## Captiva Plan Update questions

Aug. 31, 2016

#### Prepared by:

Ken Gooderham, administrator Captiva Community Panel c/o Gooderham & Associates Inc. 5460 Beaujolais Lane Fort Myers, FL 33919-2704

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#### COMMUNITY DEVELOPMENT

#### 1. Source for Captiva population statistic.

From the Lee County website -- http://www.leegov.com/dcd/planning/districts/district?c=Captiva.

#### 2. Parcels on Captiva, update from 2001

Enclosed.

#### 3. List of property owners

Enclosed.

#### 4. Service availability letters

Letters from the Captiva Fire District, LeeTran and Lee County EMS enclosed. We did not receive any response from the requests made to the Lee County Sheriff's Office, the Lee County School District, or the Lee County Dept. of Solid Waste.

#### 5. Data, analysis and appropriate methodologies to support amendment

Property owner analysis enclosed.

As far as the public input and planning activities reflected herein, everything was done in concert with an AICP-certified planner, using commonly accepted survey software (Survey Monkey) and methodology, at public meetings duly noticed and recorded as specified in AC 13-3 and the Open Government standards of the state.

#### 6. Narrative: Explain why amendments are needed (Sec. 7.4)

As the decade anniversary of the original Captiva Plan adoption approached at the beginning of 2013, the Captiva Community Panel realized that some of those amendments needed to be updated – either to reflect community discussions and direction, or to make the language more useful and enforceable. By reviewing past panel minutes and ongoing discussion, panel consultants developed an initial list of topics that had been regularly recurring in meetings and which possibly could be addressed via Lee Plan language; other issues that were pertinent but possibly beyond the plan's scope were included to take advantage of the community outreach effort.

With this initial list and guidance from the panel, the consultants were able to draft a community survey to initiate discussion about direction. After considerable panel review, this survey was sent to the community for input, and the results were reviewed in late 2013. Based on this input, the panel agreed to schedule a series of community workshops on specific topics raised in the surveys. Those workshops were conducted during the first third of 2014 (and during season to encourage maximum participation).

Armed with this input, panel consultants began to develop draft Lee Plan language over the summer of 2014, to present to the panel and community as seasonal residents returned toward the end of 2014. After public discussion at panel meetings through June 2015, planner Max Forgey prepared the first report on proposed Captiva Plan language in August 2015. This prompted another round of reviews by the panel, as well as the submission of draft language to county staff for initial comments in September. Those comments were reviewed by the panel during the remainder of 2015, with a final version of proposed Captiva Plan language finalized in February 2016.

As to the need for specific amendments, we refer you to the March 2016 analysis included in the original submission (pages 121-129). In addition (these numbers refer to the proposed language submitted for review):

**GOAL 13**: The new language was originally submitted by the panel as part of the county's 2012 update of the Lee Plan for the Horizon 2035 effort. Given the considerable effort the panel and community put into drafting this language, the panel (and the community present at the subsequent meetings) felt it was still very appropriate to include as a vision statement for the community. Some changes from the original draft were prompted by staff comments submitted in September 201 (see pages 111-120 of the original amendment submission), although panel members and consultants argued against the sever editing originally proposed in those comments (as discussed with staff in a Dec. 17, 2015, meeting).

**OBJECTIVE 13.1**: Subhead added.

- POLICY 13.1.1: Subhead added. Language revised based on staff comments in September 2015.
- POLICY 13.1.2: Subhead added. Language added to offer a justification for this regulatory action.
- POLICY 13.1.3: Subhead added.
- **POLICY 13.1.4**: Subhead added. Language added based on the community desire to pursue whatever regulation of existing septic systems as may be allowed by the state, and to restate the community to limit potential sewer service to the density and land use currently permitted on the island. The language was revised based on staff input.
- **POLICY 13.1.5**: Subhead added. Language revised to reflect communications and digital access options not covered in the original text, as well as to eliminate a stated county role in this effort.
- **POLICY 13.1.6**: Subhead added. Language revised based on community reaction to hearings held outside the publicly advertised realm of panel meetings, so that the panel can at least notify the community of proposed requests covered by this policy and enable them to take any action they see fit.
- **POLICY 13.1.7**: Subhead added. Language revised to reflect the apparent demise of the EAR process via the state.
- POLICY 13.1.8: Subhead added. Language revised based on staff comments for clarity.
- **POLICY 13.1.9**: Subhead added. Language revised based on staff concerns and to specify the actions the community seeks to prohibit on the substandard platted lots in the Village section of the island. This language strives to allow those lots to be developed according to the lawfully allowed standards, but to avoid any increase in density or variance that could allow houses larger than those current permitted by county code to be constructed on these small lots.
- **POLICY 13.1.10**: Subhead added. Language revised to reflect staff desire to move the specific variance standards into the county Land Development Code.
- POLICY 13.1.11: Subhead added. Language revised based on staff comments for clarity.
- **POLICY 13.1.12**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.
- **POLICY 13.1.13:** New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.
- **POLICY 13.1.14**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. The goal is to document community support for ongoing efforts by the parties named to maintain Blind Pass as an open pass. Minor revisions made based on staff comments.

**POLICY 13.1.15**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. This has been a long-term issue on the island, with community input expressed to tie any consideration to community benefits above all else. Minor revisions made based on staff comments.

**OBJECTIVE 13.2**: Subhead added. Language revised based on staff comments for clarity.

**POLICY 13.2.1**: Subhead added. Language revised based on staff comments for clarity.

**OBJECTIVE 13.3**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.

**OBJECTIVE 13.4:** New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.

**POLICY 13.4.1:** New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Rental term limits are already established for the RSC-2 zoned areas of the island, and implied for the rest of the island by the county code definition of a dwelling unit. This language seeks to clarify intent and scope while reinforcing shorter-term rentals currently allowed by county code for hotel/motel units. Minor revisions made based on staff comments.

**OBJECTIVE 13.5**: New and revised (from former Policy 13.1.3) language proposed, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.

**POLICY 13.5.1:** New and revised language (from former Policy 13.1.14) language proposed, based on comments made during the public input phases of this plan process. This also reflects the damage and aftermath of Hurricane Charley in 2004 on the island's former canopy, and recognition that a similar canopy cannot easily be reproduced due to right-of-way and non-native vegetation concerns. Minor revisions made based on staff comments.

**POLICY 13.5.2**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.

**POLICY 13.5.3**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.

**POLICY 13.5.4**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.

**POLICY 13.5.5**: Revised language (from former Policy 13.1.13) proposed, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.

#### Summarize survey and public participation.

As presented in the original amendment application, the schedule for the survey and workshops was:

- July 2013: Discussion on grant deliverables, draft of community survey authorized.
- August 2013: First draft of survey reviewed by panel.
- September 2013: Panel told of county approval of update grant. Survey discussed
- October 2013: Community survey reviewed for final draft and process was explained: Online survey to go live Oct. 15 with links being mailed in a postcard to all Captiva property owners and in an email to CCP and CEPD lists. Results would be collected through Nov. 15, with a report to the panel at its December meeting.
- November 2013: Workshop schedule and process discussed: Workshops in January, February
  and March, beginning with a general topics session followed by workshops on specific topics
  identified by the community survey as warranting further input. Would conclude with a
  summary workshop. Facilitators would be used to encourage participation and capture
  comments.
- **December 2013**: Further discussion of workshop schedule. Survey results presented and discussed, with plan to work through responses more extensively at January meeting.
- January 2014: Survey responses presented at length, with report, analysis and discussion.
   Workshops schedule set:
  - Jan. 14: Panel meeting 9 a.m., discussion of plans and workshops
  - Feb. 11: Panel meeting 9 a.m. Public workshop 10:30 a.m.-noon. Overview of plan update, review of survey results.
  - March 6: Public workshop not connected to panel meeting (date and time to be determined). Focus on lighting and bike/ped issues.
  - March 11: Panel meeting 9 a.m. Public workshop 10:30 a.m.-noon. Focus on landscaping and historic preservation.
  - April 8: Panel meeting 9 a.m. Public workshop 10:30 a.m.-noon. Other issues and summary of workshop discussions.
  - May 13: Panel meeting 9 a.m. Review of possible actions and timetable to develop any desired Plan language for community review.
- **February 2014**: First public workshop held, overview of plan update and survey results. Workshops schedule revised to add another March session.
- March 2014: Second workshop held March 6, on lighting and bike/ped. Third workshop held
  after panel meeting March 11, on transportation and bike/ped issues. Fourth workshops held
  March 27, on density/intensity, land use and commercial issues.
- April 2014: Fifth workshop held after panel meeting, on water quality and septic systems.
- May 2014: Panel reviewed workshop input, discussed schedule and next steps.
- June 2014: First draft of possible Captiva Plan changes presented and discussed.
- July 2014: Further discussion on proposed Plan changes, with revisions suggested.
- August 2014: Draft plan language options reviewed and revised.

 September 2014: Rental workshop (including island agents) held as part of panel meeting, second draft of language discussed.

A postcard with a link to the online survey was mailed to a combined list of property owners and registered voters (cleaned for duplicates) totaling 975 names/addresses. An email was also sent to the panel email list totaling approx. 415 on Oct. 11, Oct. 31, and Nov. 12, 2013, to inform residents about the survey and provide them with a link to the online survey.

Aside from the usual notice for the regularly scheduled panel meeting post-survey (where results were discussed and the workshops schedule was developed), the five public workshops were announced online, via the email list beginning Jan. 27, 2014 and again on Feb. 6, Feb. 18, March 3, March 18 and March 25, with a follow-up April 17 soliciting any comments from those who could not attend.

Based on panel discussion subsequent to the public workshops, a special public workshop on rentals was held Sept. 9 where island rental agents were invited to participate (invitation language enclosed).

Notes from the workshops, results from the surveys, media coverage and sign-in sheets enclosed where available. Some of the notes taken at the workshops mention the number of people participating. Sign-in sheets were not done for these meetings, as most Captivans won't sign them consistently. (Thatis why audience counts are included in meeting minutes/note when feasible.)

As far as the public input and planning activities reflected herein, everything was done in concert with an AICP-certified planner, using commonly accepted survey software (Survey Monkey) and methodology, at public meetings duly noticed and recorded as specified in AC 13-3 and the Open Government standards of the state.

# 7. Maps: Soils/topography/archeological sensitivity, existing water system, FLUM

- Soils, topo and archeological maps attached.
- FLUM attached.
- Water system: See response below

From: Karen Warrick [mailto:karen@islandwater.com]

Sent: Thursday, June 16, 2016 9:26 AM To: kengooderham@comcast.net Subject: RE: Captiva water system map

Dear Mr. Gooderham, IWA policy does not allow us to give you that information because a map we would furnish would contain specific information about our members, such as location ID, meter size & location. We can give that information to a government agency though, so if Lee County contacts us directly, we will be able to furnish them with a map of the water mains on

Captiva. Call me, 472-1502, or email me if you have any questions. **Karen Warrick**, Administrative Manager, Island Water Association

#### 8. Meeting attendance and participation

Meeting minutes included in original submittal package. Workshops notes included here again. Sign-in sheets included when available.

# 9/10/11. Survey: How many people responded? Who was included? How was online survey advertised? How were people notified about workshops – show examples

Survey responses: 240 total, out of 975 mailed (see 1013mailing2.pdf list in Survey folder).

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See page 131 of original submittal for survey process for additional details. Flyers and emails, examples enclosed in Survey folder.

# 12. Names and addresses of panel members and all consultants plus Form 1 and 2 disclosures for the time period through the submittal date.

#### **PANEL MEMBERS 2013-2016:**

- Robert Baugh No disclosure, departed panel at the end of 2013.
- Mike Boris
- Jay Brown
- Jack Cunningham
- Dave Jensen

- Mike Kelly
- Peter Koury
- Paul McCarthy
- Jerry McClure
- David Mintz No disclosure, one has been requested
- Rene Miville
- Mike Mullins
- David Rohn
- Sandy Stilwell
- Susan Stuart
- Bob Walter

When available, disclosures are enclosed in Disclosures folder

#### **CONSULTANTS:**

#### Administrator:

Ken Gooderham Gooderham & Associates Inc. 5460 Beaujolais Lane Fort Myers, FL 33919

#### Planner:

Max Forgey Forgey Planning Services 4637 Vincennes Blvd., Suite 1 Cape Coral, FL 33904

#### 13. Refer to staff comments that were previously provided.

This was included in the original submittal package, pages 121-129. If specific comments were not addressed, detail which ones they were and I can provide additional explanation.

# CAPTIVA AMENDMENT APPLICATION PACKAGE – 03-15-16



Lee County Board of County Commissioners Department of Community Development Division of Planning Post Office Box 398 Fort Myers, FL 33902-0398 Telephone: (239) 533-8585 FAX: (239) 485-8344

#### **APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT**

PROJECT NAME: Captiva Plan Update
PROJECT SUMMARY:  An update of the existing Captiva Plan language currently in Goal 13 of the 2014 Lee Plan.
Plan Amendment Type: ✓ Normal ☐ Small Scale ☐ DRI
APPLICANT – PLEASE NOTE:
Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: <b>nine plus appendices and support files</b> .
Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.
I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.
3/15/16
Signature of Owner or Authorized Representative Date
Ken Gooderham, Administrator, Captiva Community Panel Printed Name of Owner or Authorized Representative
Lee County Comprehensive Plan Amendment Application Form (04/14)  Page 1 of 9

APPLICANT/AGENT/OWNER INFORMATION (Name, address and qualification of I. additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.) Applicant: Captiva Community Panel Address: P.O. Box 72 City, State, Zip: Captiva, FL 33924-0072 Phone Number: N/A Email: captivacommunitypanel@gmail.com Agent\*: Ken Gooderham/Gooderham & Associates Inc. Address: **5460 Beaujolais Lane** City, State, Zip: Fort Myers, FL 33919-2704 Phone Number: (239) 489-2616 Email: kengooderham@comcast.net Owner(s) of Record: N/A Address: City, State, Zip: Phone Number: Email: \* This will be the person contacted for all business relative to the application. II. REQUESTED CHANGE A. TYPE: (Check appropriate type) ✓ Text Amendment ☐ Future Land Use Map Series Amendment (Maps 1 thru 24) List Number(s) of Map(s) to be amended: 1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map. At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained

until after the final Board adoption hearing when a final decision is rendered.

#### affecting development potential of property) A. Property Location: 1. Site Address: Captiva Island 2. STRAP(s): N/A B. Property Information: Total Acreage of Property: 724+ Total Acreage included in Reguest: 724+ Total Uplands: 684+ Total Wetlands: 40+ Current Zoning: See enclosed maps Current Future Land Use Designation: See enclosed maps Area of each Existing Future Land Use Category: See enclosed maps Existing Land Use: See enclosed maps C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area: Lehigh Acres Commercial Overlay: N/A Airport Noise Zone 2 or 3: N/A Acquisition Area: N/A Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A Community Redevelopment Area: N/A D. Proposed change for the subject property: Update in existing goals, objective and policies E. Potential development of the subject property: 1. Calculation of maximum allowable development under existing FLUM: Residential Units/Density 651 125 Commercial intensity Industrial intensity 0 2. Calculation of maximum allowable development under proposed FLUM: Residential Units/Density 651 125 Commercial intensity Industrial intensity 0

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments

#### IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

#### A. General Information and Maps

NOTE: For <u>each</u> map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.

#### **Attached**

2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

#### Attached - no change from existing map.

Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

#### Attached - no change from existing map.

4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

#### Attached - no change from existing map.

5. Map and describe existing zoning of the subject property and surrounding properties.

#### Attached – no change from existing map.

6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in

addition to the perimeter boundary of the property for each wetland or future land use category.

The subject property is Captiva Island, as bounded by the waters of the Gulf of Mexico, Redfish Pass, Pine Island Sound/Roosevelt Channel and Blind Pass. A map of the affected land mass is enclosed, but I am not aware that a metes and bounds legal description of the island itself exists beyond the bounding waters description above

7. A copy of the deed(s) for the property subject to the requested change.

#### Not applicable

8. An aerial map showing the subject property and surrounding properties.

#### Not applicable

9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

The Captiva Community Panel is a citizens' advisory group authorized by the Lee County Board of County Commissioners under Lee County Administrative Code 13-3. The panel is operated by the Captiva Island Property Owners Association Inc. (the panel sponsor) under a contract with Lee County initially approved by the Lee County Board of County Commissioners on Jan. 8, 2002, with subsequent approvals for other task in the time since. This update is being funded by a reimbursable grant from Lee County, Contract No. 6523 with Vendor No. 367912.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

The proposed amendment will have no impact on short- or long-term traffic, except to allow investigation of unspecified transportation alternatives that might lessen overall traffic over time.

- 2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
  - a. Sanitary Sewer
  - b. Potable Water
  - c. Surface Water/Drainage Basins
  - d. Parks, Recreation, and Open Space
  - e. Public Schools.

## The proposed amendment will have no anticipated impact on these issues as detailed:

- Sanitary sewer: Such service is only available within the boundaries of South Seas Island Resort via a planted operated by Florida Governmental Utilities Authority/U.S. Water. This proposed amendment will not change that except to allow exploration of options to expand such service to the balance of the island if desired by residents/property owners.
- Potable water: No anticipated impact to service currently provided by Island Water Association.
- Surface water/drainage: No anticipated impact.
- Parks, recreation and open space: No anticipated impact.
- Public schools: No facilities exist within this area, so no impact.
- Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
  - a. Fire protection with adequate response times;
  - b. Emergency medical service (EMS) provisions;
  - c. Law enforcement;
  - d. Solid Waste:
  - e. Mass Transit: and
  - f. Schools.

There is no anticipated impact from this proposed amendment to any of the services cited here. A copy of this application will be provided to each agency for review and comment is desired.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

The proposed amendment will have no anticipated deleterious environmental impact.

#### D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

#### The proposed amendment will have no anticipated impact on historic resources.

#### E. Internal Consistency with the Lee Plan

- 1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
- List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
- 3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
- 4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.
- 1) No increases in island population are sought as part of this plan. In fact, this effort would strive to confirm the current density without the possibility of increase if that were possible.
- 2) This is an update to Goal 13 and the Objectives and Policies therein of the current Lee Plan. It seeks to update that language in accordance with community input and intent as well as in concurrence with all existing Lee Plan policies currently affected by the existing Goal 13 language.
- 3) There is no proposed impact on adjacent local governments or their comprehensive plans.
- 4) To my knowledge, there are no state or regional policy plans relevant to this proposed amendment.

#### F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)

#### Not applicable.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

#### Not applicable.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

#### Not applicable.

 Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

#### Not applicable.

G. <u>Justify the proposed amendment based upon sound planning principles</u>

Be sure to support all conclusions made in this justification with adequate data and analysis.

The proposed amendments have been drafted and review by the community at an extensive series of public meetings as part of the monthly Captiva Community Panel meetings as well as at separate/adjacent advertised workshops. There have also been community surveys and committee research done as part of this effort, with the necessary documentation, results, background materials and minutes as appropriate included in this application.

Ⅎ.	Planning Communities/Community Plan Area Requirements
	If located in one of the following planning communities/community plan areas, provide meeting summary document of the required public informational session.
	☐ Not Applicable
	☐ Alva Community Plan area [Lee Plan Objective 26.7]
	☐ Buckingham Planning Community [Lee Plan Objective 17.7]
	☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
	√ Captiva Planning Community [Lee Plan Policy 13.1.8]
	☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
	☐ Estero Planning Community [Lee Plan Objective 19.5]
	☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
	□ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
	□ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
	☐ North Olga Community Plan area [Lee Plan Objective 35.10]
	☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
	☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
	☐ Pine Island Planning Community [Lee Plan Objective 14.7]

Minutes from the necessary meetings and workshops attached.

Lee County Comprehensive Plan Amendment Application Form (04/14)

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#### **AFFIDAVIT**

I, Ken Gooderham, certify that I am the owner or authorized representative of the property

described herein, and that all answers to the questions in this application and any sketches,					
data, or other supplementary matter attached to and made a part of this application, are honest					
and true to the best of my knowledge and belief. I also authorize the staff of Lee County					
Community Development to enter upon the property during normal working hours for the					
purpose of investigating and evaluating the request made through this application.					
3/18/16					
Signature of Applicant Date					
Ken Gooderham					
Printed Name of Applicant					
STATE OF FLORIDA					
COUNTY OF LEE					
1 110					
The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3/18/16					
(date) by Kenneth Gooderham (name of person providing					
oath or affirmation), who is personally known to me or who has produced Aprivers licene					
(type of identification) as identification.					
Janu 100/					
Signature of Notary Public					
TAMMY J. COLLINS					
Notary Public, State of Florida (a why ) (a)					
2 Commission# FF 242248 (Name typed printed or stamped)					
My comm. expires Aug. 17, 2019					

## Captiva Plan Update contents

In addition to the application PDF file, this submission includes the following:

- · The Captiva Plan Update language, in both strikethrough and clean-text versions
- · An analysis of the proposed language, in three stages:
  - The initial analysis done in August 2015.
  - o Staff comments on the proposed language from September 2015.
  - The final version with notations as to the panel's response to staff suggestions.
- A timeline of the activities and meeting/workshops held in support of this plan update.
- A folder ("MapsCharts") with island zonings and elevations, FLUM and planning community data.
- A folder ("Minutes") with minutes from panel meetings January 2013 to March 2016.
- A folder ("Packets") with board packets (agendas, support materials, etc.) from January 2013 to March 2016, which were distributed to panel members and members of the public attending the panel meetings.
- A folder ("Surveys") with the community survey draft and final, mailings and a summary of responses and comments.
- A folder ("Workshops") with materials and presentation from the community workshops, including flyers advertising the workshops, presentations and questions offered at each, notes from the discussions at each and summaries offered by panel members during and after the public workshops and meetings.

#### The Captiva Plan (Proposed February 9, 2016)

GOAL 13: CAPTIVA. To maintain and enhance the historic pattern of development on Captiva, consisting of unobtrusive, low-density residential use in an environment characterized by diverse and healthy native vegetation, clean offshore water with diverse and healthy marine life, and limited commercial development and traffic. The purpose of this goal is to provide policies to confirm and reinforce that historic pattern. (Added by Ordinance No. 03-01).

