintz:* Season, draft over following summer. KG: other approaches and jurisdictions, season 2019 input draft summer 2019, adoption effort season 2020. *Mintz:* Examples, CEPD authority to pursue. *Mullins:* Liked Depew flow charts, ask communications committee for help to present it to community. Show how issues will be resolved. *Kelly:* We're a planning group, our business. Set up situation to categorize things to present to community. Consistent and concise discussion. Workshops at every stage, compartmentalize sections to enable effective discussion. A real test to see if community can

understand complex issues through compartmentalization and communication.

*Lanigan:* Caution, while it is important to consider 30-year (multi-generational) impact of some of our work, we should recognize that community planning is a large industry and field of study and that our Panel has limited experience in this field. We should proceed cautiously when projecting issues raised at meetings, workshops and surveys that may simply be “flavor of the month” items and adjusting our plans and codes to them may be unnecessarily restrictive and reckless. *Baumgarten:* Panel will present priorities for next 30 years? *Mintz:* Everything is open to the public. When we whittle this down, we explain rationale for both issues and responses. Community walking along with us every step. *Brown:* List of issues. Heard loud and clear, people don't want to see continual building of new structures that pay no regard to historical development on Captiva. *Mullins:* Architectural review? *Brown:* Size of buildings, style, mass. Things being built that don't have anything to do with ambience of Captiva. *Baumgarten:* HOAs can limit building choices. *Mintz:* Code and plan deal with zoning and structures. Come November, Morris-Depew Associates will have suggestions on current language, that may be time to express options on development patterns. Different views on this issue, have that discussion in November. *Brown:* Definition and prioritization over the summer, in November bring in ones we may have missed. *Baumgarten:* Density, what is our idea behind it? Keeping island looking the same... first density, then design? *Mintz:* Defining a unit to control intensity. Looked at number of bedrooms as option. If panel is OK with approach for plan/code work, just need to approve Forgey's contract. *Brown:* Also include defining issue? *Mullins/Brown:* motion to approve Forgey contract as proposed. *Jensen:* OK with treasurer? Unanimous approval.

- **ACTION:** *Prep list of possible issues to delay or remove. Prep summer research outline.*

**Breakdown:** *Gooderham:* Breaking survey result down by zone interesting but did not substantially change the overall rankings. Tween Waters had some out-of-line response due to the small sample size, everyone else pretty consistent. Urge everyone to look at comments posted online, both for each section and overall, and look at the ones at the end which asked for panel priority and most important thoughts. Will be going through survey ranking and comments to develop an initial list of issues to be culled or delayed for discussion at June 12 meeting, outcome of that which will guide summer research efforts. *Mintz:* Andy Rosse Lane entrance did not represent beauty of island... beach access. Also got email from Lee Childers and comments at workshop from Wendy Childers. They took it on themselves to find landscape planner to do pro bono plan. Passed around plan from Leigh Gevelinger. *Mullins:* Clarification on survey scoring. *Mintz:* Depew workshop. Very helpful. Extra flash devices available.

**Iguana control:** *Mintz:* Jenen sent article, re-sent to panel. Question now is whether we go to the county and ask for assistance. People who can do this. Have Gooderham contact people at county, talk to Damon Grant on skills and authority. see if county willing to take responsibility to keep iguana population under control. *Kelly:* Really a problem? *Mintz:* Growing issue. Cuban night anoles, bigger than geckos. Discussion. *John Riegert:* Iguanas more than rabbit. *Mullins:* Quick and easy solution, have a method to take action, categorize in the fall. Straw issue, is there a problem can restaurant self-police. *Sandy Stilwell:* Explained how to inform staff. Paper costs more but better, Can't deny straws for to-go drinks, can put up signs to ask them not to take to the beach. Discussion. *Mintz:* Ordinance or voluntary compliance? If it can work.

- **ACTION:** *Contact county, Damon Grant for possible next steps.*

**Planning funding:** *Mintz:* Received \$50,000 in the past from the county, but county did not include planning grants in FY2017-2-018 budget. Met with Commission John Manning, important to make request to have funding at least for us. Gooderham can draw up proposal circulate among panel. Discussion.

*Mullins:* When we get grant, drags process out if county is involved. Can slow down process. *Boris:* Over multiple fiscal years? *Gooderham:* Yes, reimbursable grants based on deliverables. Typically has deadlines for each phase.

- **ACTION:** *Prep possible request for community planning grant from county to send to Manning.*

**Development:** *Boris:* Very busy. Monday After The Masters netted \$17,600. Contribution letter sent since last meeting, getting results now, about \$6,000 so far. Great year, everyone has done a great job.

**Communications:** *Mullins:* Website meeting this afternoon, feedback on changes. Evolving process, trying to get it in place and then make changes as we move forward. Made public records request to CEPD. Based on obsolete LCPA list, will need to make a new request later. Ask other groups such as CCA, HOAs, other, either get list or distribute materials. Liked Depew format of flow charts. Work with Gooderham and Forgey on important points and dates for code work. *Jensen:* Anything else we could ask the community to help us produce? *Mullins:* Newsletter, sent through email lists. Work with CFD on storm information. *Mintz:* Void in hurricane information. Weather and evacuation, emergency issues pre storm. Post storm difficult to get accurate information. How to facilitate post-storm communication. *Jensen:* Need to meet with county commissioner. A lot of county-related issues. Who is our liaison? *Mintz:* He said he would do that. *Riegert:* Talk with Santiva Chronicle publisher on options? *Riordan:* Ask Sanibel. A hurricane guru. *Gooderham:* If concern is on-island reports, need staff here. *Mullins:* During Charley there was nothing. Larry and Donna Hahn and I met, had meeting in town with county staff and leaders. Explained process back then. Two governments on Captiva, CEPD and CFD. Task certain things to them to help funding, can draw on island tax base. No always relying on volunteers. Reach out to CFD and CEPD and see how to bring together responsibilities to get information out to community.