GOAL 13: Captiva Community Vision. Captiva is a coastal barrier island with low-density residential development, augmented by limited commercial activities which serve residents and tourists drawn to a tranquil experience in a natural setting. As an island community, Captiva's natural resources -- beaches, waterways, wildlife and flora -- are its most important attractions, and Captiva residents regard the protection of its mangrove fringe, water quality, and dark skies as matters of paramount importance. Toward this end, the Captiva Community Panel and other Captiva community, civic and business organizations must work together with Lee County and other regulatory bodies to sustain the fragile and limited resources of the island.

Captiva residents, property owners and businesses value the following:

- An island lifestyle which respects the fragile land, coastline and waters of Captiva.
- The island's history as an environmentally special and informal resort destination.
- The island's diverse coastal community architecture and landscaping.
- A coastal community that balances tourism-oriented activities with a respect for the privacy and property rights of the island's residents.
- A community that provides a level of commercial services that reflects the balance between tourism, seasonal occupancy and year-round residency, and acknowledges the need to reduce automotive dependence and create more environmentally-sensitive alternative modes of transportation.

To achieve these ends, organizations representing Captiva residents, property owners and businesses must work together, and with Lee County for:

- Environmental protections that preserve the shoreline and natural habitats, enhance water quality, encourage the use of native vegetation, maintain the mangrove fringe, and limit noise, light, water and air pollution.
- Creative mixed-use development of traditionally commercial properties to maintain the island's neighborhood-style business community sufficient to support the needs of Captiva residents and visitors.
- Building standards that maintain existing densities and building heights, and development regulations designed to preserve the Captiva Community Vision.

• Upgrading public infrastructure and enhancing the appearance and functionality of the island's rare public spaces.

The future of the island will be secured and enhanced as present and future residents and organizations on Captiva work together to reach consensus on island goals, and work with Lee County, the Captiva Erosion Control District, the state and its agencies, and nongovernmental organizations serving the island to ensure that those goals are realized.

**OBJECTIVE 13.1:** <u>Protection of Community Resources.</u> Develop and maintain incentive and/or regulatory programs to ensure the long-term protection and enhancement of wetland habitats, water quality, natural upland habitats, community facilities, existing land use patterns, infrastructure capacity, and historically significant features on Captiva Island. (Added by Ordinance No. 03-01).

POLICY 13.1.1: <u>Subdivision of Existing RSC-2 Parcels.</u> <u>Subdividing No subdivisions of parcels that were zoned RSC-2 (Captiva Estate) on as of January 1, 2002, regardless of their zoning at any time thereafter, may be permitted is prohibited unless all of the resulting lots comply with all of the minimum lot size and dimensional requirements set forth in the Land Development Code for the RSC-2 zoned lots in Captiva district. (Added by Ordinance No. 03-01).</u>

POLICY 13.1.2: <u>Building Heights on Captiva Island</u>. The height of buildings and structures on Captiva is related to conditions such as elevation of the site above sea level and mandatory flood elevation requirements. In response to these natural and regulatory forces, the height of <u>buildings and structures</u> may not exceed the <u>least less</u> restrictive of the two following options:

- a) 35 feet above the average grade of the lot in question or 42 feet above mean sea level measured to the peak of the roof, whichever is lower; or
- b) 28 feet above the lowest horizontal member at or below the lawful base flood elevation measured to the mean level between eaves and ridge in the case of gable, hip, and gambrel roofs.

If lowest horizontal member is set above the base flood elevation, the 28 foot measurement will be measured starting from the base flood elevation.

Notwithstanding the above height limitations, purely ornamental structural appurtenances and appurtenances necessary for mechanical or structural functions may extend an additional four (4) feet above the roof peak or eight (8) feet above the mean height level in the case of gable, hip, and gambrel roofs, whichever is lower, so long as these elements equal 20% or less of the total roof area. (Added by Ordinance No. 03-01, Amended by Ordinance No. 11-19).

POLICY 13.1.3: Lee County will encourage and support efforts by Captivans to strengthen existing vegetation ordinances to establish a landscaping code for Captiva Island that will require all new development, including single family residences, to implement minimum landscaping requirements intended to preserve, promote, and enhance the existing native vegetation and tree canopy on the Island. New landscaping requirements will focus on areas including, but not limited to, buffering and separation between new structures and Captiva Drive, buffering between adjoining properties, preservation and enhancement of native plant communities including, but not limited to, beach dune community, tropical hardwood hammock, coastal scrub and mangroves. (Added by Ordinance No. 03-01)

**POLICY 13.1.34:** Beach and Shore Preservation. Lee County will continue to support the effort of the Captiva Erosion Prevention District, a beach and shore preservation authority under provisions of Chapter 161, Florida Statutes, to preserve, protect and maintain Captiva's beaches using environmentally responsible methods. (Added by Ordinance No. 03-01).

POLICY 13.1.45: Quality of Adjacent Waters. Lee County will encourage and support efforts by the Captiva community to investigate and recommend measures that will improve water quality in Pine Island Sound and the Gulf of Mexico adjacent to Captiva Island. Such measures may include regulation of the maintenance of septic systems or other onsite sewage treatment and disposal systems, and the introduction of sewers only if sized to limit development to that permitted by the Captiva Plan and Land Development Code this plan. (Added by Ordinance No. 03-01).

POLICY 13.1.56: County Information Clearinghouse. The Captiva Island Community Panel will establish a document clearing house on Captiva or will publicize the appropriate internet access, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Added by Ordinance No. 03-01).

POLICY 13.1.67: Public Informational Session for Land Use Changes. The owner or agent for any rezoning, variance, or special exception request within the Captiva Planning Community must conduct one public informational session on Captiva where the agent will provide a general overview of the project for any interested citizens. The Captiva Community Panel will receive a minimum of two weeks' notice prior to its regularly scheduled meeting in order to assure that sufficient notice is provided to the public. The applicant may conduct the public informational session on Captiva at a different time and place than the Panel's regularly scheduled meeting, but the same notice to the Captiva Community Panel shall apply.

Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible

for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. (Added by Ordinance No. 03-01).

**POLICY 13.1.78:** Public Participation. Lee County will encourage and support the solicitation of the widest possible range of public input for any future Lee Plan amendments that directly apply to Captiva or the policies adopted for Captiva under this section of the Lee Plan. To that end, Lee County is committed to provide continuing assistance to the Captiva Community as part of the Evaluation and Appraisal Report process as well as ongoing technical expertise related to the functioning of the adopted policies. (Added by Ordinance No. 03-01).

**POLICY 13.1.89:** Consistent Siting of Structures and Historical Character. Lee County will encourage and support efforts by Captiva residents and organizations Captivans to develop and submit ordinances that will encourage the siting and building design of structures consistent with the historical character of the island. (Added by Ordinance No. 03-01).

**POLICY 13.1.940:** Density Increases Prohibited. New requests for residential re-zoning, lot splits or lot-line adjustments that would decrease minimum lot area and dimensions, decrease minimum setbacks, or increase maximum lot coverage for development on said property or properties from that required by density on said property above current zoning standards will not be permitted. (Added by Ordinance No. 05-19).

POLICY 13.1.1012: <u>Criteria for Variance Approval</u>. Variances <u>and deviations shall not be</u> <u>permitted unless they meet all of the specific requirements set forth in the Land Development Code for Captiva.</u> <u>should be limited to unique, specifically authorized circumstances and will be allowed only in situations where unnecessary hardship would otherwise occur; i.e., where all of the following are met:</u>

- Where the hardship cannot be corrected by other means allowed in the ordinances,
- Where strict compliance of the regulations allows the property owner no reasonable use of the property,
- Where the variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties located on the same street and within the same Future Land Use category, unless denial of the variance would allow no reasonable use of the property,
- Where the applicant did not cause the need for the variance, and
- Where the variance is not contrary to the spirit of the ordinance. (Added by Ordinance No. 05-19)

**POLICY 13.1.13:** [Moved to Policy 13.5.5 Mangroves]

**POLICY 13.1.14:** [Moved to Policy 13.5.1 Trees Along Captiva Drive]

POLICY 13.1.1145: Telecommunications Tower. Notwithstanding anything pertaining to Captiva Community Plan Height Restriction Policy 13.1.2, due to the unique degree of public interest attached to it regarding emergency communications services, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet, provided that said new facility makes space available to the county for adequate emergency communications service coverage for Captiva, as well as co-location within the capabilities of that tower capability for all wireless carriers desirous of serving Captiva. Destruction of mangroves will not be allowed in order to build or operate such a tower or related tower facilities. The telecommunication tower will be a monopole, unless public safety is compromised. (Added by Ordinance No. 15-19).

POLICY 13.1.12: Dark Skies. The location of Captiva provides a unique view of the dark night sky that should be preserved whenever possible and without sacrificing public safety. Land development regulations applicable to exterior residential and commercial lighting must limit light pollution and light trespass, and protect wildlife from any detrimental effects.

<u>POLICY 13.1.13: Estuarine and Wetland Resources.</u> County regulations and policies affecting Captiva will encourage the protection of estuarine and wetland resources and will actively promote the preservation of native upland vegetation and wildlife habitat.

POLICY 13.1.14: Blind Pass. Lee County will support through advocacy at the federal, state, regional and local levels, efforts to maintain Blind Pass as an open pass due to its benefits to the near-shore environment, marine ecology and water quality. Lee County will cooperate with the Captiva Erosion Prevention District, the City of Sanibel, and state and federal agencies toward Blind Pass maintenance.

<u>POLICY 13.1.15: Underground Utilities.</u> Underground utilities will continue to be considered for Captiva if they would benefit Captiva residents, property owners and businesses.

**OBJECTIVE 13.2:** Mixed-Use Development. The Captiva community seeks to preserve the island's unique neighborhood-style commercial activities and to provide islanders with reasonable access to basic goods and services without having to leave the island. Toward that end, Lee County will encourage mixed-use developments in specific and appropriate commercially-zoned areas of the Captiva planning community through its regulations, policies and discretionary actions. (Added by Ordinance No. 07-09).

**POLICY 13.2.1:** Mixed-use developments as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure, are strongly encouraged on Captiva properties that were zoned C-1 or CT as of January 1, 2006. Such properties may be allowed one <u>or more</u> residential units in addition to commercial uses <u>at a density consistent with the Lee Plan</u>. Such developments will only be permitted if approved as a Commercial Planned Development <u>or Mixed-use Planned Development</u>. (Added by Ordinance No. 07-09).

OBJECTIVE 13.3: Alternative Transportation. Lee County will encourage new and existing development to incorporate pedestrian- and bicycle-friendly facilities to reduce automobile dependence and the need for increased parking facilities. The County will support steps to make the island transportation network safer for pedestrians, golf carts and bicyclists whenever possible.

OBJECTIVE 13.4: Tourism. Tourism is vital to the economic health of Captiva, but the increased traffic, noise, pollution and overcrowding sometimes associated with tourism must not overwhelm the infrastructure, amenities or limited services on the island. The Captiva Community Panel and other Captiva organizations should work to maintain the historic sense of harmony between permanent residents, seasonal residents and shorter-term visitors. Captiva will work with the Lee County Visitor and Convention Bureau to implement this policy.

POLICY 13.4.1: Short-Term Rental of Residential Units. In order to preserve the stability and tranquility of residential streets and communities, to prevent overwhelming usage of residential septic systems, to limit trash disposal consistent with residential use, to insure that traffic and parking demands do not exceed the capacity of residential streets and lots, and to insure the public safety of all Captiva residents, residential units on Captiva (excluding those in South Seas Island Resort and in other licensed resorts, hotels or motels) may not be rented for a period of less than seven (7) consecutive days, and may not be rented or leased under more than one lease at a time.

OBJECTIVE 13.5: Native Vegetation and Tree Canopy. Lee County will encourage and support efforts by Captiva to enforce and strengthen existing vegetation ordinances intended to preserve, promote, and enhance the existing native vegetation and tree canopy on the Island. The creation of a diverse and sustainable plant community on the island is encouraged. County regulations and policies affecting Captiva will permit no further degradation of estuarine and wetland resources and no loss of native upland vegetation and wildlife habitat.

POLICY 13.5.1: Trees along Captiva Drive. The restoration of the historic tree canopy and vegetation buffers along Captiva Drive between Blind Pass and the north end of Captiva Drive is encouraged. For all new tree plantings on Captiva Drive, only trees that are indigenous, native or non-invasive may be planted. The use of indigenous or native trees and vegetation requiring minimal irrigation once established is also encouraged on Captiva.

<u>POLICY 13.5.2: Invasive Vegetation and Nuisance Pests.</u> Captiva and Lee County will cooperate to stop and reduce the proliferation of invasive exotic vegetation and nuisance pests. Incentives, disincentives and regulations may be developed to accomplish this policy.

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<u>POLICY 13.5.4: New Land Developments.</u> New construction must be designed to retain the native and indigenous natural vegetation.

**POLICY 13.5.5:** <u>Mangroves.</u> Mangroves on Captiva <u>Island</u> will be protected to the greatest extent possible. <u>The Land Development Code will include setbacks from the mangrove fringe along Captiva to protect the shoreline and structures.</u> (Added by Ordinance No. 05-19). (Formerly 13.1.13).

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# THE LEE PLAN AND FOR CAPTIVA ISLAND

# A REPORT TO THE CAPTIVA COMMUNITY PANEL August 2015



Max Forgey, AICP
Forgey Planning Services
4637 Vincennes Boulevard, Suite 1
Cape Coral, Florida 33904

#### LEE COUNTY BOARD OF COUNTY COMMISSIONERS

John Manning, District 1
Cecil Pendergrass, District 2
Larry Kiker, District 3
Brian Hamman, Chair District 4
Frank Mann, District 5

#### LEE COUNTY STAFF

Roger Desjarlais, Lee County Manager
Dave Loveland, AICP; Acting Director Community Development
Sharon Jenkins-Owen, AICP; Principal Planner & Liaison to Captiva Community

#### 2015 CAPTIVA COMMUNITY PANEL

Mike Kelly, President
Sandy Stilwell, Vice President
Jerry McClure, Secretary
Jack Cunningham, Treasurer
Mike Boris

Jay Brown David Rohn Dave Jensen David Mintz Bob Walter

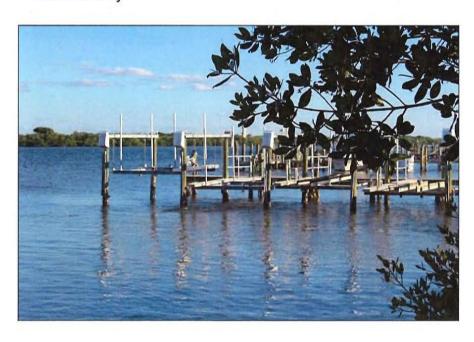
Ken Gooderham, Administrator

#### **Forgey Planning Services**

Max Forgey, AICP Julia B. Davis, AICP Patrick C. White

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## I. Overview of Captiva Plan Update

The Lee Plan, Lee County's **Comprehensive Plan**, was first adopted by the Board of County Commissioners in 1984. It was the first plan in Lee County to feature a Future Land Use Map (FLUM) and Levels of Service (LOS) standards for infrastructure and services, and was a precursor of Florida's 1985 Growth Management Act. The Lee Plan, which was adopted following an unprecedented series of public meetings an hearings, featured an Urban Service Area and set aside large areas for agriculture and conservation. The Lee Plan has been amended several times since 1984 through the Evaluation and Appraisal Report (EAR) process mandated by the Growth Management Act, expanding the text of the Lee Plan and enlarging the Urban Services Area.

The most recent EAR amendment cycle is the **New Horizon** 2035 Plan which was launched in April and May 2012 with a series of twelve public visioning sessions, including one in Captiva, which focused on five topics: *Livability, Strengthening Connections, Community Character,* and *Sustainability.* After the workshops were completed, County staff forwarded a set of proposed revised elements to the County's Local Planning Agency (LPA) for consideration. The last of these elements, the Future Land Use Element (FLUE) was reviewed by the LPA on Aug. 25, 2014, although some maps were sent to the LPA in January 2015. At this time, it is uncertain when the Lee County Administration and BCC will take up the plan EAR again.

The Captiva Plan is a **Community Plan**, which was also adopted as a part of the Lee Plan in 2003. It contains one goal and a set of objectives and policies to guide future development on Captiva Island. In Lee County, community plans are adopted by ordinance as amendments to the Lee Plan.

The Captiva Plan was prepared under the auspices of the Captiva Community Panel, which was established by the Captiva Property Owners' Association (CPOA), a 501(c)3 corporation. The Panel contracts with the Board of County Commissioners to update and maintain the Captiva Plan. Over the years, the Panel has conducted more than 100 public meetings and workshops, which address planning and other community issues, such as public safety and environmental protection.

The Captiva Community Panel maintains a website that contains past agendas, minutes, and documents detailing the history of the Captiva Community Plan. To access these documents, go to: <a href="http://www.captivacommunitypanel.com/captiva\_plan.html">http://www.captivacommunitypanel.com/captiva\_plan.html</a>

Amendments to the Community Plan. Since 2003, the Community Plan has been amended three times—there were several amendments to the text in 2005, an amendment addressing mixed use development in 2007 and one amendment—concerning building height—in 2011.

The Building Height Amendment of 2011. The building height amendment was particularly significant because it came at the end of several years of controversy concerning building heights on the island. Although there was a strong consensus against high-rise and mid-rise development on Captiva—roughly defined as two habitable floors above a lower level for parking—changing conditions

had made the old standard ("35 feet above the average grade of the lot or 42 feet above mean sea level measured to the peak of the roof") difficult to implement for property owners seeking to build or rebuild on an existing lot.

These conditions included the State of Florida's Coastal Construction Control Line (CCL), which had shifted inward, forcing residents to begin their measurements from an increasingly higher elevation, without relief from the regulations in force. Homebuilders also found that the peak of the roof standard encouraged the construction of flat topped roofs that clashed with the island aesthetic that most Captivans wished to continue. By adopting revised Policy 13.1.2 of the Lee County Comprehensive Plan in CPA 2010-15 on Sept. 28, 2011, the Board of County Commissioners affirmed the Panel's recommendation that residents be permitted to choose the old standard or a new standard—"28 feet above the lowest horizontal member at or below the lawful base flood elevation measured to the mean level between eaves and ridge in the case of gable, hip, and gambrel roofs."

Land Development Code (LDC) amendments. On Sept.11, 2012, the Board of County Commissioners adopted a set of major amendments to Section 33 of the Lee County Land Development Code, based upon the testimony received by the Panel over the previous three years. (See Appendix 2) In addition to the building height language in Policy 13.1.2 which restated CPA 2010-15 verbatim, the LDC amendments addressed major changes to signage regulation, short term rental of residential property, and other issues.

**Contract with Lee County**. On Sept.3, 2013, the Board of County Commissioners approved a new contract with the Panel to explore possible revisions to the Captiva Plan and the Land Development Code, but with emphasis on the former.

Visioning Exercise. In early 2012, the Captiva Community Panel conducted a series of informal visioning sessions to engage the public in expressing community directions and values. At that time, the Panel and its advisers, Ken Gooderham and Max Forgey, hoped to propose the vision statements for amendment to the Lee Plan as a part of the County's New Horizon 2035 initiative, which has subsequently become stalled. The 2012 visioning language was reconsidered by the Panel in the spring of 2015 and is proposed for incorporation into the Lee County Comprehensive Plan as a part of this report. The Panel, after lengthy deliberation, identified a community vision that is contained in the revised Goal 13, placing strong emphasis upon the island's natural environment, its tranquil ambience and unhurried lifestyle, and the balance of economic and environmental needs.

The proposed Goal 13 contains six value statements (e.g. valuing "the island's history as an informal resort destination" and "recognition of its fragility as a coastal high hazard area") and seven items for cooperation with Lee County (e.g. "[s]horeline and natural resources management" and "[b]uilding standards that limit density, restrict height, maintain lot sizes and reduce the intensity of uses through land use and zoning practices.")

**Community Survey**. In the fall of 2013, Ken Gooderham conducted a detailed survey of attitudes and preferences on Captiva to prepare for the Workshops. The topics included:

- Landscaping Historic Preservation
- Lighting
- Economic Development
- Pedestrian Connectivity & Safety
- Parking
- Future Direction of Captiva Community Panel

For a detailed summary of the survey, see Appendix 3 to this report.

A survey was drafted, reviewed and revised over the course of four panel meetings in summer/fall 2013. The final survey was compiled and presented online through an electronic survey website. A link to this survey was mailed to every property owner and voter on the island; owners of multiple properties received a single mailed link, but owners who were also registered voters received two links. (Owners who requested a printed version were given appropriate contact information and a paper survey was mailed to them.) Results (including text answers to open-ended questions and requests for comments) were compiled and presented to the panel and public at a public meeting, and these results were also posted online at the panel's website.

Summary of results of Visioning Exercise, Community Survey, Workshops, and Public Meetings Conducted by the Captiva Community Panel.

#### Historic Preservation—

Survey respondents expressed strong support for historic preservation, particularly for historic houses, but differed as to whether voluntary compliance or regulatory action would be more effective.

#### Lighting—

Survey respondents value dark skies and are generally satisfied with existing levels of lighting on the island, although there is substantial support for regulation which discourages the upward lighting. They advocate continued enforcement of existing regulations.

#### Commercial Core/ The Village—

Survey respondents are generally satisfied with the existing mix of commercial and residential uses on the island, although they find that traffic continues to be a source of conflict. While many residents would like to see a better variety of shopping opportunities, most respondents regard this as unlikely. At the workshops, the Commercial Core/ Andy Rosse Lane/ pedestrian/ cyclist interface was a major topic of discussion.

### Bicycle/ Pedestrian Safety—

Among survey respondents there was a sharp division between those who were satisfied with cycling and pedestrian opportunities on the island and those who found these activities dangerous. Again, this was a topic of lengthy and animated discussion at the Workshops.

#### II. Draft Amendments to Lee Plan

## Proposed Lee Plan Language

Transmitted to Lee County by Captiva Community Panel April 14, 2015

For existing Captiva Community Plan Goal, Objectives & Policies, see Appendix 1

GOAL 13: CAPTIVA COMMUNITY VISION. Captiva Island is a coastal barrier island with a low-density residential lifestyle and economic base, augmented by commercial activities which serve residents and tourists who are drawn toward a tranquil, unhurried experience in a natural setting. As an island community, Captiva's natural environment -- beaches, wildlife and flora -- is its most important attraction, and Captiva residents regard the protection of its mangrove fringe, water quality, and dark skies as matters of paramount importance. Toward this end, its residents, owners and the business community must work together, with Lee County and other regulatory bodies to sustain the fragile and limited resources of the island.

Through its efforts and support, the Captiva community has shown that it values the following:

- A lifestyle which is mindful of the land and sea environments surrounding the island; commercial
  sustainability to allow residents access to basic needs without undue travel and encouraging services and
  facilities that support a community of individuals living together.
- · The island's history as an informal resort destination.
- The island's future as a community that maintains high aesthetic and environmental standards.
- The sense of the island as a coastal community, balancing diversity of coastal community architecture, landscape, and tourism-oriented commercial activities with a respect for the privacy and property rights of the island's permanent and seasonal residents.
- Levels of services that reflect and acknowledge the balance between tourism, non-resident property ownership, seasonal occupancy and year-round residency.
- · Recognition of its fragility as a coastal high hazard area.

To achieve these ends, Captivans must work together and with Lee County for:

- Environmental preservation, including enhanced water quality, encouraging the use of native vegetation, and maintaining the mangrove fringe protecting the island's shores, while limiting noise, light, water, and air pollution.
- Shoreline and natural resources management to preserve habitat, recreation and sustainability.
- Accommodating mixed uses of traditionally commercial properties to maintain a business community sufficient to support the immediate needs of island residents and visitors.

- Development and appearance standards that acknowledge the unique natural setting and hazards, which include overwash, erosion, invasive vegetation, and outdated lot sizes.
- Creative responses to the economic pressure which encourages lot-by-lot redevelopment that maximizes building footprints and envelopes to the detriment of community appearance.
- Upgrading public infrastructure and enhancing the appearance and functionality of the island's rare public spaces.
- Building standards that limit density, restrict height, maintain lot sizes and reduce the intensity of uses through land use and zoning practices.

The future of the island will be secured and enhanced as Captivans (present and future) work together to reach consensus on island needs and goals, and work in unison with Lee County, the Captiva Erosion Prevention District, the state and its agencies, and nongovernmental organizations serving the island to ensure those goals are realized.

**OBJECTIVE 13.1:** *Protection of community resources.* Develop and maintain incentive and/or regulatory programs to ensure the long-term protection and enhancement of wetland habitats, water quality, natural upland habitats, community facilities, existing land use patterns, infrastructure capacity, and historically significant features on Captiva Island.

**POLICY 13.1.1:** Subdivision of existing RSC-2 parcels. No subdivisions of parcels that were zoned RSC-2 (Captiva Estate) on January 1, 2002, regardless of their zoning at any time thereafter, may be permitted unless all of the resulting lots comply with all of the minimum lot size and dimensional requirements in the RSC-2 district.

**POLICY 13.1.2:** *Building heights.* Due to the nature of a barrier island, the height of buildings and structures is dependent on conditions such as elevation of the site above sea level and mandatory flood elevation requirements. In response to these conditions, the height of buildings and structures may not exceed the less restrictive of the two following options:

- a) 35 feet above the average grade of the lot in question or 42 feet above mean sea level measured to the peak of the roof, whichever is lower; or
- b) 28 feet above the lowest horizontal member at or below the lawful base flood elevation measured to the mean level between eaves and ridge in the case of gable, hip, and gambrel roofs.

If lowest horizontal member is set above the base flood elevation the 28 foot measurement will be measured starting from the base flood elevation.

If the Village, Gold Coast, Tween Waters or South Seas neighborhoods wish to establish building height standards to fit the unique characteristics of those neighborhoods, such standards can be set forth in the Land Development Code, as long as building heights in these neighborhoods cannot exceed those allowed by this policy and any such modifications are supported by a clear majority of the affected property owners.

Notwithstanding the above height limitations, purely ornamental structural appurtenances and appurtenances necessary for mechanical or structural functions may extend an additional four (4) feet above the roof peak or eight (8) feet above the mean height level in the case of gable, hip, and gambrel roofs, whichever is lower, so long as these elements equal 20% or less of the total roof area.

#### **POLICY 13.1.3:** [Intentionally left blank]

**POLICY 13.1.4:** *Beach and shore preservation.* Lee County will continue to support the effort of the Captiva Erosion Prevention District, a beach and shore preservation authority under provisions of Chapter 161, Florida Statutes, to preserve, protect and maintain Captiva's beaches using environmentally responsible methods.

**POLICY 13.1.5:** *Quality of adjacent waters.* Lee County will encourage and support efforts by the Captiva community to investigate and recommend measures that will improve water quality in Pine Island Sound and the Gulf of Mexico adjacent to Captiva Island. Such measures may include regulation of septic systems and sewers only if sized to limit development to that permitted by this plan.

**POLICY 13.1.6:** County information clearinghouse. The Captiva Island Community will establish a document clearing house on Captiva, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**POLICY 13.1.7:** *Public informational session for land use changes.* The owner or agent for any rezoning, variance, or special exception request within the Captiva Planning Community must conduct one public informational session on Captiva where the agent will provide a general overview of the project for any interested citizens. The Captiva Community Panel will receive a minimum of two weeks' notice, along with a packet of materials for consideration, prior to its regularly scheduled meeting in order to assure that sufficient notice is provided to the public. The applicant may request a meeting at a different time and place than the Panel's regularly scheduled meeting, but the same notice and packet requirements shall apply.

Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.

**POLICY 13.1.8:** *Public participation.* Lee County will encourage and support the solicitation of the widest possible range of public input for any future Lee Plan amendments that directly apply to Captiva or the policies adopted for Captiva under this section of the Lee Plan. To that end, Lee County is committed to provide continuing assistance to the Captiva Community as part of the Evaluation and Appraisal Report process as well as ongoing technical expertise related to the functioning of the adopted policies.

**POLICY 13.1.9:** Consistent siting of structures and historical character. Lee County will encourage and support efforts by Captivans to develop and submit ordinances that will encourage the siting and building of structures consistent with the historical character of the island.

**POLICY 13.1.10:** *Density increases prohibited.* New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. (Added by Ordinance No. 05-19) No further residential lot splits or lot line adjustments will be permitted in the Village if they would result in increases in density or intensity of use.

**POLICY 13.1.11:** *Criteria for variance approval.* Variances should be limited to unique, specifically authorized circumstances and will be allowed only in situations where unnecessary hardship would otherwise occur; i.e., where all of the following are met:

- Where the hardship cannot be corrected by other means allowed in the ordinances,
- Where strict compliance of the regulations allows the property owner no reasonable use of the property,
- Where the variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties located on the same street and within the same Future Land Use category, unless denial of the variance would allow no reasonable use of the property,
- Where the applicant did not cause the need for the variance, and
- Where the variance is not contrary to the spirit of the ordinance.

#### [Policies 13.1.12 and 13.1.13 intentionally left blank]

**POLICY 13.1.14:** *Telecommunications tower*. Notwithstanding anything pertaining to Captiva Community Plan Height Restriction Policy 13.1.2, due to the unique degree of public interest attached to it regarding emergency communications services, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet, provided that said new facility makes space available to the county for adequate emergency communications service coverage for Captiva, as well as co-location within the capabilities of that tower for all wireless carriers desirous of serving Captiva. Destruction of mangroves will not be allowed in order to build or operate such a tower or related tower facilities. The telecommunication tower will be a monopole, unless public safety is compromised.

**POLICY 13.1.15:** *Dark skies.* The location of Captiva Island provides a unique view of the dark night sky that should be preserved whenever possible and without sacrificing public safety. Lee County will rely whenever possible upon public education and voluntary efforts to maintain dark skies on the island. If those efforts prove ineffective, Lee County will support the Captiva community's efforts to craft and codify land development

regulations applicable to exterior residential and commercial lighting as a means to limit light pollution, light trespass and its potential detrimental effects on wildlife to the greatest extent possible.

**POLICY 13.1.16:** *Estuarine and wetland resources.* County regulations, policies, and discretionary actions affecting Captiva Island will permit no further degradation of estuarine and wetland resources and will promote the preservation of native upland vegetation and wildlife habitat.

**POLICY 13.1.17:** *Blind Pass.* Lee County will support through advocacy at the federal, state, and regional level, efforts by the Captiva community to maintain Blind Pass as an open pass due to its benefits to the near-shore environment, marine ecology and water quality. Lee County will support efforts by the Captiva Erosion Prevention District to work with the City of Sanibel, county staff and state and federal agencies toward Blind Pass maintenance.

**POLICY 13.1.18:** *Underground utilities.* Underground utilities will continue to be considered if supported by the affected property owners.

**OBJECTIVE 13.2: MIXED USE DEVELOPMENT.** The Captiva community seeks to preserve the island's unique neighborhood-style commercial activities and to provide islanders with reasonable access to basic goods and services without having to leave the island. Toward that end, Lee County will encourage mixed use developments in specific and appropriate areas of the Captiva planning community through its regulations, policies and discretionary actions.

**POLICY 13.2.1:** *Mixed use developments.* Mixed use developments as defined in the Lee Plan, and mixed use developments containing both commercial and residential uses within the same structure, are strongly encouraged on Captiva properties that were zoned C-1 or CT as of Jan. 1, 2006. Such properties may be allowed one or more residential units in addition to commercial uses at a density consistent with the Lee Plan. Such developments will only be permitted if approved as a Commercial Planned Development.

**OBJECTIVE 13.3: TRANSPORTATION.** The Captiva Community will continue its efforts to limit automotive traffic on the island.

**POLICY 13.3.1**: *Alternate transportation*. On Captiva, Lee County will encourage pedestrian- and bicycle-friendly development and trolley service that does not increase automobile dependence or increased parking. The County will support steps to make the island transportation network safer for pedestrians, golf carts, and bicyclists whenever possible.

**OBJECTIVE 13.4: TOURISM:** Tourism is vital to the economic health of Captiva, but must not overwhelm the infrastructure, amenities or limited services on the island and should maintain the historic sense of harmony between permanent residents, seasonal residents and shorter-term visitors.

**POLICY 13.4.1**: *Short-term rental of residential units*. Residential units on Captiva Island (excluding those in South Seas Island Resort) may not be rented for a period of less than seven (7) consecutive days.

OBJECTIVE 13.5: NATIVE VEGETATION AND TREE CANOPY: Lee County will encourage and support efforts by Captivans to enforce and strengthen existing vegetation ordinances intended to preserve, promote, and enhance the existing native vegetation and tree canopy on the Island. The creation of a diverse and sustainable plant community on the island is encouraged. County regulations, policies, and discretionary actions affecting Captiva Island will permit no further degradation of estuarine and wetland resources and no unnecessary loss of native upland vegetation and wildlife habitat.

**POLICY 13.5.1**: *Trees along Captiva Drive*. Indigenous or native trees and other non-invasive species should be planted and maintained along Captiva Drive between Blind Pass and the north end of Captiva Drive to facilitate the restoration of the historic tree canopy and vegetation buffers. The use of indigenous or native trees and vegetation requiring minimal irrigation once established is encouraged on all properties on Captiva Island.

**POLICY 13.5.2**: *Invasive vegetation and nuisance pests*. The Captiva community and Lee County will cooperate to stop the proliferation of invasive exotic vegetation and nuisance pests as identified by the Exotic Pest Plant Council of Florida or its successor bodies. Incentives, disincentives and regulations may be developed to accomplish this policy.

**POLICY 13.5.3:** *Heritage trees.* Heritage trees, as defined in the Land Development Code, will be preserved or when possible, may be relocated on-site. If a heritage tree must be removed from the site then a replacement tree with a minimum 20-foot height must be planted within an appropriate open space.

**POLICY 13.5.4**: *New land developments*. New construction on Captiva Island should be designed to maintain or be compatible with the native and indigenous natural environment, especially when significant tree canopies or unique natural habitats exist on the parcel.

POLICY 13.5.5: Mangroves. Mangroves on Captiva Island will be protected to the greatest extent possible.



### Appendix 1: Existing Captiva Community Plan Goal, Objectives, and Policies

These are the goal, objectives, and policies as they currently appear in the Lee Plan.

GOAL 13: CAPTIVA. To maintain and enhance the historic pattern of development on Captiva, consisting of unobtrusive, low-density residential use in an environment characterized by diverse and healthy native vegetation, clean offshore water with diverse and healthy marine life, and limited commercial development and traffic. The purpose of this goal is to provide policies to confirm and reinforce that historic pattern. (Added by Ordinance No. 03-01)

**OBJECTIVE 13.1:** Develop and maintain incentive and/or regulatory programs to ensure the long-term protection and enhancement of wetland habitats, water quality, natural upland habitats, community facilities, existing land use patterns, infrastructure capacity, and historically significant features on Captiva Island. (Added by Ordinance No. 03-01)

**POLICY 13.1.1:** No subdivisions of parcels that were zoned RSC-2 (Captiva Estate) on January 1, 2002, regardless of their zoning at any time thereafter, may be permitted unless all of the resulting lots comply with all of the minimum lot size and dimensional requirements in the RSC-2 district. (Added by Ordinance No. 03-01)

**POLICY 13.1.2:** Due to the nature of a barrier island, the height of buildings and structures is dependent on conditions such as elevation of the site above sea level and mandatory flood elevation requirements. In response to these conditions, the height of buildings and structures may not exceed the least restrictive of the two following options:

- a) 35 feet above the average grade of the lot in question or 42 feet above mean sea level measured to the peak of the roof, whichever is lower; or
- b) 28 feet above the lowest horizontal member at or below the lawful base flood elevation measured to the mean level between eaves and ridge in the case of gable, hip, and gambrel roofs.

If lowest horizontal member is set above the base flood elevation the 28 foot measurement will be measured starting from the base flood elevation.

Notwithstanding the above height limitations, purely ornamental structural appurtenances and appurtenances necessary for mechanical or structural functions may extend an additional four (4) feet above the roof peak or eight (8) feet above the mean height level in the case of gable, hip, and gambrel roofs, whichever is lower, so long as these elements equal 20% or less of the total roof area. (Added by Ordinance No. 03-01, Amended by Ordinance No. 11-19)

POLICY 13.1.3: Lee County will encourage and support efforts by Captivans to strengthen existing vegetation ordinances to establish a landscaping code for Captiva Island that will require all new development, including single family residences, to implement minimum landscaping requirements intended to preserve, promote, and enhance the existing native vegetation and tree canopy on the Island. New landscaping requirements will focus on areas including, but not limited to, buffering and separation between new structures and Captiva Drive, buffering between adjoining properties, preservation and enhancement of native plant communities including, but not limited to, beach dune

community, tropical hardwood hammock, coastal scrub and mangroves. (Added by Ordinance No. 03-01)

- **POLICY 13.1.4:** Lee County will continue to support the effort of the Captiva Erosion Prevention District, a beach and shore preservation authority under provisions of Chapter 161, Florida Statutes, to preserve, protect and maintain Captiva's beaches using environmentally responsible methods. (Added by Ordinance No. 03-01)
- **POLICY 13.1.5:** Lee County will encourage and support efforts by the Captiva community to investigate and recommend measures that will improve water quality in Pine Island Sound and the Gulf of Mexico adjacent to Captiva Island. Such measures may include sewers only if sized to limit development to that permitted by this plan. (Added by Ordinance No. 03-01)
- **POLICY 13.1.6:** The Captiva Island Community will establish a document clearing house on Captiva, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Added by Ordinance No. 03-01)
- **POLICY 13.1.7**: The owner or agent for any rezoning, variance, or special exception request within the Captiva Planning Community must conduct one public informational session on Captiva where the agent will provide a general overview of the project for any interested citizens.

Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. (Added by Ordinance No. 03-01)

- **POLICY 13.1.8:** Lee County will encourage and support the solicitation of the widest possible range of public input for any future Lee Plan amendments that directly apply to Captiva or the policies adopted for Captiva under this section of the Lee Plan. To that end, Lee County is committed to provide continuing assistance to the Captiva Community as part of the Evaluation and Appraisal Report process as well as ongoing technical expertise related to the functioning of the adopted policies. (Added by Ordinance No. 03-01).
- **POLICY 13.1.9:** Lee County will encourage and support efforts by Captivans to develop and submit ordinances that will encourage the siting and building of structures consistent with the historical character of the island. (Added by Ordinance No. 03-01).
- **POLICY 13.1.10:** New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. (Added by Ordinance No. 05-19)

**POLICY 13.1.11:** Variances should be limited to unique, specifically authorized circumstances and will be allowed only in situations where unnecessary hardship would otherwise occur; i.e., where all of the following are met:

- Where the hardship cannot be corrected by other means allowed in the ordinances,
- Where strict compliance of the regulations allows the property owner no reasonable use of the property,
- Where the variance will not constitute a grant of special privilege inconsistent with the limitation
  upon uses of other properties located on the same street and within the same Future Land Use
  category, unless denial of the variance would allow no reasonable use of the property,
- Where the applicant did not cause the need for the variance, and
- Where the variance is not contrary to the spirit of the ordinance.

(Added by Ordinance No. 05-19)

**POLICY 13.1.12:** Mangroves on Captiva Island will be protected to the greatest extent possible. (Added by Ordinance No. 05-19)

**POLICY 13.1.13:** Within two years of the adoption of this policy Indigenous or Native trees will be replanted and maintained along Captiva Drive between Blind Pass and the north end of Captiva Drive. The replanting of trees within the Captiva Drive right-of-way is needed to replace the loss of tree canopy following Hurricane Charley. A comprehensive Captiva Drive landscape plan that addresses specific native tree species, tree placement, public safety, access and utilities to facilitate the restoration of tree canopy will be created. The comprehensive Captiva Drive landscape plan will identify funding sources for implementing the plan and will designate the entity or entities responsible for long term maintenance. (Added by Ordinance No. 05-19)

POLICY 13.1.14: Notwithstanding anything pertaining to Captiva Community Plan Height Restriction Policy 13.1.2, due to the unique degree of public interest attached to it regarding emergency communications services, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet, provided that said new facility makes space available to the county for adequate emergency communications service coverage for Captiva, as well as co-location within the capabilities of that tower for all wireless carriers desirous of serving Captiva. Destruction of mangroves will not be allowed in order to build or operate such a tower or related tower facilities. The telecommunication tower will be a monopole, unless public safety is compromised. (Added by Ordinance No. 05-19)

**OBJECTIVE 13.2: MIXED USE DEVELOPMENT.** The Captiva community seeks to preserve the island's unique neighborhood-style commercial activities and to provide islanders with reasonable access to basic goods and services without having to leave the island. Toward that end, Lee County will encourage mixed use developments in specific and appropriate areas of the Captiva planning community through its regulations, policies and discretionary actions. (Added by Ordinance No. 07-09)

**POLICY 13.2.1:** Mixed use developments as defined in the Lee Plan, and mixed use developments containing both commercial and residential uses within the same structure, are strongly encouraged on Captiva properties that were zoned C-1 or CT as of Jan. 1, 2006. Such properties may be allowed one residential unit in addition to commercial uses. Such developments will only be permitted if approved as a Commercial Planned Development. (Added by Ordinance No. 07-09)

## Appendix 2: Existing Land Development Code Section 33 (Captiva-specific)

#### ARTICLE IX. CAPTIVA

#### **DIVISION 1. IN GENERAL**

## Sec. 33-1611. Applicability.

- (a) Scope. The provisions of article IX apply to development located on Captiva Island not specifically exempted under section 33-1613, "Existing development" below, as defined in Goal 13 of the Lee County Comprehensive Plan, but excluding Upper Captiva, Cayo Costa, Useppa, Buck Key, and Cabbage Key. This Article applies to development and redevelopment located on Captiva Island unless specifically stated otherwise.
- (b) Zoning. This article applies to requests to rezone property on Captiva Island.
- (c) *Development orders*. This article applies to development orders and limited review development orders described in sections 10-174(1), 10-174(2) and 10-174(4)a. that are requested on Captiva Island.
- (d) Demonstrating compliance. Compliance with the standards set forth in this article must be demonstrated on the drawings or site development plans submitted in conjunction with an application for development order approval or with a building permit application if a development order is not required.
- (e) Unless specifically provided herein, development within the area defined as South Seas Resort is exempt from this article, so long as the development complies with the Administrative Interpretation, ADD2002-00098, adopted by the Board of County Commissioners in 2002.

(Ord. No. 12-19, § 2, 9-11-12; Ord. No. 13-10, § 9, 5-28-13)

## Sec. 33-1612. Community review.

- (a) **Applications requiring review.** The owner or agent applying for the following county approvals must conduct at least one public information meeting on Captiva Island prior to obtaining a finding of sufficiency:
  - (1) Development orders.
  - (2) Planned development zoning actions, including administrative deviations amending the approved master concept plan or other provisions of the applicable zoning resolution.
  - (3) Special exception and variance requests.
  - (4) Conventional rezoning actions.
  - (5) Administrative actions.
- (b) **Meeting requirements**. The applicant submitting the application requiring review under this section must conduct at least one public informational meeting in conjunction with a publicly advertised meeting, including public notification in community-based media outlets. The applicant must provide a general overview of the project for interested citizens. The applicant is responsible for providing the meeting space

and security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to the issues raised. The meeting must be advertised no later than five days prior to the date of the meeting.

(Ord. No. 12-19, § 2, 9-11-12; Ord. No. 13-10, § 9, 5-28-13)

# Sec. 33-1613. Existing development and planned developments.

Existing, approved master concept plans may be voluntarily brought into compliance with the Captiva Community Plan or any regulation contained in this Article through the administrative amendment process. No public hearing will be required if the sole intention is for existing planned developments to comply with these regulations. All other requests to change the zoning designation of a parcel must comply with the notice and hearing requirements under F.S. § 125.66.

(Ord. No. 12-19, § 2, 9-11-12)

#### Sec. 33-1614. Definitions.

The following definitions are in addition to those set forth in other chapters of this LDC and are applicable to the provisions set forth in this article only. If, when construing the specific provisions contained in this article, these definitions conflict with definitions found elsewhere in this LDC, then the definitions set forth below will take precedence.

Caretaker: A person employed to look after a public building or a house in the owner's absence.

**Cupola:** A covered tower or vault, without a separate source of heating or air-conditioning, which may contain an underlying floor, which rises from a roof ridge, and is typically enclosed by opaque walls. (See "Lantern.")

**Domestic employee:** A person who works within the employer's household providing a variety of household services for an individual or a family.