*Mintz:* Someone responsible to advise community what's happening on island. Discussion. *Baumgarten:* What is goal with website, inform community or tourists as well? *Mullins:* Links to important issues, but takes more than that. *Mintz:* PIO outline. *Boris:* Start with Sanibel. *Riordan:* PIO interaction. *Gooderham:* Happens already, many mainland fire districts have PIOs. *Stilwell:* Not even FT position. Conduit for information. *Pyle:* Platform exists, don't know status of compensation. Post storm is issue. Determine capacity before creating something new. CFD doesn't want to be involved in public information, maybe because they don't have someone to do it. Talk to Sanibel on how to get information, drive to existing platform and make sure she's able to handle it. MM mycaptiva.info not mobile ready yet. *Jensen:* CFD board, send letter with suggestion. *Mintz:* Give chief a head's up first. *Mullins:* Will follow up with him.

*Baumgarten:* For us storm is normal, for tourists, this is an emergency. If we are source of information, they need to come to us first. No idea that fire dept. is place to go for information. Discussion. *Mintz:* We are a planning group, have certain limitations. Website will have links to other places, last thing we want to do is provide information about things we are not expert in discussing. Need PIO somewhere whose job it is to inform the community pre and post storms. *Mullins:* Call Chief Pawul, send letter to board if he is on board. Sandy: PIO can be used for many issues... accidents, lost child, beach safety issues. Look at CFD authority, legal issue. *Mintz:* Produce video on Captiva living, how to keep Captiva what it is. *Mullins:* San Cap Realtors... offered funding. Talk to George Kohlbrenner about support for video to promote island-friendly

living. Discussion. Short as possible, format to target audiences.

- **ACTION:** *Mullins will discuss options with Pawul, look at possible CFD board action. Gooderham to contact Kohlbrenner on possible Realtor interest in video.*

**Wastewater:** *Brown:* TKW has concluded study, not seen it yet. Best central sewer design for Captiva, cost analysis done, per parcel equivalent to operating a septic system. Evaluate means of public regulation of septic systems. Did work on all three alternatives we saw going forward. Committee has not seen study yet. County requested information to them only as study was being finished, staff supposedly reviewed study, going to Assistant County Manager Doug Meurer this week. Hope next step will be county will allow TKW to share study with committee members to review. Hope to have interaction between committee and TKW to reflect any issues we raise over the summer. Public presentation to public next fall. Then panel could develop its recommendations at that point. *Mullins:* Any reason to expect you won't hear from TKW soon. *Brown:* County wants to control information in study, is it correct and what are implications on release. If they don't understand it up front, once it's publicized the community discussion could get ahead of them.

**Captive Drive:** *Mintz:* Met with LCEC, Comcast, Island Water Association, CenturyLink, know status. Advise DOT with status, have gotten a project manager assigned. How to get to going, how to fund it, how to get easements. DOT chief on board, meeting with staff, got liaison contact end of April. Get sidewalk marked up to show necessary easement. Gooderham to do. *Boris:* County will negotiate easements? *Mintz:* County dept. has boilerplate language will work with us on right approach. We will work with county, but they have a process to do this. Randy Cerchie has been wonderful on this.

- **ACTION:** *Prep survey copy showing possible walkway width for property owner discussion.*

**Financial:** *Boris:* Rathbone had to leave early, he got married last week. In better than average financial condition. Received a second Charitable Foundation of the Islands grant for \$5K for website design, very supportive of island. *Mullins:* MATM total? *Boris:* \$17,600, South Seas did incredible job.

**New business:** *Ann Brady:* Happened April 29... "South Will Rise Again" flag placed on dock of adjacent neighbor property, owner not aware of it. Discussion. Contacted property owner, he was mortified and apologetic, said we could take it down. Artists took it personally, did not know if it was directed at them. Not the island culture we're accustomed to. Other incidents. Wanted to share it, not who we are, part of the real world not an idyllic place. Video to share with artists. Who they will meet on this island. Town hall on equity, being more open with our property. Liability issue more than anything else. Do want to be part of the community. South Seas and Jensens have been very supportive to artists. *Brown:* Very disturbed by this. *Brady:* Described other instances of threatening action against artists. Discussion. *Rigert:* Menacing an actual crime. *Baumgarten:* Recent visit to San Francisco, daughter and I had issues. Image that we are an open community. Need images to show openness. *Mullins:* Condemn that behavior, need to criticize it when it happens. *Mintz:* Panel on record condemning this kind of behavior. People who come to Captiva should not feel threatened, really serious when they feel unsafe. Please express our concerns to your artists. *Mullins:* Hagerup Park incidents, nip it in the bud. *Mintz:* Not an island on its own, we live in a world that has problems.

*Sandy Stilwell:* Emmett Nealon passed away recently. Son Kevin Nealon doing fundraising for Hope Hospice, at Broadway Palm June 5, free of charge. A great guy. Also reach out to Kathleen with

condolences. *Mullins*: A lovely couple, very sad.

**Meetings:** *Mintz*: Next meeting is June 12. Let's check everyone's schedule for all three summer meetings. Do quorum check for June meeting. Cancel if not four people here. Forgey can record minutes for July if necessary.

Meeting adjourned at 11:40 p.m.

-- *Ken Gooderham, administrator*

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