**Dormer:** A projection from a sloping roof that includes a window.

**Dwelling unit, accessory:** A single-family dwelling unit, intended for use by guests or domestic employees, which is located on a lot or parcel containing one principal dwelling unit, and which is smaller than, and detached from, the principal dwelling unit. For purposes of this definition, guests shall mean persons staying on the property at the invitation of the property owner or lessee.

**Dwelling unit, principal:** The largest single-family dwelling unit, measured in square feet of enclosed living area, located on a lot or parcel containing more than one single-family dwelling unit. (See "Dwelling unit, accessory.")

**Façade articulation**: An extrusive architectural element or decorative feature which provides visual relief from an exterior wall, e.g. a buttress, pilaster, bay window, or oriel.

Family: One or more persons occupying a dwelling unit and living as a single nonprofit housekeeping unit, provided that a group of three or more adults who are not related by blood, marriage or adoption shall not be deemed to constitute a family, and further provided that domestic employees may be housed on the premises without being counted as a separate or additional family. The term "family" shall not be construed to mean a fraternity, sorority, club, monastery, convent or institutional group.

Guest: See "Dwelling unit, accessory."

**Lantern:** A covered tower or vault, without heating or air-conditioning, rising from a roof ridge, which may contain an underlying floor and is typically enclosed by windows to admit light in order to function as a solarium, observatory, viewing area, or similar use. (See "Cupola.")

Lessee: A person renting property under a written lease from an owner (lessor).

Lock-off accommodations: A portion of a principal or accessory dwelling unit, typically without a kitchen, that is separated from the unit and made available for long-or short-term rental or other use. Where the floor area of a dwelling unit contains lock-off accommodations that can be occupied separately from the main living unit, the lock-off accommodations will be counted as a full dwelling unit when computing the allowable density as provided in section 34-1546. To be counted as a dwelling unit, the lock-off accommodations must contain at least one bedroom with a bathroom and be accessible from a separate door, entering from outside the dwelling unit or a common foyer.

On-site Treatment and Disposal System (OSTDS): Consistent with F.S. § 381.0065(2)(j), means a system that contains a standard subsurface, filled, or mound drainfield system; an aerobic treatment unit; a graywater system tank; a laundry wastewater system tank; a septic tank; a grease interceptor; a pump tank; a solids or effluent pump; a waterless, incinerating, or organic waste-composting toilet; or a sanitary pit privy installed or proposed to be installed beyond the building sewer on land of the owner or on other land to which the owner has the legal right to install a system. The term includes items placed within, or intended to be used as a part of or in conjunction with, the system. This term does not include package sewage treatment facilities and other treatment works regulated under F.S. ch. 403.

Renter: One who pays rent for the use of another's property; a tenant.

**Roofline articulation:** An architectural element or decorative feature that provides visual relief from a horizontal roof ridge, e.g. a parapet, widow's walk, cupola, or lantern.

(Ord. No. 12-19, § 2, 9-11-12)

#### Sec. 33-1615. Deviations and variances.

(a) Variances or deviations may be requested in accordance with <u>chapter 34</u>. If an applicant desires to deviate from the architectural, site design or landscaping guidelines in this article, an applicant may do so at the time of development order in accordance with <u>section 10-104(b)</u>. A rendered drawing to scale, showing

the design, and clearly demonstrating the nature of the requested deviation or variance, must be submitted as part of the application.

- (b) Variances and deviations will be allowed only where unnecessary hardship would occur; i.e. where the following findings, in addition to the findings required by section 34-145, are met:
  - (1) The hardship cannot be corrected by other means allowed in the code;
  - (2) Strict compliance of the regulations allows the property owner no reasonable use of the property, building or structure;
  - (3) The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties located on the same street and within the same Future Land Use category, unless denial of the variance would allow no reasonable use of the property, building or structure;
  - (4) The applicant did not cause the need for the variance;
  - (5) The variance to be granted is the minimum variance that will make possible the reasonable use of the property, building or structure; and
  - (6) The variance is not specifically prohibited in this article and not otherwise contrary to the spirit of the ordinance.

(Ord. No. 12-19, § 2, 9-11-12; Ord. No. 13-10, § 9, 5-28-13)

Secs. 33-1616—33-1620. Reserved.

#### **DIVISION 2. ENVIRONMENTAL STANDARDS**

Sec. 33-1621. Water quality.

Prior to the issuance of a development order, zoning, or building permits for a new building or an addition or remodeling to convert existing space to living area, for properties that contain existing OSTDS, the applicant must provide written documentation indicating the approximate date the System was constructed and the last date the OSTDS was serviced or received a pumpout by a licensed septic contractor.

(Ord. No. 12-19, § 2, 9-11-12)

Secs. 33-1622-33-1625. Reserved.

#### **DIVISION 3. PROPERTY DEVELOPMENT REGULATIONS**

#### Sec. 33-1626. Residential single-family estate district.

- (a) Subdivisions of parcels that were zoned RSC-2 on January 1, 2002, regardless of the zoning designation thereafter, are prohibited unless the resulting lots comply with the minimum lot size and dimensional requirements in the RSC-2 district.
- (b) RSC-2 zoning includes the following standards:
  - (1) Lot area: 43,560 square feet minimum.1

<sup>&</sup>lt;sup>1</sup> The numeral (1) was omitted from the Municode version of this document and has been added for sake of clarity.

- (2) Lot width: 100 feet minimum.
- (3) Lot depth: 200 feet minimum.
- (4) Setbacks:
  - a. Street: 50 feet minimum. In the instance that the property is bisected by the Coastal Construction Control Line, leaving a limited area for development or redevelopment, the Director may authorize a lesser street setback, but the setback may not be less than 20 feet from the public street right-of-way, and relief must be limited to that which provides a reasonable use of the property while not adversely affecting the aesthetics of the neighboring or adjoining lots.
  - b. Side yard: 10 feet minimum.
  - c. Rear yard: 20 feet minimum.
  - d. Gulf of Mexico: 50 feet minimum.
  - e. Other water bodies: 25 feet minimum.
- (5) Maximum lot coverage: 25 percent.
- (6) Allowed structures:
  - a. Principal dwelling unit.
  - b. Accessory dwelling units.

(c)

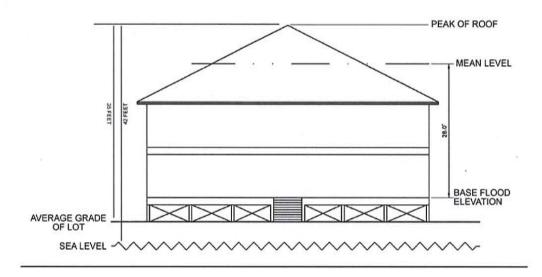
Two accessory dwelling units, which may include accommodations for guests, family members, or domestic employees and their families, as well as permitted accessory structures, may be permitted on each lot zoned RSC-2, subject to the following:

- (1) The accessory units are in addition to a principal single-family detached dwelling unit.
- (2) All units and accessory structures will comply with applicable setback requirements.
- (3) Property owners may not rent or lease for periods of less than seven days any combination of principal or accessory dwelling units on a single RSC-2 zoned lot, and may not rent or lease units under more than one lease at a time.
- (d) The use of tents, lean-tos, motor vehicles, and similar accommodations, as temporary residences for employees and other persons are prohibited. For purposes of this section, employees include temporary workers and construction and landscape crews, but do not include family members or house guests.

(Ord. No. 12-19, § 2, 9-11-12)

## Sec. 33-1627. Height restrictions on Captiva Island. $\mathscr{S}$

- (a) Consistent with Policy 13.1.2 of the Lee Plan, the height of buildings and structures may not exceed the least restrictive of the two following options:
  - (1) Thirty-five feet above the average grade of the lot in question or 42 feet above mean sea level measured to the peak of the roof, whichever is lower; or
  - (2) Twenty-eight feet above the lowest horizontal member at or below the lawful base flood elevation measured to the mean level between eaves and ridge in the case of gable, hip, and gambrel roofs.



If the lowest horizontal member is set above the base flood elevation, the 28-foot measurement will be measured starting from the base flood elevation. Notwithstanding the above height limitations, purely ornamental structural appurtenances and appurtenances necessary for mechanical or structural functions may extend an additional four feet above the roof peak or eight feet above the mean height level in the case of gable, hip, and gambrel roofs, whichever is lower, so long as these elements equal 20 percent or less of the total roof area.

(b) The existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced to a height not to exceed 170 feet, provided the new facility makes space available to the county for emergency communications service coverage for Captiva, as well as colocation capability for wireless carriers desirous of serving Captiva. Destruction of mangroves to build or operate a tower or related tower facilities is prohibited. The telecommunication tower will be a monopole, unless public safety is compromised.

(Ord. No. 12-19, § 2, 9-11-12)

#### Sec. 33-1628. Rezoning and density.

- (a) Conflicting provisions. A conflict between this chapter and the balance of this Code will be resolved in accordance with Sections 33-4 and 34-1543.
- (b) *Nonconforming uses*. A structure or the use of a structure where the use of the land was lawfully existing on December 13, 1982, but does not conform to the provisions of this subdivision, will be considered an existing nonconforming use. Existing nonconforming uses may be continued after December 13, 1982; provided, however, no existing nonconforming use may be expanded, changed, enlarged or altered in a way that increases its nonconformity. The redevelopment of nonconforming hotels and motels may not result in an increase in the number of rental units. The average unit size of units offered for rent in redeveloped structures may not exceed 550 square feet.
- (c) *Density limitations*. Except as may be specifically permitted by the Lee Plan, no building or development permits will be issued for development on Captiva Island at a density greater than the following:
  - (1) Three units per acre for dwelling units, including condominiums and apartments; or
  - (2) Three units per acre for motels or hotels;

- (3) Lock-off units will be counted as a full dwelling unit when computing the allowable density. To be counted as a dwelling unit, lock-off accommodations may contain at least one bedroom with a bathroom and be accessible from a separate door, entering from outside the dwelling unit.
- (d) Exceptions. Zoning Resolution No. Z-70-78, adopted on June 2, 1970, remains in force and is binding on present and future property owners. Zoning maps and records will reflect that the property subject to Resolution No. Z-70-78 to be estate zoning requiring each lot or parcel to contain a minimum square footage of 43,560 square feet for the issuance of a building or development permit or order. Parcels or lots containing a minimum of 43,560 square feet and located within the RSC-2 zoning district, may also obtain a permit for no more than two accessory dwelling units in addition to the primary dwelling unit as provided in section 33-1626(c).

(Ord. No. 12-19, § 2, 9-11-12)

#### Sec. 33-1629. Temporary use permits.

- (a) Temporary use permits under section 34-3042, "Carnivals, fairs, circuses and amusement devices," are prohibited on Captiva Island. This section will not be construed to prohibit civic events or not-for-profit fundraising events, sponsored by 501(c) corporations designated by the U.S. Internal Revenue Service, or registered as a not-for-profit entity with the State of Florida. Such events include bazaars, fundraising events, seasonal or holiday observances, or activities (e.g. bounce houses) for which the public may have access.
- (b) Temporary use permits for temporary parking lots under <u>section 34-2022</u>, "Temporary parking lots," are prohibited for Captiva Island. This section will not be construed to prohibit temporary parking on a golf course or other unpaved surface when authorized by the owner or manager of a property where an event is taking place.

(Ord. No. 12-19, § 2, 9-11-12)

Secs. 33-1630-33-1634. Reserved.

#### **DIVISION 4. DESIGN STANDARDS; SIGNS**

## Sec. 33-1640. Applicability.

This division is adopted as a supplement to the general sign ordinance of the County set out in articles I through IV of chapter 30. The sign ordinance remains in force as to Captiva Island. In case of conflicts between provisions of the general sign ordinance and this article, the more restrictive provision will control.

(Ord. No. 12-19, § 2, 9-11-12)

#### Sec. 33-1641. Definitions.

The following words, terms and phrases, when used in this article, are in addition to the definitions appearing in section 30-2, and will have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Animated sign: Signs or any part thereof that revolve or moves in any fashion whatsoever, and signs that contain or use for illustration lights or lighting devices that change color, flash or alternate, show

movement or motion, or change the appearance of the sign or any part thereof automatically, including windoperated devices. Animated signs may include flashing signs and a beacon light.

Banner sign: A sign possessing characters, letters, illustrations or ornamentations applied to cloth, paper or fabric of any kind, with or without frames, including awning signs.

Directional sign: Signs used for public information or directions, such as "one way," "entrance," or "exit."

Illuminated sign: See "Lighted sign" in this section.

Lighted sign: A sign with characters, letters, figures, designs or outlines illuminated by electric lights, light emitting diodes (LEDs) or luminous tubes as part of the sign proper.

Residential identification sign: A sign intended to distinguish a particular residential property or estate, using the name of the owner or owners, the street address, or some form of artwork, lettering, fanciful naming, or other device.

Tenant's wall area: The outside wall area of a renter's or lessee's unit in a multi-unit commercial complex, excluding any wall space in the complex's common areas.

Wall sign: An outdoor advertising display sign affixed to or painted on the wall of a building, where the sign projects not more than 12 inches from the building.

(Ord. No. 12-19, § 2, 9-11-12)

Cross reference— Definitions and rules of construction generally, § 1-2.

## Sec. 33-1642. Prohibited signs.

The following types of signs are prohibited, except as exempted in <u>section 33-1645(b)</u>, "Signs not requiring a permit":

- (1) Banner signs as defined in this section, pennants, or other flying paraphernalia.
- (2) Sandwich signs.
- (3) Billboards.
- (4) Animated signs as defined in this section.
- (5) Neon signs or signs of similar effect.
- (6) "Sold" signs.

(Ord. No. 12-19, § 2, 9-11-12)

## Sec. 33-1643. Removal of prohibited signs.

Prohibited signs must be removed upon direction of the County code enforcement officer and may not be replaced.

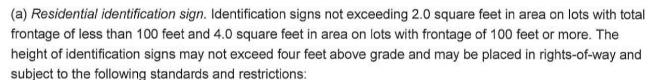
(Ord. No. 12-19, § 2, 9-11-12)

### Sec. 33-1644. Temporary signs.

Temporary sign permits for prohibited signs will not be issued.

(Ord. No. 12-19, § 2, 9-11-12)

## Sec. 33-1645. Signs not requiring a permit.



- (1) Identification signs must comply with sections <u>14-76</u> and <u>34-625</u> and may be illuminated only in accordance with the following standards:
  - a. The area occupied by the luminaire and its supports will not be included when calculating the square footage of the sign.
  - b. Sign lighting must be designed and located so as not to cause confusion with traffic control devices.
  - c. Full cutoff fixtures with black non-reflective interior surfaces must be used. Uplighting is prohibited. No sign may have internal illumination.
  - d. If exterior lighting is used to illuminate the sign, the lights must be down lights with shields and louvers to pinpoint the light.
  - e. Illumination must be with white light only, using fluorescent lamps or bulbs, except if visible from the beach then they must be amber LED bulbs used in properly shielded fixtures. Mercury vapor and metal halide lighting is prohibited. LED bulbs are recommended. Fluorescent fixtures must be of the enclosed type with a gasketed lens and a wet location label.
  - f. A maximum of one fixture is allowed per sign face.
  - g. The maximum wattage may not exceed 36 watts per sign face.
  - h. Approval for electric hookup to illuminate the sign must be obtained from the Lee County Department of Transportation.
- (2) The identification sign must include the street number of the property with numerals four inches high.
- (3) The sign support must be of a suitable breakaway or yielding design. Identification signs placed in an unsafe or hazardous location, as determined by the Department of Transportation, must be relocated or removed at the owner's expense.
- (4) Identification signs in existence at the time of the adoption of the ordinance from which this article is derived that exceed the square footage or height requirements, but are not deemed to be located in an unsafe or hazardous location, will be considered nonconforming uses for purposes of this paragraph and may remain in place until removed or destroyed.
- (b) Bulletin boards for public, charitable, or religious institutions, to be located on the same premises as the institution and not exceeding 32 square feet in area.

- (c) Signs denoting the contractor, subcontractor, or design professional on the premises of work under construction and not exceeding four square feet in area; provided, however, those signs may not remain on the premises for more than 30 days after the issuance of the certificate of occupancy.
- (d) Occupational signs denoting only the name, street number or occupation of an occupant in a commercial building, a public or institutional building, or a dwelling house (except dwelling houses in C-1, CS-1, and CT districts), and not exceeding four square feet in area.
- (e) Memorial signs or tablets, names of buildings and dates of erection when cut into masonry surfaces or when constructed of bronze or other noncombustible materials.
- (f) Traffic or other municipal, county, state or federal signs, legal notices, and other such temporary emergency or non-advertising signs.
- (g) Temporary real estate signs, which for the purposes of this section include "for sale," "open house," "open for inspection," "by appointment only," "model home," and similar signs, must be located in a front yard and a minimum of two feet from the property line, parallel to the frontage and conforming to the following restrictions:
  - (1) They must be located only on the property advertised.
  - (2) In all districts not of residential character signs may not exceed four square feet in area, and may not exceed two square feet in areas zoned as RSC-2, RS-1, TFC-2 and RM-2. The bottom edge of the signs may not be greater than 12 inches above average grade of the sign's location. The signs must be limited to one sign per parcel; if the parcel includes water access, a second temporary real estate sign not exceeding two square feet in area is allowed either on a permanent dock structure or a minimum of ten feet landward of the property boundary adjacent to the water access or away from the landward edge of the mangrove fringe.
  - (3) Temporary real estate signs must be sturdily constructed, neat in appearance, ground signs only, with prongs not exceeding one-half inch in diameter and designed to be inserted and, removed without tools.
  - (4) Temporary real estate signs must be removed no more than five days after the property is no longer for sale.
- (h) Signs that do not exceed 12 inches when measured vertically or horizontally, upon business premises, which are informational or directory in nature, and neither contain the name of the business nor advertise products or services.
- (i) Temporary banners, sandwich signs and other temporary ground signs promoting a specific event, to be located in the vicinity of the event promoted and not exceeding 32 square feet in area for banners and ten square feet for sandwich signs and ground signs. Signs cannot be erected more than seven days prior to the event, and must be removed no later than the day following the event.

(Ord. No. 12-19, § 2, 9-11-12)

## Sec. 33-1646. Nonconforming signs.

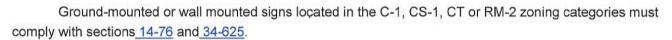
With the exception of nonconforming identification signs as provided in <u>section 33-1645</u>, every lawfully existing sign of every type located on Captiva Island that does not comply with this article will be deemed nonconforming upon the effective date of the ordinance from which this article is derived.

(Ord. No. 12-19, § 2, 9-11-12)

### Sec. 33-1647. Maintenance of nonconforming signs.

- (a) A nonconforming sign may be maintained in its condition as of the time it becomes nonconforming, but may not be structurally or mechanically extended or altered except to make it conform more closely to the provisions of this article.
- (b) Nonconforming sign may be re-erected according to the standards articulated in section 33-1645 (Ord. No. 12-19, § 2, 9-11-12)

## Sec. 33-1648. Permanent signs in commercial areas.



- (a) Ground-mounted identification signs are subject to the following limitations:
  - (1) No signs may be erected closer than 30 feet to the boundary line dividing the zoning district of the property on which the sign is erected from a zoning district in which they are prohibited.
  - (2) Sign area is limited to 32 square feet.
  - (3) Signs cannot exceed a maximum of ten feet in height or ten feet in width.
  - (4) The sign must display the street number/s of the property on the face of the sign. Each numeral must measure four to six inches in height. The copy area of the street number will not be counted toward the allowable sign copy area.
- (b) Wall-mounted signs: Wall signs are limited to ten percent of a tenant's wall area, with a maximum size of 32 square feet.
- (c) Illuminated, ground-mounted, and wall signs: Environmental Sciences (ES) staff must review the lighting proposed to ensure compliance with sea turtle regulations in <u>section 14-76</u> and the outdoor lighting standards in <u>section 34-625</u> prior to the issuance of the sign permit. The sign must be inspected after dark by ES staff, with all exterior lighting turned on, to determine compliance with an approved lighting plan and this division prior to final inspection.

(Ord. No. 12-19, § 2, 9-11-12)

## Sec. 33-1649. Number of signs.

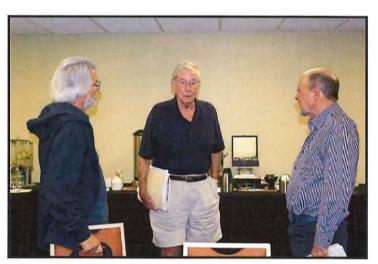
Business establishments located upon Captiva Island may not erect more than one permanent ground-mounted commercial advertising sign per driveway and point of access by water. Temporary "for sale" or "for rent" signs will not count against this limit.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1650. Reserved.

## Appendix 3: Survey Questions 2013





Captiva Community Panel at Workshops, Members Discussing Issues & Public Audience





Lee County is in the process of updating its land use and zoning policies, which are a part of the county's overall plan. To launch its latest update to the Captiva Plan, the Captiva Community Panel wants to hear from you! Give us your opinion on the following topics and questions, then join us at a public meeting to discuss this survey and the next steps the panel and the island should take.

Your response is needed by Nov. 15, 2013. Results will be discussed at the Dec. 10 panel meeting and at subsequent public meetings.

The Captiva Community Panel provides a public forum where property owners and residents can discuss issues affecting land use, zoning and the community in general, to share opinions and reach consensus on ways to best protect and preserve the island. It serves as a county advisory committee on land use and zoning issues, and as a mechanism to express the wishes of island residents to county officials. You can find out more online at www.captivacommunitypanel.com.

Remember: This is not a vote, but is a chance for your input on issues that affect our island.

Thanks for your participation, and for your efforts to preserve and protect Captiva.

### 2. Landscaping

Policy 13.1.3 of the Lee Plan, originally adopted in 2003, says this about future landscaping regulations on Captiva:

New landscaping requirements will focus on areas including, but not limited to, buffering and separation between new structures and Captiva Drive, buffering between adjoining properties, preservation and enhancement of native plant communities including, but not limited to, beach dune community, tropical hardwood hammock, coastal scrub and mangroves.

Those new landscaping requirements were never adopted, and Hurricane Charley (2004) rearranged Captiva's landscaping in a big way. Now, nine years after the hurricane, Lee County has an opportunity to reconsider the future of landscaping on the island, and the Panel would appreciate your advice.

Future landscape regulations, for example, could either target the prohibition or removal of unwanted species (such as Australian pine or Brazilian pepper) and encourage the planting of native, low-water species that would thrive in the island climate. The Panel welcomes your thoughts on what level of regulation -— if any — is needed, and what level of enforcement is practical.

# 1. What should a landscaping plan for Captiva include? (Rank in the order of importance to you, with 1 being most important and 6 being least.)

ė	Encouraging use of native or low-water species
ė	Removal of non-native, invasive species
8	Restoring the canopy along Captiva Drive where possible
<b>e</b>	Creating a vegetative buffer between homes where possible
0	Using vegetation to enhance beach management
0	Keeping low-rise vegetation to allow a Gulf view along the Tween Waters portion of Captiva Drive
8	I have no opinion on this issue
Con	nments
	5
	6

<b>2.</b> Si	ince public lands are very limited on Captiva, any vegetation rules must primarily focus
on p	orivate property. Which of the following do you agree with? (Check all that apply)
e	If we offer landscaping guidelines, private owners will mostly follow them
e	We will need greater enforcement to achieve any impact
0	A public education campaign will convince owners of the benefits of any new rules
e	People will plant what they want, regardless of what county rules say
e	I have no opinion on this issue
Comm	
	5
	6

### 3. Historic preservation

Although most people don't think of Captiva Island as a famous place in U.S. history, the island has a long history, beginning with the pre-Columbian Calusa peoples, and it has been the home of several important historical characters, including artist Robert Rauschenberg, and a place of recreation for many other famous people, including Theodore Roosevelt. At present, there are two Captiva sites on the National Register of Historic Places — the Tween Waters cottages and the Chapel by the Sea (pending). (To see Lee County's National Register sites, go to http://www.nationalregisterofhistoricplaces.com/fl/lee/state.html.) The National Register carries with it a great deal of prestige, but it also places a heavy burden on property owners.

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	tige, but it also places a heavy burden on property owners.
knov	Captiva Community Panel would like to know how important historic preservation is to Captivans. We would like to v how you define "historic," in a Captiva context, if there are any specific sites that are particularly important, and there are any new measures that Lee County should take to promote historic preservation on the island.
1. D	o you support preserving historic buildings and other resources on the island?
j.	Yes.
1	No.
1	Not sure, I need more information.
	I have no opinion on this issue
Comn	nents
	5
	6.
app e	Age or longevity
e	Historical significance
6	Cultural/social significance
e	Archeological significance .
0	Not sure, need more information.
e	I have no opinion on this issue
Comn	
	6
3. W	What site(s) on the island do you think warrant preservation by a "historic"
des	signation?
	5
	6
-	

## 4. Lighting

Historically, Captiva Island has shunned bright lights. The Lee County Land Development Code (LDC) has some special regulations concerning lighting on the island, and they are largely tied to the regulation of signs. Not surprisingly, they are more restrictive than the rules which apply to Lee County as a whole. Neon signs are prohibited on Captiva (Sec. 33-1642 (5)), although identification signs — popular on the island's front yards — are allowed and may be illuminated, subject to strict regulations regarding direction (no up-lighting) and intensity (maximum 36 watts per sign face). Mercury vapor and metal halide lighting are prohibited; LED bulbs are recommended. (Sec. 33-1645(A)). In crafting and adopting these regulations in 2012, the Captiva Community Panel and the Lee County Board of County Commissioners balanced the values of self-expression, the environment (protection of sea turtles), and public safety (visibility of signs and house numbers for emergency vehicles.)

2012 self-e	e lighting are prohibited; LED bulbs are recommended. (Sec. 33-1645(A)). In crafting and adopting these regulations in the Captiva Community Panel and the Lee County Board of County Commissioners balanced the values of expression, the environment (protection of sea turtles), and public safety (visibility of signs and house numbers for gency vehicles.)
restri	Panel welcomes your thoughts on the regulation of lighting. We would like to know if you prefer to see more or fewer ctions on lighting on the island, and in what areas and under what conditions. It is worth noting that enforcement of regulations takes place at night when code enforcement personnel are seldom, if ever, assigned to the island.
1. W	hich statement best matches your opinion of lighting on the island? (Check all that
app	oly)
e	We need more lighting on the roadways to make it safer and easier to see at night.
e	We need more lights at individual driveways to make it easier to see house numbers.
<b>e</b>	We need more light in the Village area only at night to make it safer and easier to see.
<b>e</b>	We need less or better directed light on the island at night to minimize light pollution.
e	The lighting we now have works pretty well for me.
e	I have no opinion on this issue
Comm	ents
	5
	6
enc brig	o you believe the island needs lighting rules, such as those that exist on Sanibel, to ourage nesting sea turtles and help keep the night skies darker by limiting the htness of nighttime lighting or encouraging the use of lighting fixtures which prevent t from going up into the sky?
J.	Yes.
<b>]]</b> .	No.
J.	Not sure, I need more information.
J.	I have no opinion on this issue
Comm	ents
	5
	6

5	. The Village
	ne next few questions pertain to "the Village," the area north of the Jensen S-curve and south of South Seas Island esort.
1	. Are you concerned about maintaining the commercial core of the island in the Village?
]	Yes, we need to keep essential businesses in the Village
1	Yes, but the commercial core will survive without regulatory intervention
J	No, there are too many businesses there now
J	Not sure, need more information.
1	I don't care about the business community on the island.
1	I have no opinion on this issue
Co	omments
	5
	6
2	. Which of the following statements do you agree with? (Check all that apply)
e	I like the current mix of commercial and residential uses in the Village.
e	I think there should be more businesses and fewer residences in the Village.
e	I think there should be more residences and fewer businesses in the Village.
e	There needs to be more of a buffer between businesses and residences in the Village.
e	The Village needs more parking to make it easier to drive there.
0	The Village needs less parking to encourage people to walk or bike.
e	I have no opinion on this issue
Ot	her (please specify)
	5
	6
3.	. What's the one new business Captiva really needs?
	5
	6
1	

other businesses?  Residents  Tourists and other businesses	
Tourists and other businesses	
A combination of the two	
Comments	
5	
6	

6. F	Pedestrian & bicycle safety
	addition of a safety shoulder along Captiva Drive has encouraged more walking and biking on the island, but how is the action between walkers/bikers and motorized traffic working out?
1. D	o you feel safe walking or biking on Captiva's streets?
	Yes.
J	No.
J	Not sure, need more information.
j	I have no opinion on this issue
Comm	nents
	5
	6
2. W	Yould you like to do more biking or walking on Captiva? If so, what's holding you back?
<u>.</u>	Yes, but I won't because (give reason below).
J	No, I'm happy with the current situation.
<b>J</b>	Not sure, need more information.
	I have no opinion on this issue
I won'	t bike/walk more on Captiva because
	5
	6

3. Which of the following issues should be part of a community discussion about walking and biking on the island? (Check all that apply)					
e	Slower traffic speeds in selected zones				
e	Faster traffic speeds in selected zones				
e	Separated bike/walk paths away from traffic				
e	Wider bike/walk shoulders in the Village				
<b>e</b>	More enforcement of traffic/speed laws				
e	More enforcement of bike/walk laws				
e	More parking to help eliminate cruising traffic				
e e	Other alternatives to driving for on-island transport (e.g. trolleys, pedicabs, van shuttles)				
0	I have no opinion on this issue				
Comm					
	6				

## 7. Parking

The availability of parking and beach access has always been an issue on Captiva. For example, due to the recent loss of government funding for beach nourishment tied to beach access and parking, island property owners may have to pay more of the project costs now and in the future.

1. Whi	ch of	these	statemei	its reflects	vour o	pinion?
--------	-------	-------	----------	--------------	--------	---------

	is support more public parking and beach access on captiva in general.
<u> </u>	I support more public parking and beach access only if it would guarantee more government funding for beach management.
J	I do not support more public parking and beach access on Captiva.

Comments 5

I have no opinion on this issue.

, L	Oo you feel the panel should be lo	oking into	the follo	wing issue	s? (Check th	ose issues
οι	ı think the panel should pursue.)	)				
>	Establishing standards to maintain a Village "loo	k"				
=	Putting island power lines underground					
:	Bringing sanitary sewer service to the island					
	Creating wider bike/walk lanes on Captiva Drive					
	Creating a bike/shared-use path separated from the	he road				
	Having uniform rental rules for the entire island					
:	Enforcing leash laws on the beach					
:	Reducing stormwater runoff to improve water qua	ality				
omi	ments					
	5					
	6					
la [	nning and land use of the island	?				
	5					
	6		ro of the	Contivo Co	mmuniáu Ba	m a 12
_ . F	Prior to receiving this survey, were	e you awa	re of the	Captiva Co	mmunity Pa	nel?
	Prior to receiving this survey, were	e you awa	re of the	Captiva Co	mmunity Pa	nel?
. [	Prior to receiving this survey, were	e you awa	re of the	Captiva Co	mmunity Pa	nel?
. [	Prior to receiving this survey, were Yes No ments	e you awa	re of the	Captiva Co	mmunity Pa	nel?
. [	Prior to receiving this survey, were	e you awa	re of the	Captiva Co	mmunity Pa	nel?
. [	Prior to receiving this survey, were Yes No ments	e you awa	re of the (	Captiva Co	mmunity Pa	nel?
·	Prior to receiving this survey, were Yes No ments	e you awa	re of the (	Captiva Co	mmunity Pa	nel?
. [	Prior to receiving this survey, were Yes No ments	e you awa	re of the	Captiva Co	mmunity Pa	nel?
i.	Prior to receiving this survey, were Yes No ments	e you awa	re of the	Captiva Co	mmunity Pa	nel?
: 1 [	Prior to receiving this survey, were Yes No ments	e you awa	re of the	Captiva Co	mmunity Pa	nel?
	Prior to receiving this survey, were Yes No ments	e you awa	re of the	Captiva Co	mmunity Pa	nel?

4. If "yes," what is your perception of t	the panel on a scale of 1 to 10, where 1 is very
negative and 10 is very positive?	
1 Very negative	
1 2	
<u>J</u> 3	
4	
5 Neutral	
6	
<b>3</b> 7	
<b>1</b> 8	
<b>1</b> 9	
10 Very positive	
I have no opinion on this issue.	
Comments	
5	
6	
5. Have you attended any meetings or	r workshops conducted by the Captiva Community
Panel in the past year?	
₫ Yes	
<u>i</u> No	
Comments	
5	
6	
6. Other questions or comments?	
5	
6	

(9)	. Tell us about yourself				
Α	few final questions to help us analyze the survey results.				
1.	1. Where do you live on the island?				
J	Gold Coast				
_ <b>j</b> i	Tween Waters stretch				
j.	The Village				
J	South Seas Island Resort				
2.	Where do you own property on the island? (Check all that apply)				
e	Gold Coast				
e	Tween Waters stretch				
e	The Village				
e	South Seas Island Resort				
Co	mments				
	5				
	6				
3.	3. Do you own multiple properties on the island?				
J	Yes				
J	No				
4.	Which best describes you? (Check all that apply)				
0	Full-time (9 months or more) resident & property owner				
e	Full-time (9 months or more) renter				
e	Part-time (3-9 months) resident & property owner				
e	Property owner, but on island less than 3 months per year				
e	Timeshare owner				
e	Business owner				
e	Employee				
Comments					
	5				
	6				

5. O	TIONAL: Give us your name, mailing address and/or email if we need to follow up on
you	responses.
Name	
Addres	
Email	
add	ou are not currently receiving email updates from the Panel, would you like to be d to our email list? (We limit how many messages we send, and you can opt out at ime.)
1	Yes
	<b>®</b> No
	What is your email address?
	Thanks for taking the time to complete this survey, and be sure to attend an upcoming Community Panel meeting to hear the results. They will also be posted online at www.captivacommunitypanel.com.

# **Appendix 4: Survey Results**

# COMMUNITY SURVEY CAPTIVA COMMUNITY PANEL 2013 Revisions to Community Plan

**Topic: Landscape** 

Question: What should a landscaping plan for Captiva include? The survey offered six possible responses, plus a seventh option ("I have no opinion on this issue.") The options were:

- Encouraging use of native or low-water species. (Ranked #1 for positive responses 65.7% favored; 134 responses)
- 2. Removal of non-native, invasive species. (#4; 52.9% favored; 108 positive responses)
- 3. Restoring the canopy along Captiva Drive where possible. (#3 ; 58.3% favored; 119 positive responses)
- 4. Creating a vegetative buffer between homes where possible. (#6; 37.3% favored; 76 positive responses)
- 5. Using vegetation to enhance beach management. (#2; 64.7% favored; 132 positive responses)
- 6. Keeping low-rise vegetation to allow a Gulf view along the Tween Waters portion of Captiva Drive. (#5; 45.6% favored; 93 positive responses)
- 7. I have no opinion on this issue. (#7; 2.5% favored; 5 responses)

#### Ranking of responses:

**Summary of Public Comments:** Of the 240 responses to the Survey, **204** answered the question. 48 respondents offered written comments. A sample of comments:

- I am interested in vegetation to enhance beach management...
- Replanted areas should strive to be "natural" in appearance so the island does not look like a giant planned community.
- Please leave existing Australian pines alone!
- Include toxic chemical control.
- As to the Tweenies' stretch, isn't a lot of that the result of improving the dune following
   H. Charley? That was good and should not be undone.

References to the restoration of canopy following the devastation of Hurricane Charley are numerous and sometimes make reference to the popular, but invasive, Australian palm. It appears that there is a lack of knowledge of the connection between vegetation and "beach management."

#### Possible *long-term* actions identified in Survey:

Options 1-6 are all long-term in nature.

#### Possible short-term actions identified in Survey

The survey proposed no short-term actions, unless 'removal of non-native, invasive species' can be considered a short-term approach. Short-term approaches could include one-time public awareness efforts (e.g. symposia) or articles in the Panel website or local media. None of these are likely to be impacted by the comprehensive planning process.

#### Item for further review and consideration

**Why** is landscaping so important on Captiva? Is privacy the main consideration, or is it species habitat, erosion control, dark skies, separation of land use, enhancement of property value? Why do Captivans take the issue so seriously?

#### **Topic: Historic Preservation**

Question #1: Do you support preserving historic buildings and other resources on the island? The survey offered four possible responses. The options were:

- 1. Yes. (Ranked #1 for positive responses 69.6% agreed; N=158)
- 2. No. (#3; 9.7% agreed; N=22)
- 3. Not sure, I need more information. (#2; 19.4%% agreed; N=44)
- 4. I have no opinion on this issue. (#4; 1.3%; N=3)

**Summary of public comments:** Of the 240 responses to the Survey, **227** answered the question. 22 respondents offered written comments. Generally speaking, Captiva residents advocate some form of historic preservation, as indicated in these comments:

- They add to the charm.
- Cultural history is the only link we have to our past. Our legacies (good and bad) shouldn't be discarded or reinvented.
- The unique character, including the intimate and natural feeling of the island, is worth preserving.
- Captiva is losing itself. The older houses and buildings have something worth saving.

Some respondents question whether there are sufficient resources to preserve and whether aesthetic measures may be more effective:

- Houses north of Tween Waters are already gone, Andy Rosse houses are gone, South Seas historic cottage is now on Sanibel, so there is nothing left that is worth the effort. Island is scenic, minimally historic.
- More important to preserve the historic look of Captiva rather than specific structures.

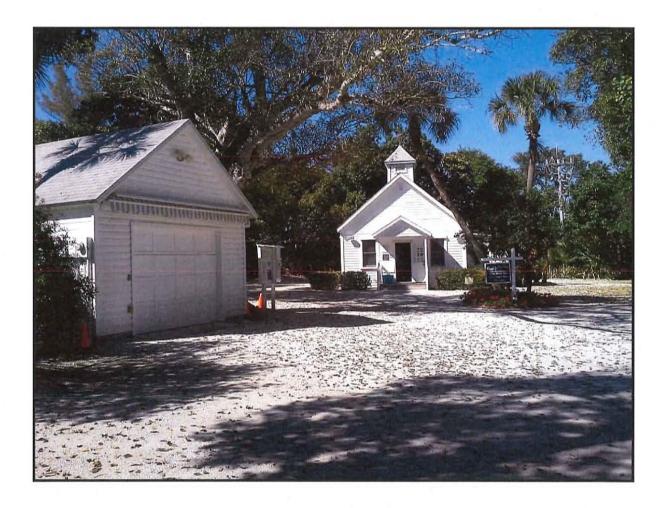
Some respondents oppose any additional regulations aimed at historic preservation:

- I do not support this! We do not need some board or historical society telling Private Property owners what they can and cannot do with their PRIVATE property!!
- There is too much talk of restrictions which holds back the island from being a premier destination. Lack of restaurants, services, etc.

**Possible** *long-term* **actions identified in Survey:** Long term preservation of historic properties could be accomplished through regulation or voluntary compliance.

Possible short-term actions identified in Survey: None specific.

- 1 Do Captiva residents advocate specific regulations to preserved historic properties?
- 2 Do Captiva residents advocate voluntary preservation activities under the auspices of a non-governmental body?



#### **Topic: Historic Preservation**

**Question #2:** What do you consider criteria for a designation as a historic property? The survey offered six possible responses. Their responses were as follows:

- 1. Age or longevity. (Ranked #4; 39.4% agreed; N=89)
- 2. Historical significance. (#1; 86.3% agreed; N=195)
- 3. Cultural/social significance. (#3; 49.1% agreed; N=111)
- 4. Archaeological significance. (#2; 50.0% agreed; N=113)
- 5. Not sure; I need more information. (#5; 9.3% agreed; N=21)
- 6. I have no opinion on this issue. (#6; 3.5%; N=8)

**Summary of public comments:** Of the 240 responses to the Survey, **226** answered the question. 13 respondents offered written comments. Their comments tend to repeat the responses to the earlier question, but they raised some new points in response to this question as found in this sampling:

- All of these elements could represent a significant factor, but a decision would eventually rest on the specifics of the case, including the broader context of the property under construction.
- The problem with granting historic preservation to structures that do not meet flood zone requirements, will selectively allow such owners special privilege under current zoning laws. Because of our barrier island and storm surge issues, no buildings should be given historic status unless they are elevated to meet current zoning requirements.

**Possible** *long-term* **actions identified in Survey:** Long term preservation of historic properties could be accomplished through regulation or voluntary compliance.

Possible short-term actions identified in Survey: None specific.

- 1. Do Captiva residents advocate specific regulations to preserved historic properties?
- 2. Do Captiva residents advocate voluntary preservation activities under the auspices of a non-governmental body?

# **Topic: Lighting**

**Question #1:** Which statement best matches your opinion of lighting on the island? The survey offered six possible responses and respondents were allowed to check all that applied. Their responses were as follows:

- 1. We need more lighting on the roadways to make it safer and easier to see at night. (Ranked #3; 14.4% agreed; N=33)
- 2. We need more lights at individual driveways to make it easier to see house numbers. (#5; 8.3% agreed; N=19)
- 3. We need more light in the Village area only at night to make it safer and easier to see. (#4; 10.5% agreed; N=24)
- 4. We need less or better directed light on the island at night to minimize light pollution. (#2; 32.8% agreed; N=75)
- 5. The lighting we have now works pretty well for me. (#1; 53.3% agreed; N=122)
- 6. I have no opinion on this issue. (#6; .9%; N=2)

**Summary of public comments:** Of the 240 responses to the Survey, **229** answered the question: 26 respondents offered written comments. Some of their themes can be characterized as follows:

#### New regulations are unnecessary:

- Enforce what is on the books. We don't need more regulation.
- If you are going to walk and it is dark, carry a flash light or glow stick.
- Upward directed lighting needs enforcement. The current regulations work well.
- We don't have a light problem—we have a driving problem, especially around Andy Rosse Ln and SSIR.

#### Existing lighting may not be enough to assure public safety:

- It is very hard at night to see people walking on the street.
- Where roads are narrow and pedestrians may be walking or bikers riding, more lighting would be beneficial.

#### More lighting would reduce the island's atmosphere:

- Captiva should adopt a "dark skies" policy and enforce a Sanibel-style lighting policy. No to more light in Village...
- I love the peace, quiet, and nature. 25w bulbs are all we need outside.

#### Take advantage of new technologies:

 Try to increase road safety, especially for pedestrians and bikers, by using directed LED lighting. Avoid overhead street lamps. Power with solar panels. The nearly universal use of GPS...makes seeing numbers almost irrelevant. • If lighting is added it should be low glare, high efficiency fixtures. Losing the "star filled night sky" takes away from the island experience.

- 1. Are there specific areas that need more lighting for public safety?
- 2. Should Captiva be committed to the protection of dark skies? If so, should that protection be a matter of regulation or voluntary compliance and education?
- 3. What lighting technologies should be considered to improve public safety on the island?

#### **Topic: Lighting**

Question #2: Do you believe the island needs lighting rules, such as those that exist on Sanibel, to encourage nesting sea turtles and keep the night skies darker by limiting the brightness of nighttime lighting or encouraging the use of lighting fixtures which prevent light from going up into the sky? The survey offered four possible responses. Their responses were as follows:

- 1. Yes. (Ranked #1; 63.8% agreed; N=146)
- 2. No. (#2; 19.7% agreed; N=45)
- 3. Not sure, I need more information. (#3; 15.3% agreed; N=35)
- 4. I have no opinion on this issue. (#4; 1.3% agreed; N=3)

**Summary of public comments:** Of the 240 responses to the Survey, **229** answered the question. 18 respondents offered written comments which supplement the responses to Lighting question #1. Some of their themes can be characterized as follows:

#### Wildlife protection should be a high priority:

- The value of the island ultimately depends on preserving its wonderful, natural character. Producing another suburb can be undertaken anywhere, but why do that to a property as unique as Captiva?
- Sanibel is a wonderful illustration of how lighting, when properly done, can provide needed illumination while preserving the nighttime skies, improving ambience and protecting sea turtles.

#### Wildlife protection can be overdone; additional regulations are not needed:

- The beach is dark so I don't understand how there could be too much light for the turtles, besides I think sometimes we get carried away with the preservation of animals.
- Sanibel is ruined due to all the regulations; we do not need any more for Captiva.

#### **Existing regulations are sufficient:**

- Voluntary rules now work well.
- Enforce existing rules.

- 1. Are there specific areas that need more lighting for public safety?
- 2. Should Captiva be committed to the protection of dark skies? If so, should that protection be a matter of regulation or voluntary compliance and education?
- 3. What lighting technologies should be considered to improve public safety on the island?

### Topic: Commercial Core/The Village

Question #1: Are you concerned about maintaining the commercial core of the island in the *Village?* The survey offered six possible responses. Their responses were as follows:

- Yes, we need to keep essential businesses in the Village. (Ranked #1; 57.0% agreed; N=127)
- 2. Yes, but the commercial core will survive without regulatory intervention. (#2; 32.7% agreed; N=73)
- 3. No, there are too many businesses there now. (#3; 5.4% agreed; N=12)
- 4. Not sure, need more information. (#4; 3.1% agreed; N=7)
- 5. I don't care about the business community on the island. (#6; 0% agreed; N=0)
- 6. I have no opinion on this issue. (#5; 1.8%; N=4)

**Summary of public comments:** Of the 240 responses to the Survey, **223** answered the question. 26 respondents offered written comments. Some of their themes can be characterized as follows:

#### **Businesses provide benefits:**

- The Village flourished after Charley. A business needs to survive on its own to ensure quality, fairness, and longevity.
- Tax revenue for all.
- I believe we need to encourage business possibly looking at additional options with regards to mixed use.

#### Businesses should focus on tourists and seasonal residents:

- A few basic businesses belong on the island, others could be placed elsewhere. Biking, sailing, and kayaking rentals should not be moved. Restaurants and grocery stores should also stay. Others like clothing, gifts, and art may or may not have a place.
- We need to keep the businesses we have in the Village—no more and no less. If we lose
  the businesses we have in the Village people will have to leave the island to get supplies
  and food.
- ...For me, it is a good grocery store like we have; and ATM and a variety of good restaurants. A competitively priced gas station would probably be too much to ask for.
- We need a core, but small and solid business community in the Village. Most important to keep business consistent with the look, feel, and essence of historic, old Captiva...

#### **Existing businesses provide limited benefits:**

- The businesses here are almost exclusively for the tourists and provide little benefit to residents of the island.
- I love the peace, quiet, and nature. 25w bulbs are all we need outside.

#### Additional regulations are not needed:

- Keep your regulations out of Captiva and let the free market work. What is wrong with you people? When has increased regulations ever helped business or reduced cost? Look at what is going on in DC, are you blind?
- ...do not want the Panel to regulate commerce. It seems to be in balance.

#### Additional businesses are needed:

• Would like to see more businesses necessary for residents' needs, e.g. grocery, gas station, pharmacy.

None Identified

#### Possible long-term actions identified in the survey:

None Identified

#### Possible short-term actions identified in the survey:

None Identified

- 1. What does 'mixed use' mean in the Village? (First floor parking; second floor commercial; third floor residential?)
- 2. Are mixed uses best fostered through conventional zoning, or are there other approaches worth considering?
- 3. Are there non brick-and-mortar businesses (e.g. delivery businesses) which could provide improved availability of goods and services for island residents and visitors? What impact would they have on existing businesses?

# Topic: Commercial Core/The Village

Question #2: Which of the following statements do you agree with? The survey offered seven possible responses, and invited respondents to answer all that applied. Their responses were as follows:

- 1. I like the current mix of commercial and residential uses in the Village. (Ranked #1; 70.1% agreed; N=155)
- 2. I think there should be more businesses and fewer residences in the Village. (#4; 12.7% agreed; N=28)
- 3. I think there should be more residences and fewer businesses in the Village. (#6; 5.4% agreed; N=12)
- 4. There needs to be more of a buffer between businesses and residences in the Village. (#5; 11.8% agreed; N=26)
- 5. The Village needs more parking to make it easier to drive there. (#2; 22.6% agreed; N=50)
- 6. The Village needs less parking to encourage people to walk or bike. (#3; 16.7%; N=37)
- 7. I have no opinion on this issue. (#7; 4.5%; N=10)

**Summary of public comments:** Of the 240 responses to the Survey, **221** answered the question. 21 respondents offered written comments. Some of their themes can be characterized as follows:

#### It's complicated:

- Parking is a chronic, vexing issue....Not sure how to solve parking for those visiting Captiva for the day to shop and eat. Maybe some additional parking at CCA, charge small fee.
- Ah!! Therein is a big problem...Captiva is not a big island...People will just have to live with what we have....As a property owner and half year resident, I honestly feel...the rental situation is the elephant in the room. Regulate that and so many of the problems will not be there.

#### Alternatives to parking (and automobiles) are needed:

- Biking, walking and busing (South Seas Resort) need to be encouraged. Additional parking development should be discouraged.
- In season, the comment is we will not go to Captiva as it is grid lock, yet the businesses say they need the business. More convenient transportation, less traffic.
- Maintaining the natural environment should be the number 1 priority as opposed to attracting more businesses/traffic.

#### Additional parking is not needed:

- I would like the idea of less parking and more walking, but my [spouse] has [chronic illness] and therefore parking can be an issue, so more parking would be ideal.
- If you only want to serve residents and visitors who are local...then encourage only walking and biking.

#### Additional parking is needed:

- I would encourage businesses to develop in the Village and realize that may require a bit more parking space...
- Parking is needed. However, more bike racks and foot paths will encourage people to drive less. I support both.

#### More effective code enforcement (or law enforcement) are needed:

NOTE: This viewpoint has appeared in responses to other questions.

- How about actually working with Lee County to enforce parking, seating, noise, truck delivery regulations?
- The Village can serve the Captiva residents and visitors without more parking....Parking, garbage, dumpster and septic regulations should be strictly enforced in the Village....Day trippers should not be encouraged.

#### Additional regulations are not needed:

• Leave the Village as is? Why not leave Captiva the way it is? Why are you so anxious to change what is working?

- 1. What could be achieved through additional regulation of rental properties?
- 2. Do short term renters in fact use automobiles more than other renters or residents?
- 3. What forms of transit and Paratransit would be acceptable for Captiva residents, their guests, and their employees?

#### **Topic: Commercial**

**Question #3:** What's the one new business Captiva really needs? The survey offered no specific responses.

**Summary of public comments:** Of the 240 responses to the Survey, **117** answered the question. Some of their themes can be characterized as follows:

#### Services:

- Dog kennel
- Car wash
- Medical facility/doctor's offices
- A mailing store
- Our own chamber of commerce
- An anti-regulatory business or committee. To keep the government out of our personal and business lives.
- A parking garage.
- Lee County Code Enforcement Annex

#### **Retail businesses:**

- Drug store or garage
- Grocery store (larger than existing, or open later hours)
- ...gift shops/clothing
- Office and computer supplies
- Enterprises that help guests and owners to appreciate the place of Captiva Island in the ecosystem and world...
- Hardware store
- Clothing/ shoes

#### Restaurants, food and beverage establishments/ entertainment:

- Pizza
- A good Italian restaurant
- Bakery/deli/sandwich shop
- Sushi
- McDonald's
- Discotheque
- A discount liquor store

#### No new establishments are needed:

- We have a nice variety
- I believe Captiva has all that is needed!

# Items for further review and consideration:



#### Topic: Bicycle and pedestrian safety

**Question #1:** *Do you feel safe walking or biking on Captiva's streets?* The survey offered four possible responses. The options were:

- 1. Yes. (Ranked #1; 60.6% favored; N=134)
- 2. No. (#2; 35.7% favored; N=79)
- 3. Not sure. I need more information (#4; .9% favored; N=2)
- 4. I have no opinion on this issue. (#3; 2.7% favored; 6 responses)

**Summary of Public Comments:** Of the 240 responses to the Survey, **221** answered the question. 55 respondents offered written comments. A sample of comments:

#### Streets are generally safe:

- Walking yes; biking no.
- Yes, but sometimes the traffic is too heavy and too fast.
- I find most people drive cautiously, even at night.
- Except during the highest tourist seasons when there is a sharp increase in the number of drivers who drive too fast.

#### Streets are generally unsafe:

- Cars still going too fast and bikers are not always in the safety shoulder.
- Some of the curves are blind and I feel uncomfortable when biking them.
- You take your life in your hands. We really need a bike path.

#### Advice for improved safety:

- Time of day makes a difference. Clearly there is responsibility whether it be bikers, walkers, or drivers to be alert and focus on safety.
- The shoulder should be widened.
- ...the Village would benefit from having a proper sidewalk between Andy Rosse Lane and SSIR to encourage guests of the resort to go spend money at the Village.
- Low lighting on San-Cap Road in Village area needed.
- ...The island has its own limitations that regulations are not going to solve.

#### Not enough knowledge to say:

Rarely do either.

#### Possible *long-term* actions identified in Survey:

# Possible short-term actions identified in Survey

None Identified

# Items for further review and consideration



# Topic: Bicycle and pedestrian safety

Question #2: Would you like to do more biking or walking on Captiva? If so, what's holding you back? The survey offered four possible responses. The options were:

- 1. Yes, but I won't because [reason below.] (Ranked #2; 38.5% agreed; N=80)
- 2. No, I'm happy with the current situation. (#1; 49.0% agreed; N=102)
- 3. Not sure. I need more information (#4; 2.9% agreed; N=6)
- 4. I have no opinion on this issue. (#3; 9.6% agreed; N=20)

#### Ranking of responses:

**Summary of Public Comments:** Of the 240 responses to the Survey, **208** answered the question. 107 respondents offered written comments. A sample of comments:

#### No bike paths:

- There is not a safe path.
- Need bike paths—TOO dangerous now.

#### Street layout/design:

- Layout of Captiva not set up for walking (only beach)...
- Safety shoulder is inadequate.

#### Not enough rental opportunities:

- Bikes are somewhat difficult to rent during popular times...
- More access to affordable bike rentals.

#### Possible long-term actions identified in Survey:

None Identified

#### Possible short-term actions identified in Survey

None Identified

#### Items for further review and consideration

# **Topic: Walking and Biking**

Question: Which of the following issues should be a part of a community discussion about walking and biking on the island? The survey offered four possible responses. The options were:

- 1. Yes, but I won't because [reason below.] (Ranked #2; 38.5% agreed; N=80)
- 2. No, I'm happy with the current situation. (#1; 49.0% agreed; N=102)
- 3. Not sure. I need more information (#4; 2.9% agreed; N=6)
- 4. I have no opinion on this issue. (#3; 9.6% agreed; N=20)

#### Ranking of responses:

**Summary of Public Comments:** Of the 240 responses to the Survey, **208** answered the question. 107 respondents offered written comments. A sample of comments:

#### No bike paths:

- There is not a safe path.
- Need bike paths—TOO dangerous now.

#### Street layout/design:

- Layout of Captiva not set up for walking (only beach)...
- Safety shoulder is inadequate.

#### Not enough rental opportunities:

- Bikes are somewhat difficult to rent during popular times...
- More access to affordable bike rentals.

#### Possible long-term actions identified in Survey:

None Identified

#### Possible short-term actions identified in Survey

None Identified

#### Items for further review and consideration

# **Topic:Vegetation (Question #3)**

Question: Since public lands are very limited on Captiva, any vegetation rules must primarily focus on private property. Which of the following do you agree with? The survey offered four possible responses, plus a fifth option ("I have no opinion on this issue.") The options were:

- 1. If we offer landscaping guidelines, private owners will mostly follow them. (Ranked #2 for positive responses 53.1% agreed; N=119)
- 2. We will need greater enforcement to achieve any impact. (#3; 28.6% agreed; N=64)
- 3. A public education campaign will convince owners of the benefits of any new rules. (#1; 53.6% agreed; N=120)
- People will plant what they want, regardless of what county rules say. (#4; 25.0%; N=56)
- 5. I have no opinion on this issue. (#5; 4.9% agreed; N=11)

**Summary of public comments:** Of the 240 responses to the Survey, **224** answered the question. 28 respondents offered written comments. Several themes emerged in their comments:

Regarding **individual property rights**, there was a spectrum of opinion, as demonstrated in the following comments which range from the highly *laissez faire* to pro-regulatory:

- We don't need vegetation rules.
- I am not in favor of a "Big Brother" approach.
- People should be able to plant what they want within reason.
- Panel will have to use care in deciding which landscape policies are important enough to override individual property rights.
- Educate, regulate and enforce. Stress self-interest to achieve compliance, introduce new laws only in situations where environmental damage is measurable.

Some did not advocate more regulation of landscaping/vegetation on grounds that current, **perceived lax enforcement** on the county's part is not likely to improve, or which would be too costly to implement:

- The county will not enforce regulations just as they do not enforce zoning regulations NOW.
- It will be very tough to enforce. We need the plant police, which will cost taxpayers more money.

Some advocate heavy reliance on **public education**, **voluntary compliance** with guidelines, and **working closely with landscape companies**:

- I believe that "rules" should only apply to invasive species. Freedom of choice otherwise but with an education campaign to at least inform what is recommended.
- I think working with the landscape companies who could then encourage the homeowner...
- I think guidelines, public education and enforcement are all necessary.
- ...Landscapers play an important role.

When regulation is called for, it is to eliminate noxious and invasive species:

- I do not favor regulation of plant species...except to the extent of controlling noxious weeds or invasive species.
- ...[i]nvasives...should be removed.

**Possible** *long-term* **actions identified in Survey:** There are two long-term actions identified in this survey—(1) drafting and implementing new regulations and (2) public education.

#### Possible *short-term* actions identified in Survey:

None specific.

- 1. Is County enforcement really lax?
- 2. Are the voluntary bodies or non-regulatory agencies which could help Captiva improve the high quality of its vegetation?
- 3. Are there any events that could be repurposed to promote improved landscaping and native plants?
- 4. Do Captivans have a strong preference for native trees and plants vs. non-invasive exotics?

# **Appendix 5: Table Notes from Public Workshops**

Further public input: Public workshops were advertised and scheduled on the following dates and topics, which were gleaned from the survey results. These workshops were scheduled during the height of the winter season to ensure maximum opportunity for participation.

<u>Date</u>	Topic	Meeting Place
3-06-14	Character, Design & Quality of Life	South Seas Resort
3-11-14	Transportation	South Seas Resort
3-27-14	Economic Development	South Seas Resort
4-08-14	Water Quality	South Seas Resort

These workshops were held in small-group sessions, with each table of participants given the same questions for discussion and to answer in a facilitated setting. Notes of the discussions and subsequent reports were taken (See Appendix 5) and discussed by the panel at subsequent meetings as a starting point for thoughts on possible Captiva Plan new or amended policies. After numerous meeting options and directions were discussed. Panel planner Max Forgey was tasked with developing an initial draft of new or amended policies over the summer of 2014 so they would be ready for discussion in the late fall when seasonal residents were beginning to return to the island.

This draft was presented to the panel at its public meeting in November 2014, with revisions and an overview of the entice Captiva Plan, the subject of discussion at the December and January meetings (including a special workshop with the panel and public to review the entire proposed plan so that it would be in context for those who had not been engaged in the process during previous iterations). This resulted in a final draft that was presented and reviewed at public workshops in February, March and April 2015. With little revisions necessary, the final draft was approved by the panel for submittal to Lee County review and adoptions at the panel's April 14, 2015, meeting.

Discussion continues on issues that could not be appropriately addressed in Lee Plan language but were identified as of significance to a considerate percentage of the Captivians surveyed. This discussion may not result in plan amendments in the future, so is not covered under the scope of the current contract.

# Appendix 5-1: Character, Design, and Quality of Life

# Captiva Community Plan Workshop Character, Design & Quality of Life Thursday, March 6, 2014 South Seas Resort @10:00 a.m.

Edited versions of easel pad notes.
[Bracketed items were reconstituted from memory]

#### Facilitators:

Max:

Max Forgey, AICP

Patrick:

Patrick C. White

Wayne:

Wayne E. Daltry, FAICP

# Key Elements

#### Max's Table

- Great beach
- · Low building height, density
- Beautiful natural vegetation
- · Small, remote—but not isolated, community feeling
- A tranquil island environment (except during season)
- · Transitioning to a more-rental community
- Getting noisier as the transition takes place
- High seasonal population—new community every Saturday
- Great weather

#### Patrick's Table

- Small Town
- Old Florida
- Neighborly
- Heavily landscaped
- Dark, no street lights
- LA light pollution [?]
- Similar to Island Beach Preserve
- Travel & [tourism]

#### Wayne's Table

- People (Corporate and Human) include:
  - o Investors
  - Inhabitants
  - Transients

- Sacred spaces & Holy Sites
- Beach
- One road in; one road out; it's the same road
- Built-out village
- Dark skies
- Structures transition to and from rentals and ownership
- The 'Clean Slate' of hurricane is game changer
- Randomness of vegetation adds character because (due to the youth of the island [i.e. as a land mass] everything is invasive, but in character.)
- [If Central Park is Manhattan's sacred place] Captiva Island itself is Captiva's sacred place.

#### Design & Architecture

#### Max's Table

- The last change in building height (2011-12) was generally good
- Unfortunately, new construction is not taking advantage of the sloped-roof option.
- Insufficient attention to how a building fits on the site, especially in the Village
- People are building to the limit.
- Buildings are square and blocky on Wightman (in particular) and block the sun.
- Not enough light
- Admitting light, especially in upper stories, is key to good design
- Economics are at work here—it's too expensive to maintain a seasonal single family unit in the Village—[you have to rent it out part of the year to pay taxes and maintain the property, therefore you must build the biggest building possible to generate income.]
- SSR and Gold Coast are generally OK
- Good design on most of the island, [but Village needs some attention]
- SSR employee lots are a future concern. Anticipate management may replace them eventually
- Consider upper limits on number of bedrooms and mandatory upper story setbacks for light
- Owners try to shoehorn as much house as they can on to their lots—height, setback, all stories
- Need planning designs that fit community standards
- Bulk, façade, massing of elements, landscaped area, tree preservation on lot
- Landscape program
- Village building design and landscape
- Recess second floor [to let in the light]
- Consider designs other communities have used—Sanibel is a good example but there are others
- Homes with character
- Consider 30 day rental minimum periods in village

- Or 2-weeks
  - The above will be hard to implement
- Wightman, Rosse are the core of the village
- Building Code-Septic. [State could help us by imposing stricter rules
- Realtors advertise downstairs rooms [that shouldn't be occupied to begin with]
- Sanibel---Tougher code enforcement. [That's possible when you have your own municipality.]
- · We cannot be Laissez-Faire any more
- Yes, we can
- · Consider different building heights in Village
- Consider returning to old height standard in Village
- Village stretches to South Side of South Seas (including the Boyle property)

#### Patrick's Table

- Enforcement of Landscaping Code of Captiva Plan
- Intended consequence of roof height and code encouraging?
- Roof code needs graphic design, drawing explanation
- Cheaper to pay fine than relocate trees
- Nothing on regular
- 42 foot height limit
- Types of roof lines needs graphic clarification
- Potential minimum building lot width
- Oversized rental homes
- Contradiction in standards
- Multijurisdictional issues
- INDIVIDUAL RIGHTS
- Setbacks and heights
- Property appraisers (taxes)

#### Wayne's Table

- Individualism is encouraged, but each site should respect its setting and that of its neighbors through size [restrictions.]
- No Naples-ization!
- Achieve through influence, not (unenforced) regulation
- Promote awards for success in development and redevelopment, that exceed [the expectations of] Code Enforcement
- Promote education for encouraging the eclectic, the creative, the native, and the natural.
- But there is a need for a [re]source center/site for the information and point a
  [long?] look for the 'ties that bind' the community together through sacred
  spaces/holy sites.

#### Environmental & Landscape Practices

#### Max's Table

- The mangrove problem
- Septics—on the 3<sup>rd</sup> week of March, the smell can be quite ripe. Not good for business.
- Mike K: We struggled with that the last time around. When property changes hands, you can require pumpage and certification, but you can't enforce it on an annual basis
- Difficult to enforce
- Panel could make recommendations for stricter rules to state. No guarantees.
- Panel could notify Code Enforcement of the need[ this time of year when it is most acute]
- Panel could speak to neighbors through realtors—that may be the most effective approach
- Sanctuary gumbo limbo trees are instructive example [Jack C]
- Tendency to finesse [enforcement] post-Charley.
- People reluctant [to pursue the 2002 comp plan commitment to have a landscape code for Captiva]
- Would be great to have a booklet [which will educate residents and newcomers about native vegetation]
  - o Max advised Jack C that he will send the table from the Lee LDCs.
  - Max advised that he knows of someone who might be interested in that project and will advise Ken

#### Patrick's Table

- Invasive are not equal exotic
- Brazilian Pepper spreading—Big Problem
- Tropical landscaping "Recommended Plantings of Captiva"--- education issue.
- Mangrove Preservation--- not enforced
- Restrict invasive species
- People buy homes thinking suburban landscape design as oppose to Tropical or Caribbean style

#### Wayne's Table

- Maintain beaches as complete [?]
- Plant native species—or let natives self-start
- Vegetation is key for design
- [Issues are] indistinguishable from Environmental issues.
- Maintain screening with its covering of utilities
- Award the [cropped?] lawns

# Lighting

#### Max's Table

- San moving to [tougher regulations]
- · Safety issue—from Green Flash to SSR
- Problem Captiva Drive to Andy Rosse around to South Seas
- Danger –Don't want to hit a kid

#### Patrick's Table

- · No lampposts, streetlights
- Down lighting on signs not enforced. Potential for regulation.
- · Frequent deliveries, EMS, trades
- · Sign regs, no big neon sign.

# Wayne's Table

 To be consistent with dark skies, lower and directed lights for pedestrians rather than lighting signs.



# Appendix 5-2: Transportation

# Captiva Community Plan Workshop Transportation Tuesday, March 11, 2014 South Seas Resort @10:00 a.m.

Edited versions of easel pad notes.
[Bracketed items were reconstituted from memory]

Key Elements
Overall Mobility

#### **Facilitators**

Max:

Max Forgey, AICP

Julia: Tony: Julia B. Davis, AICP Tony Palermo, AICP

Sharon:

Sharon Jenkins-Owen, AICP

#### Max's Table

- If you try to get anywhere [this time of year, all the way to South Seas you will] encounter trucks
- Smaller delivery trucks would help
- Walking is helpful; [it's good for you]
- Bicycles, people, and motor scooters cause problems for deliveries
- Safety strips [and remember they aren't sidewalks or bikepaths; they don't meet the minimum requirements for those designations] over-run
- Don't have two lanes in reality when delivery vehicles are parked in the ROW
- Can't walk on safety strip
- · Bike/Pedestrian--almost blind on bridge---issue for bikes
- Bicyclists become a threat; "spandies" don't respect rules.
- Cyclists don't stop at STOP signs
- They don't use horns or bells
- Bicycle groups—[they travel in pelotons of 20 or more cyclists and pay little heed to others on the road]
- Shared Bike/Ped on safety strip
- They freak out when they see oncoming vehicles
- It's contrary to the established rule but it may be safer to walk with traffic
- Driving on Rosse interferes with pedestrians
- Also motor bikes
- Rosse became a pedestrian street—sidewalks ignored
- · Wightman—sometimes problem with golf carts
- 3-wheel motorbikes; no reverse—problem all over the island

#### Julia's Table

- Bikes, Walking, Golf Carts, Cars
- Cars=not a lot of issues getting around island, but getting on/off a problem.
- Not a lot of traffic
- One stop sign
- Table was in Agreement on this point about Cars.
- Cars in Village--intermittent parking problem. More so in high season
- Build more > more problems
- · Parking enforcement issues
- Mexican Restaurant parking on street
- Not "need more parking" but people put parking wherever they choose
- How's Sandy's trolley doing?
  - o To Dave's observation, it is empty in daytime but full at night
  - o In operation past few weeks SSR to A Rosse
  - o Do enough people know about it?
- SSR has [few] restaurants, [so visitors] go to A Rosse
  - o Danger of walking down Captiva road at night
- · Back to panel mission
  - o Need mode [of transport] between Tween Waters and SSR
  - Support for some type of trolley
- Haphazard parking
- Mediating number of cars
- Who would fund the trolley?
  - o Between Tween Waters and South Seas Resort
- Tween Waters has parking issue at peak
- SSR used to run trolley at peak times
  - o Turnaround locations
  - o Fumes
  - o Noise

#### Tony's Table

- Beautiful island
- Can walk it
- Solutions
  - Pedestrian wide path
  - Cut through R. Park, A. Rosse
  - o Beach path (to Andy Rosse)
  - o Park & Ride
- Do it right or don't do it
- Traffic
  - o 9-12 AM 3-6 PM weekly
  - Season & summer (Tarpon)

#### Sharon's Table

- S-Curve safety
- Golf carts
  - o Allowing them to go farther—especially along Tween Waters stretch

- o Can accommodate more golf carts than cars—parking, etc.
- Connectivity
- S Car Go—expand to other businesses
- Evening vs day traffic---plus day trippers
- There are five dangerous 90° curves causing safety --- Safety issues. Cars going into pathways
- Green Flash to South Seas
  - Lighting—very dark, can't see pedestrians
- Opposed to additional lighting—some like it "dark"
  - Maybe reflective clothing or surfaces
  - Down lighting
- Balance between safety and lighting is tricky
- · Rental bikes should have front/back lights

#### Pedestrian Pathways & Bikeways

#### Max's Table

- It is a concern because there are lots of people on road—kids, golf carts...
- Potential for acquisition of new ROW via eminent domain only. It may be worth it.
- [Some ROW could be acquired via] voluntary means
- Old tree cut down at Jensen's curve. DOT was not flexible
- Captiva Drive is on private property in places
- People encroaching on Captiva Drive with pavers have been tolerated [but now that they
  are grandfathered, their neighbors don't get the same privilege]
- Mile long strip between S-Curve—can it be moved?
- It is unusable private property
- Wider strip would be ideal
- Dune path would be costly—move boulders and riprap
- People walk in the dark [wearing dark clothing]
- Meandering pathway through dunes would be great!
- Consider lowering speed limit at night (similar to Collier County with the panthers)
- Consider allowing golf carts island wide
- Consider 25 MPH island wide all the time
- Some traffic calming options:
  - Brick strips
  - o Do not want speed bumps or washboards
  - o Would consider experimenting with rubber bumps
- Really important between Village and Green Flash
- On Blind Pass Bridge keep cyclists on one side
- Captiva Plan [could consider eliminate overhead electric lines]—would room to expand, esp southernmost ½ mile
- Other options:
  - o Consider Intelligent bike paths
  - Consider boardwalks on beach, understanding that feral cat and rodent problems seem to go along with boardwalks
    - Meandering pathway
    - Seaward of private property to protect turtles
  - o Find ways to encourage bicyclists to behave better

#### Julia's Table

- Where do the cars come from?
- Are most cars at restaurants going from sunsets to restaurants? From Gold Coast to town?
- Trolley would help
- Places with parking lots/shared use/Paul's Marina [Park & Ride]
- Need traffic count
- Jay says majority are SSR & renters
- Pedestrians
  - o From SSR [southward a concern]—not much issue at SSR
  - But they need to be registered [?]
  - SSR entrance to S-curve to A. Rosse down to Green Flash
- Walking, particularly at twilight—Eyes don't see as well
- What fixes?
  - Lighting
  - Trolley
  - o Solar footlights -not up lights
  - Discussions with Sanibel as to what they are doing
  - o Could we consider widening ped path?
  - o Is that a waste of time to try?
  - Now ROW—only side to walk due to drains on other side
  - o Put structure on top of drains
  - Trim overgrown brush
  - Help from fire dept.
  - Maybe talk with Rauschenberg Property?
  - Have they been approached?
  - Panel should say "there is a pedestrian safety issue from SSR to Green Flash
  - How about white line, flap sticks, go to Rauschenberg property
  - Bikes. Same as peds/but harder for bikes
    - Bikes can use roadway
    - Can you have bike only path?
    - Gold coast
    - S-curve
    - Tween Waters. In these places you couldn't get ROW to put in bike path inland, separated by grass. We asked—was any incentive offered?
  - Vegetation is special. People put time into that.
  - Village—nothing to do, except encourage bikers to use road
  - Bikes---kids!
  - Bikes are rentals (Do they supply helmets and is use of helmets enforced?)
  - Little lights will help (downlights)
  - Approach as safety issue. 25 MPH limit
    - o Remind everyone "Bikes Share Roadway"
    - o 15 MPH through town
  - Bikes should use roads [not safety strip]
    - Establish safety shoulder (1 ½ ft.) each side
  - The path is wide enough for bikes, as long as cars do not drift
  - Storm drains—No accidents so far
  - People look at Sanibel—We could have a bike path

Speed Limit—don't change it again!

#### Sharon's Table

- Pedestrian concerns (survey)
  - Bikeways
  - o Pathways
- Pedestrian—S Curve dangerous
  - o Southside
  - o 1st. Curve east side
  - Bike & walkers interface
- Expanding existing path to 5 ft.
- Ideally—stand-alone bike and walk paths
- Blind Pass to South Seas (all 5 miles)—bike/walk path along side of dunes to protect shorelines
- Concerns—maintenance of path, storms, etc.
- Put path along shorelines
- Bike/walk separated by greenbelt
- Doesn't like expanded path--safety
- Cannot require bikes to use pathway
- Pathways
  - o If pathway along shoreline limit lighting or buffer to protect turtles

#### Vehicular Access

#### Max's Table

- Double lines on roadway
- Allow golf carts island wide
- Consider trolleys
- · Water taxi a possibility but concerns with dolphins an issue
- Pedi cab advertising a possibility
- Jitneys, but keep in mind Long Island example

#### Julia's Table

• Dead issue—no more beach parking!

#### Sharon's Table

- Parking—no new parking or additional beach access
- Post office parking lot—wanted to put in parking spaces there.
- Revisit question with owners—if it was a shared meter revenue
- Infrastructure
  - o Humps/bumps resurfacing needed at Tween Waters
  - Bike safety
  - o Corners need to be safer

#### Transit/Alternatives

#### Max's Table

- Valet Parking—Village and South Seas Plantation
- Shirley lot potential
- If you offer more parking, you get more people --OR--
- If you offer more parking, you may have fewer violations.
- Beach parking should accommodate golf carts—several will fit in one car space.
- Seasonal speed limit

#### Julia's Table

- Ferry boat
  - o Or something that connects to buses if public would deliver
  - Car ferry from community to community
  - o Where would it land?
- Back to [Sandy S's] trolley
  - o How is it funded?
  - o Is Sandy keeping data?
  - o What happened to SSR trolley?
    - o Noisy-different routing, no "jingling bells"
    - o Smelly
    - Turning (annoys owners)
  - o Electric—quiet
  - Quiet trolley –10 minute [length of island trip]
- Possible stops
  - o SSR, Green Flash, Tween Waters
  - o Educate, "Use our Trolley"
  - o Bars/Tween Waters
- Walkers and Bikers—little lights
- Need to use reflective clothes
- Golf Carts
  - Need to have lights that work
  - Kids need to be using seat belts
  - o 6 year old drivers?
- Highway legal GC—why is run limited? Because they are slow
  - People live in Villages (Ocala) —so they don't need a car
- The more folks who use non-cars, the better for all
- · Why were people upset with trolley?
  - Fumes, noise, "neighborhood tours," mostly empty, resort was losing money (it could not charge for it), turnarounds
  - Not a lot of incidents because people feel it isn't safe

#### Sharon's Table

#### Alternatives

- Dedicate part of Ding Darling lot for trolley service (owned by Dept of Interior)
- (Mobility plan requires places for cars to park)

- Trolley service to Captiva
- Off-island trolley service (e.g. Punta Rassa, Summerlin Square)

#### Off-Island Circulation

#### Max's Table

- Captiva does not want day trippers
- Consider one or two buses a day
- Here's the Big Question: Do we encourage or discourage day trippers? [When you answer that question, a lot of subsequent questions are easy to answer.]
- Businesses, especially SSR, do OK with employee parking; some restaurants not so much.
- Don't have a free shuttle to/from outside if you don't want day trippers.

#### Julia's Table

- February Sanibel Day tripper Bottleneck
- Go Early; Go Late
- Does Sanibel want to control day trippers—they just turned down "Packed Van" coming over
- There was a Ding Darling study of where to drop off people

#### Sharon's Table

- · Off Island parking & transportation
- Day trippers/vacationers---beach etc
- (if parking & congestion problems are solved it would equal more people)
- Not sure if that is what we want
- Water taxis form Punta Rassa to Mucky Duck. Need new docks
- Circulation
  - o Getting where you need to go from Captiva to mainland
  - No to bus service (would not be used)
- Causeway-2 lanes in/out based on traffic needs
- Public parking for boats



## Appendix 5-3: Economic Development

# Captiva Community Plan Workshop **Economic Development** Thursday, March 27, 2014 South Seas Resort @10:00 a.m.

Edited versions of easel pad notes. [Bracketed items were reconstituted from memory]

#### **Facilitators**

Ken: Max: Ken Gooderham

Max Forgey, AICP

Sharon:

Sharon Jenkins-Owen, AICP

#### Ken's Table

- Residences run as a business
- Zoning vs Use→residential with commerce core
- Maintain mix over time
- Replacements, not new businesses
  - More renters/rentals with more turnovers
- Renewals-→enforcement
- Encourage resident owners or longer rentals for ownership in community
- Rentals→Economic reality
  - Homes designed for multi-family rentals
  - No ownership necessary→stake in community
  - Septic impact & solid waste overload
  - Noise issues
- Rental vs Business
- 7-Day Code enforcement. Codify [islandwide] and make it longer?
- How to enforce?
- Change in market? Could they get younger and louder?
- Ambiguity in rental practices
- Marketing Captiva:
  - Agents→Sell as businesses, not residences
- Encourage owners not to rent
- Mixed uses:
  - Contain mixed use to commercial zoning
  - Rentals tied to business
    - **Employees**
    - Not Multi-Units
  - No incentives necessary
- Structures:
  - Wightman Ave→House Mass Issue
  - Look at Floor Area Ratio (FAR) enforcement

- Height→Design for max business use/rental space
  - Flat roofs
- o How many rules are needed?
- o How are rules enforced?
- Clarify building heights (and revisit?)
- Legal issues with platted lands
  - Bert Harris [Act] How solid is it?
  - Vested Units
  - Septic Issues & permitting; # of people allowed
- Biz Climate
  - [There are] issues, [but there is] no conflict between business [and residents]
    - Garbage
    - Parking biggest issue
      - Cannot build enough
      - Seasonal maximum
      - No off island shuttles
      - · Do not expand golf cart area
- Lower impact area an asset
- Preserve Captiva -> Keep it attractive to all!
- Enforcement →How much of it is needed?
  - o Formal vs informal action
- How to pressure existing businesses?
- Can rental homes be considered commercial use?
- Better understanding laws & zoning overlay

#### Max's Table (Mike M, Paul, Dave J)

- [Business and residential]—It's a mix
- Mostly residential
- Agree with 80% [of survey respondents]—it's a good mix
- A bit shabby
- New house-50' possible [frontage] on Wightman—People get jammed
- Regs—setbacks; make it more more European, with vertical intergrating, more exciting foot traffic
- Don't want regulations to push it either way
- Can be more restrictive
- Building heights restriction –island wide or RSC-2? [Max confirmed—it is only specified by ordinance in RSC-2, although County appears to regard it as applying countywide as a standard.]
- Need to go street by street
  - Rosse different from Wightman & Laika & Chapin
- 75' on Chapin; 50' on Laika & Wightman
- Deed restrictions in Village—must allow walking
- 10 Years from now—Rental rules should apply county wide
- Infrastructure
  - Delivery trucks too big
    - Not likely to change
  - Need sewer—septic systems overloaded
- Rentals & Intensity

- o Gold Coast rules [re short term rentals] should apply island wide
- o 1 person can sign lease
- o As always, who will enforce?
- o At 1-2 acre density [ie RSC-2], there is buffer
- o Restrict number of people
- o Too many people in multifamily units
- o Easy to regulate → 2 families rent 2 units on same property
- o Enforce through realtors!
- Ideal renters—ones who spend lots of money
  - o Family oriented

#### Mixed Use

- Post Office
  - o could do home delivery—3 days a week
  - Interaction good [with USPS; good meeting place for community]
  - Would do better if centrally located
- · Goals, incentives work; Cannot restrict or mandate business types
- Some community expansion likely especially in vicinity of the Boyle property
- Like Village walkability
- Turn CBD lot into valet parking
- Noise—too many kids [in large family groups; not referring to small family groups]
- 4-5 families [on one property] not good
- Kind of commercial
  - Not a many dining choices
- What would stop DQ, P. Hut? [Two things—design standards; economics-- Not profitable enough doesn't match business model.]
- Awnings, signage, walkability, aesthetics important
- Want high-end retail with high-end residences
- [If you have] kids want [dining to be] cheap
- European village with liner buildings [at SSR entrance]
- [It would be] nice to have a town center

#### Tourism, the 'Captiva brand'

- What about Rauschenberg property?
- Take what we have, make it nicer.
- Go after a [non-rowdy] audience---not [looking for the] wet T-shirt experience
- Don't need large groups
- We have a brand
  - Don't [let it] get trashy
- · Restaurants not as good as old days
- Doesn't have to be Ritz Carlton [kind of clientele]
- Character
- · Rental rules are diminishing crowds?
- Ideal
  - o People who used to own 2<sup>nd</sup> homes
  - o 50 to 60 years old with 2-3 kids, no pets
  - o Six figure income
- Target—off season

- From major urban centers
- [Looking for] quality experience and good meals
- Exclusivity which results from pricing
- Not rowdy
- · Creative, fun, friendly, natural
- [Looking for their own] Paradise
- Some come from Sanibel [for quieter experience]
- Caribbean Island on mainland with emergency services
- Some fall in love with village
- Escape
- Quality vs Quantity
- Better 10 good than 100 lousy visitors
- 1 week with family
- 1 month with old folks
- They fly in and rent cars
- Special time with kids
- Memories
- · With other families
- Compete on quality
- Where New England Village meets Caribbean
- Sanibel island may be better for biking
- Captiva better for walking
- Not crowded, mostly
- It is getting that way at Christmas, though
- High retention! Return business, year after year
- Tweak, protect!
- 7-11 would kill it
- One week on Captiva is a Reward! You've earned it.
- Some people don't know that they have building height options, so they choose the boxy option.

#### Sharon's Table

Village—located between Jensen's and South Seas Resort

- More residential than commercial
  - Acreage measurement?
    - o Mucky Duck
    - o Galleries
    - Dress shops
    - o Real Estate offices
    - o Key lime
    - o La-Te-Da Coffee and ice cream shop
    - o Etc
- Would like zoning map to identify which areas are zoned commercial
- Rentals—commercial-like, but do not want [to be considered] that way
- Do not want to be a bedroom community for Fort Myers

- · Keep and protect commercial zoning
  - o Mixed use maybe OK
    - Was not an option at the time (had to live there—not rental)
- Only way to have residential in village is to have mixed-use
- S Car Go—brings business awareness
- Hard to make living retail here (come and go)
- South Seas Subsidizes
- Parking issue-would like-pay to park (night); use parking from businesses that are closed at night
- Some like balance as is; another wants more retail and to retain what we have now.
- · Want more retail or maintain what we have now
- Future example Mucky Duck could be mixed use

#### Rentals & Intensity

- American Realty—140-plus rentals on Captiva
- Condo docs restriction to weekly rental
- Some 2 week min
- South Seas—daily
  - No to daily throughout Captiva
- Becoming a rental island
- Impact different
- Air BNB-mini B&Bs (Google it) airbnb.com
  - o No meals
  - International trend
  - o Rent bed and bath
- State license and restriction
- Charging \$2000 without paying bed tax
- Density issue if you rent
  - o 1-2 rooms of home
  - o Impact
  - o B & B happening now without paying taxes, etc.
- Appeal to families
  - o Important to keep
- Tighten up rental restrictions
  - Start out as 3 bedroom and then cut them into more
- Infrastructural demands
  - o Sewer etc
- Mixed use Development
  - Devise control—protect and maintain commercial use kept for commercial
  - o Use residential as part of development
  - Maintain existing commercial
    - No additional commercial unless mixed use
  - o Future: Make it mixed use
  - The residential should be allowed to be rental in mixed use or even vacant

#### Residential

- Yes limits to house size
- Height limit important
- Too boxy—shadows cast by larger buildings
  - o Need set back increased?
- · Some height aesthetics—one thing to allow for nice roofline
- Vegetation buffer
- Existing Zoning & Property Rights
  - o 10' setback required---20' better
  - Village flood restrictions inconsistent
  - o # of stories vs # height
  - o Intent was to preserve 2 stories of living—but now not happy with height
  - Key points: Setbacks, shadows, replacing vegetation, septic limitations

#### **Business Climate**

- Brand that is Captiva
  - o Exclusive
  - Happy
  - o Family-oriented
  - Beach community
  - Nature/beach
  - o Quaint
  - o Family friendly
  - o Small
  - o Limited new things (no big development)
  - Not a place you go for a day
  - Come for a week/not day trip
  - o Unlikely to change
  - Want to see "same"

#### Conflict Residents/Business

- Residents peaceful but accepting of tourist season
- "holiday Village" work together
- Chapel-historic/business help
- Historic-tourism attracts/distractors
- Should be tax benefit for historic building
- Store is historic designated

#### Tourism

- Historic structures
- Activities
- Boats/marina at South Seas/Tween Waters
- Kayaks
- Holiday Village
- Kayak & nature symposium etc.
- Natural beauty

- Eco tourism
- Trams
- Negative
  - o Parking
  - o Access for bikes and pedestrians
  - o "Tight"
  - o More beach parking
  - o Potholes



## Appendix 5-4: Water Quality

# Captiva Community Plan Workshop Water Quality Tuesday, April 8, 2014 South Seas Resort @10:00 a.m.

Edited versions of easel pad notes.
[Bracketed items were reconstituted from memory]

#### **Facilitators**

Julia:

Julia B. Davis, AICP

Tony:

Tony Palermo, AICP

### Tony's Table

#### **Water Quality**

- Any Proof? (Septics?)
- The Cape Coral sewer system model is a good way to fund sewer expansion
- SCSF->Excess water; Sanibel has capacity; can create incentive
- SCSF→Sewer vs Septic
- New sewers are expensive
- Majority would or might accept sewer
- Bubble Room has install aeration system and has had outstanding success.
- What are we supposed to do? Public ignorance
- · Absentee owners—that's sometime true. Communicate.
- · Not sure whether there is a water quality problem
- Issue #1
  - Bay/Beaches (closure?)
  - o Algae Bloom/Red Tide
  - Lake Discharge
  - o Storm Runoff→Off Island
  - Bad Septic?—need proof
- Is it over-rated?
- · Not functions—testing Package Plant
- ID Problem→Odor Pollution
- Solution
  - Sewer = Growth? At a Cost
  - Better Septic Incentives
- Sewer/Septic (not sewer)
  - o Incentives to upgrade septic?
  - o More Inspection?
  - We don't know [what the direct impacts of Greywater
  - Need more information about costs
  - Need some group to explain

- o Economics of sewers—need workshop
- o They must know the costs—how to mitigate? What is it?
- o How to assure no overdevelopment as a result of sewer building
- Alternative issues—identify the nuisances [and get them fixed]
- Enforce new & old septic [rules]
- Will Incentives work? Or education info?
- For sewer or Package Plant
- Landscape/fertilizer standards
  - o Give landscapers 5-star ratings, and do the same for rental agents
  - o Flora/fauna—no Brazilian pepper!
  - o Exotics in general
  - o Need rule re maximally invasive species
- Political influence when we choose to exercise it. So use it!
- Inter-local cooperation
  - OK with Sanibel
  - Get costs for sewer study
  - o "Study Group" (sewer issue)—costs, how to.
  - Smart Growth Commission
  - o Lift stations in Cape Coral are a big issue (outside)
- Rental Rep on Package Panel
- Storm water
  - o Poor/Flooding/Pollution
  - o Roads Flood/What system?
  - o It has to go somewhere
  - o There are drains—partial system, not consistent
  - o Do they fill up? Yes
  - o Bridge higher than road
  - Catch basins
- Ad Hoc
  - County Needs System (roads)
  - o Quantity/Quality
  - Rate Landscapers→fertilizer standard
    - What regs to use?
- Environment
  - Don't forget exotics
  - o Invasive species i.e. Brazilian Pepper
  - Turtles (OK)
- Highly populated beach, but no authority
  - o Could be CEPD
  - Possible use for bed tax funds
  - o Beach maintenance
  - Shouldn't be law enforcement responsibility
  - Pets—no dogs on beach!
  - [Want higher standards than FM Beach]
  - No containers
- Wrap up

- Incentives
- o Enforceability
- o Role of rental agencies—rent consistent with # of rooms
- o Drains don't accept sufficient water

#### Table 2 (Julia's)

- Need Data; need "proof" in order to make decision
- Septic Study was done 2-3 years ago
- Water Quality
  - Language in code and change to ownership→ then septic system evaluation, function & size
- Lake O is biggest issue that is generated off the island
  - o What can be done—discuss, awareness
  - Nothing can be done in our lifetime
  - Lady notes that there is signage at the Lighthouse, advising that the discoloration of water is caused by runoff from Sugar; that is educational and helpful
  - o Maybe there are individual steps at Lake O.
  - o Incremental, small steps
    - "don't buy Sugar"
- Water Quality
  - Different waters [are impacted], not just Lake O, but [Caloosahatchee] River, Gulf, & Bay/[Charlotte Harbor]
  - o Fertilizer (use less)
  - o More education [is needed] here
  - o Residents (snowbirds vs year-rounders) overloading septic
  - Septic need to be sized to building and use (they get pumped out often)
  - o This is something we can fix
  - o Is this a State or county issue?
  - o It's a State issue
- On the Island
  - Septic should fit development
  - o In St Louis County [MO] they have mandatory inspection and pumpage.
  - At my lake house in Minnesota, there's inspection, even if you're only adding a stairway; any change to building sets off a new permit.
  - Tie into development/building permit (no sewer problem?)
  - Sewers can be worse that septic. [If one septic tank overflows, that's bad, but it can be fixed; if a sewer is breached, that is really bad.]
  - "It's stupid to live here on a sandbar, which nature tries to convert [to something else] on a daily basis, but we do."
  - Re Treatment Plants-- would love to have sewers rather than septics & pumping trucks on the road every day
  - By the way where are they dumping the sludge and where does it go when it rains?
  - Questions [effectiveness of] South Seas package plant
  - [Sewers require] tearing up R.O.W. to install
  - Sewer plant works for Sanibel but is costly
  - Prove that septics harm the environment!
  - Is it too late to hook up to Sanibel Wulfert Plant?
  - o "Sewer in the answer" for the management of waste, but what cost?

- o It costs more than Beach Renourishment→this is an ongoing project
- Tearing up ROW will be [complicated]
- o Tear up road once & you are done
- Argument—Sewer facilitates development [and higher densities, which is what we are trying to avoid]
- Mayor Kevin liked idea of sewer study—can talk to John Manning. What will it cost?
- Most Over-rated issue → that "water quality is poor" [Is it really?]
- When Blind Pass is closed, it reduces water quality
  - o Try keeping it open
- Misunderstanding with investors—that the changes they make have an impact to island as whole
- Wastewater:
  - Greywater/water reuse—on South Seas use other people use irrig wells
    - To do this island wide, it would be part of sewer upgrade
  - But Captiva does not have "water shortage." Water comes fresh comes from Aquifers
- Encourage native landscape
  - o Reduce lawns, sell your lawnmower
- But people want to be left alone-- don't regulate me!
- Yet, we could educate people
- · People move here and love the island look then they miss lawns and 'Spring'
- Inter-local Cooperation
  - o Do Sanibel & Captiva work well together on various issues?
  - There is no cooperation
  - We could talk to them about what they are doing
    - Sanibel has a mayor and Captiva is incorporated
    - SCCF is a common resource
    - Captiva is part of unincorporated County,
  - We (C) don't know what (S) is doing and they don't know what (C) is doing
  - COI—Committee of Islands---nongovernmental, They deal with issues
    - eg. Fireworks ok on Captiva, but not on Sanibel
    - Very interested in Dark Skies
    - Captiva could implement what Sanibel is doing
  - o S & C do work together on Big Water issues SCCF
  - o Planting & vegetation: SCCF helps Captiva with this, nursery
  - There is informal cooperation on Water Quality issues (not working on it, formally")
- **Biggest problem** is Blind Pass & re-nourishment (Captiva sand runs down to Sanibel and only comes back is trucks)
- They should at least let Captiva to hookup to Sanibel treatment plant for all the sand
- Plenty of organizations In place
- Not enough of year-rounders to keep momentum going
- Sanibel does more than Captiva does on fertilizer reduction
- Captiva does it without rules-- Sanibel is very restrictive
- People move to Captiva because lack of rules/reg
- People from Captiva move to Sanibel because Captiva is changing—too much like FM Beach)
- How long will the island look stay?

- As long as the little cottages stay.
- Because when they go away, Development (lots of units) will come in its place
- . It is only three months out of the year
- Ferry to Cape Coral?—facetiously—they do not want this!
- More people are finding out about Captiva
- Storm Water Management?
  - Minimally, "French Drain" in Village→to Bay
  - o No way to treat that mostly-rainwater but fertilizer
  - Now a lot of lawns in those areas
  - Swales—best way to slow Storm water; and more native landscape and less grass
  - If your neighbors build "hills up", you can request that they add swales
  - o Permeable membranes?
  - Less grass, too. Where to put swales in Village?
- Environment
  - Sea Turtles, Mangroves, Birds all equally important
  - "Landscape" important to have natural landscape
  - Dark Skies important
- Why do they come here? Because it is beautiful, but that is hard to maintain. Good things:
  - Native vegetation
  - Water quality
  - o Nice beach
  - o Birdlife
  - o Fish, dolphins
  - To see the night sky; down lighting helps
- They don't want to see--invasive
  - o Coyotes
  - Burmese pythons (not sure about bobcats)
- Those cottages—how many are left in the Villages
  - When they go away, they get converted to cubes of condos
- Rauschenberg.... did it nice; we need another Rauschenberg
- Art communities are wonderful, low impact business
- Captiva should do all it can to support this-to help artists help Captiva
- Rauschenberg estate & how it looks
- Jungle Road.....
- "The Good Old Days" How Captiva used to be. Come down here & CHANGE IT!



### Proposed Captiva Community Plan Goal, Objectives, and Policies Staff Comments September 23, 2015

The following are staff's comments regarding the Captiva Island proposed Lee Plan amendment that was electronically submitted to the County on August 18, 2015. The document below is the Community's strike-out and underlined version of the proposed amendments (in black). Staff's comments have been added to the associated policy under the policy or provided in blue within the text as appropriate.

#### Captiva Community Plan Goal, Objectives, and Policies

This version shows the change between existing Lee Plan language related to Captiva Island and proposed language which is shown in strikethrough and underline format.

GOAL 13: CAPTIVA. To maintain and enhance the historic pattern of development on Captiva, consisting of unobtrusive, low density residential use in an environment characterized by diverse and healthy native vegetation, clean offshore water with diverse and healthy marine life, and limited commercial development and traffic. The purpose of this goal is to provide policies to confirm and reinforce that historic pattern. (Added by Ordinance No. 03-01)

CAPTIVA COMMUNITY VISION. Captiva Island is a coastal barrier island with a low-density residential lifestyle (Low density is not a lifestyle; please consider changing it to development pattern) and economic base, augmented by commercial activities which serve residents and tourists. who are drawn toward a tranquil, unhurried experience in a natural setting. As an island community, Captiva's natural environment resources—beaches, wildlife and flora—is its most important attraction, and Captiva residents regard the protection of its mangrove fringe, water quality, and dark skies as matters of paramount importance. Toward this end, its residents, owners and the business community must work together, with Lee County and other regulatory bodies to sustain the fragile and limited resources of the island.

Through its efforts and support, the Captiva community has shown that it values the following:

- A lifestyle which is mindful of the land and sea environments surrounding the island; commercial sustainability to allow residents access to basic needs without undue travel and encouraging services and facilities that support a community of individuals living together.
- The island's history as an informal resort destination.
- The island's future as a community that maintains high aesthetic and environmental standards.
- \* The sense of the island as a coastal community, balancing diversity of coastal community architecture, landscape, and tourism-oriented commercial activities with a
- respect for the privacy and property rights of the island's permanent and seasonal residents.
- Levels of services that reflect and acknowledge the balance between tourism, nonresident property ownership, seasonal occupancy and year-round residency.
- Recognition of its fragility as a coastal high hazard area.

- . To achieve these ends, Captivans must work together and with Lee County for:
- Environmental preservation, including enhanced water quality, encouraging the use of native vegetation, and maintaining the mangrove fringe protecting the island's shores, while limiting noise, light, water, and air pollution.
- Shoreline and natural resources management to preserve habitat, recreation and sustainability.
- Accommodating mixed uses of traditionally commercial properties to maintain a business community sufficient to support the immediate needs of island residents and visitors.
- Development and appearance standards that acknowledge the unique natural setting and hazards, which include overwash, erosion, invasive vegetation, and outdated lot sizes.
- Creative responses to the economic pressure which encourages lot-by-lot redevelopment that maximizes building footprints and envelopes to the detriment of community appearance.
- Upgrading public infrastructure and enhancing the appearance and functionality of the island's rare public spaces.
- Building standards that limit density, restrict height, maintain lot sizes and reduce the intensity of uses through land use and zoning practices.
- The future of the island will be secured and enhanced as Captivans (present and future) work together to reach consensus on island needs and goals, and work in unison with Lee County, the Captiva Erosion Prevention District, the state and its agencies, and nongovernmental organizations serving the island to ensure those goals are realized.

The text is too lengthy. This belongs in the community plan as backup to support the amendments or incorporated as policies if not already.

**OBJECTIVE 13.1**: <u>Protection of community resources.</u> Develop and maintain incentive and/or regulatory programs to ensure the long-term protection and enhancement of wetland habitats, water quality, natural upland habitats, community facilities, existing land use patterns, infrastructure capacity, and historically significant features on Captiva Island. (Added by Ordinance No. 03-01)

**POLICY 13.1.1:** <u>Subdivision of existing RSC-2 parcels.</u> No subdivisions of parcels that were zoned RSC-2 (Captiva Estate) on January 1, 2002, regardless of their zoning at any time thereafter, may be permitted unless all of the resulting lots comply with all of the minimum lot size and dimensional requirements in the RSC-2 district. (Added by Ordinance No. 03-01)

This provision is confusing. If a property is rezoned to RPD, is the minimum lot size the one found under RSC-2; or, does this size limitation only apply to RSC-2 district lots? Are variances or deviations for lot size permitted?

**POLICY 13.1.2**: <u>Building height</u>. Due to the nature of a barrier island, the height of buildings and structures is dependent on conditions such as elevation of the site above sea level and mandatory flood elevation requirements. In response to these conditions, the height of buildings and structures may not exceed the <u>least-less</u> restrictive of the two following options:

a) 35 feet above the average grade of the lot in question or 42 feet above mean sea level measured

to the peak of the roof, whichever is lower; or

b) 28 feet above the lowest horizontal member at or below the lawful base flood elevation measured to the mean level between eaves and ridge in the case of gable, hip, and gambrel roofs.

If lowest horizontal member is set above the base flood elevation the 28 foot measurement will be measured starting from the base flood elevation.

If the Village, Gold Coast, Tween Waters or South Seas neighborhoods (the location of the Village, Gold Coast, Tween Waters, South Seas have not been defined) wish to establish building height standards to fit the unique characteristics of those neighborhoods, such standards can be set forth in the Land Development Code, as long as building heights in these neighborhoods cannot exceed those allowed by this policy and any such modifications are supported by a clear majority of the affected property owners.

Notwithstanding the above height limitations, purely ornamental structural appurtenances and appurtenances necessary for mechanical or structural functions may extend an additional four (4) feet above the roof peak or eight (8) feet above the mean height level in the case of gable, hip, and gambrel roofs, whichever is lower, so long as these elements equal 20% or less of the total roof area. (Added by Ordinance No. 03-01, Amended by Ordinance No. 11-19)

This provision is internally inconsistent. Please delete "If the Village, Gold Coast, Tween Waters or South Seas neighborhoods wish to establish building height standards to fit the unique characteristics of those neighborhoods, such standards can be set forth in the Land Development Code, as long as building heights in these neighborhoods cannot exceed those allowed by this policy and any such modifications are supported by a clear majority of the affected property owners"

These are maximum heights. If a property owner in one of these communities wants to build lower, they are free to do so without additional regulations. Also note, development approvals will not be subject to receiving a clear majority of the affected property owners.

POLICY 13.1.3: Lee County will encourage and support efforts by Captivans to strengthen existing vegetation ordinances to establish a landscaping code for Captiva Island that will require all new development, including single family residences, to implement minimum landscaping requirements intended to preserve, promote, and enhance the existing native vegetation and tree canopy on the Island. New landscaping requirements will focus on areas including, but not limited to, buffering and separation between new structures and Captiva Drive, buffering between adjoining properties, preservation and enhancement of native plant communities including, but not limited to, beach dune community, tropical hardwood hammock, coastal scrub and mangroves. (Added by Ordinance No. 03-01) [Intentionally left blank.]

Do not leave 13.1.3 blank. Renumber the following policies.

**POLICY 13.1.4:** <u>Beach and shore preservation.</u> Lee County will continue to support the effort of the Captiva Erosion Prevention District, a beach and shore preservation authority under provisions of Chapter 161, Florida Statutes, to preserve, protect and maintain Captiva's beaches using environmentally responsible methods. (Added by Ordinance No. 03-01)

**POLICY 13.1.5:** Quality of adjacent waters. Lee County will encourage and support efforts by the Captiva community to investigate and recommend measures that will improve water quality in Pine Island Sound and the Gulf of Mexico adjacent to Captiva Island. Such measures may include regulation of septic systems and sewers only if sized to limit development to that permitted by this plan. (Added by Ordinance No. 03-01)

#### Please delete this policy.

The first sentence of this provision is unnecessary. County Staff, the Board of County Commissioners and residents may investigate and recommend measures to improve water quality at anytime. The second sentence appears to create a regulation that precludes the size of septic systems and sewers. However, it's not clear what the second sentence is intended to accomplish. As written, it appears to limit the size of septic systems and sewers to a size that limits development. Septic systems are designed to accommodate the proposed development. Central sewer systems are designed to accommodate future growth in addition to current demand. You wouldn't create a sewer system that is built to limit development.

**POLICY 13.1.6:** <u>County information clearinghouse</u>. The Captiva Island Community will establish a document clearing house on Captiva, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Added by Ordinance No. 03-01)

POLICY 13.1.7: Public informational session for land use changes. The owner or agent for any rezoning, variance, or special exception request within the Captiva Planning Community must conduct one public informational session on Captiva where the agent will provide a general overview of the project for any interested citizens. The Captiva Community Panel will receive a minimum of two weeks' notice, along with a packet of materials for consideration, prior to its regularly scheduled meeting in order to assure that sufficient notice is provided to the public. The applicant may request a meeting at a different time and place than the Panel's regularly scheduled meeting, but the same notice and packet requirements shall apply.

Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. (Added by Ordinance No. 03-01)

The County has maintained that public information meetings are not required to be presented to any particular group. This provision should be kept consistent with other community planning meeting requirements.

POLICY 13.1.8: Public participation. Lee County will encourage and support the solicitation of the

widest possible range of public input for any future Lee Plan amendments that directly apply to Captiva or the policies adopted for Captiva under this section of the Lee Plan. To that end, Lee County is committed to provide continuing assistance to the Captiva Community as part of the Evaluation and Appraisal Report process as well as ongoing technical expertise related to the functioning of the adopted policies. (Added by Ordinance No. 03-01).

**POLICY 13.1.9:** <u>Consistent siting of structures and historical character.</u> Lee County will encourage and support efforts by Captivans to develop and submit ordinances that will encourage the siting and building of structures consistent with the historical character of the island. (Added by Ordinance No. 03-01).

**POLICY 13.1.10:** <u>Density increases prohibited.</u> New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. (Added by Ordinance No. 05-19) <u>No further residential lot splits or lot line adjustments will be permitted in the Village (Village is not defined) if they would result in increases in density or intensity of use.</u>

Please delete "No further residential lot splits or lot line adjustments will be permitted in the Village if they would result in increases in density or intensity of use"

The second sentence is unnecessary in light of the first sentence. In addition, the regulation in the second sentence goes too far. For example, if someone owned 10 acres, you would preclude a lot split, even if the density remained consistent with the Lee Plan. This would effectively further reduce their property rights and create a Bert Harris cause of action or an inverse condemnation lawsuit. Also, the sentence would preclude a property owner from acquiring multiple lots and combining them to create a parcel with lower density. This should not be prohibited.

**POLICY 13.1.11:** <u>Criteria for variance approval.</u> Variances should be limited to unique, specifically authorized circumstances and will be allowed only in situations where unnecessary hardship would otherwise occur; i.e., where all of the following are met:

- Where the hardship cannot be corrected by other means allowed in the ordinances.
- Where strict compliance of the regulations allows the property owner no reasonable use of the property.
- Where the variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties located on the same street and within the same Future Land Use category, unless denial of the variance would allow no reasonable use of the property.
- · Where the applicant did not cause the need for the variance, and
- Where the variance is not contrary to the spirit of the ordinance. (Added by Ordinance No. 05-19)

Do these criteria apply to deviations? Also consider deleting the provision in its entirety or refer to the requirements of LDC 34-145.

POLICY 13.1.12: Mangroves on Captiva Island will be protected to the greatest extent possible. (Added by Ordinance No. 05-19) [Policy intentionally left blank.]

Do not leave the Policy blank. Renumber the subsequent policies.

POLICY 13.1.13: Within two years of the adoption of this policy Indigenous or Native trees will be replanted and maintained along Captiva Drive between Blind Pass and the north end of Captiva Drive. The replanting of trees within the Captiva Drive right of way is needed to replace the loss of tree canopy following Hurricane Charley. A comprehensive Captiva Drive landscape plan that addresses specific native tree species, tree placement, public safety, access and utilities to facilitate the restoration of tree canopy will be created. The comprehensive Captiva

Drive landscape plan will identify funding sources for implementing the plan and will designate the entity or entities responsible for long term maintenance. (Added by Ordinance No. 05-19) [Policy intentionally left blank.]

#### Do not leave the Policy blank. Renumber the subsequent policies.

**POLICY 13.1.14:** <u>Telecommunications tower.</u> Notwithstanding anything pertaining to Captiva Community Plan Height Restriction Policy 13.1.2, due to the unique degree of public interest attached to it regarding emergency communications services, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet, provided that said new facility makes space available to the county for adequate emergency communications service coverage for Captiva, as well as colocation within the capabilities of that tower for all wireless carriers desirous of serving Captiva. Destruction of mangroves will not be allowed in order to build or operate such a tower or related tower facilities. The telecommunication tower will be a monopole, unless public safety is compromised. (Added by Ordinance No. 05-19)

POLICY 13.1.15: Dark skies. The location of Captiva Island provides a unique view of the dark night sky that should be preserved whenever possible and without sacrificing public safety. Lee County will rely whenever possible upon public education and voluntary efforts to maintain dark skies on the island. If those efforts prove ineffective, Lee County will support the Captiva community's efforts to craft and codify land development regulations applicable to exterior residential and commercial lighting as a means to limit light pollution, light trespass and its potential detrimental effects on wildlife to the greatest extent possible.

Please delete "If those efforts prove ineffective". There's no measure of effectiveness to determine when the application of this language would be required. Revise as suggested (see below) and consider adoption of regulations similar to Upper Captiva. Alternatively, delete the entire provision and wait. Once the public education and voluntary efforts are no longer effective, then regulations can be recommended.

POLICY 13.1.15: Dark skies. The location of Captiva Island provides a unique view of the dark night sky that should be preserved whenever possible and without sacrificing public safety. Lee County will rely whenever possible upon public education and voluntary efforts to maintain dark skies on the island. If those efforts prove ineffective, Lee County will support the Captiva community's efforts to craft and codify land development regulations applicable to exterior residential and commercial lighting as a means to limit light pollution, light trespass and its potential detrimental effects on wildlife to the greatest extent possible.

POLICY 13.1.16: Estuarine and wetland resources. County regulations, policies, and discretionary

actions affecting Captiva Island will permit no further degradation of estuarine and wetland resources and will promote the preservation of native upland vegetation and wildlife habitat.

Please describe how Policy 13.1.16 will be implemented to promote the preservation of native upland vegetation and wildlife habitat on single family lots?

POLICY 13.1.17: Blind Pass. Lee County will support through advocacy at the federal, state, and regional level, efforts by the Captiva community to maintain Blind Pass as an open pass due to its benefits to the near-shore environment, marine ecology and water quality. Lee County will support efforts by the Captiva Erosion Prevention District to work with the City of Sanibel, county staff and state and federal agencies toward Blind Pass maintenance. ("Toward Blind Pass maintenance" is not clear. See below)

POLICY 13.1.17 does not reflect the current roles or responsibilities related to Blind Pass. Please consider the following revisions:

POLICY 13.1.17: Blind Pass. Lee County will support through advocacy at the federal, state, and regional and local level, efforts by the Captiva community to maintain Blind Pass as an open pass due to its benefits to the near-shore environment, marine ecology and water quality. Lee County will support efforts by the cooperate with the Captiva Erosion Prevention District to work with the City of Sanibel, county staff and state and federal agencies toward Blind Pass maintenance. and the City of Sanibel to study Blind Pass and define long term maintenance alternatives. (Delete Second Sentence based on CEPD position)

The formal response from CEPD also recognizes the need to change the proposed language.

POLICY 13.1.18: Underground utilities. Underground utilities will continue to be considered if supported by the affected property owners.

This provision is not recommended.

As written, it is unclear who decides the amount of support needed, and who are the "affected property owners." Also note that utility projects are not subject to a popular vote by "affected property owners."

Instead, consider exploring the opportunity to establish a MSBU/MSTU if desired by the majority of the community.

**OBJECTIVE 13.2**: MIXED USE DEVELOPMENT. The Captiva community seeks to preserve the island's unique neighborhood-style commercial activities and to provide islanders with reasonable access to basic goods and services without having to leave the island. Toward that end, Lee County will encourage mixed use developments in specific and appropriate areas of the Captiva planning community through its regulations, policies and discretionary actions. (Added by Ordinance No. 07-09)

**POLICY 13.2.1:** Mixed use developments as defined in the Lee Plan, and mixed use developments containing both commercial and residential uses within the same structure, are strongly encouraged on Captiva properties that were zoned C-1 or CT as of Jan. 1, 2006. Such properties may be

allowed one <u>or more</u> residential units in addition to commercial uses <u>at a density consistent with the Lee Plan.</u> Such developments will only be permitted if approved as a Commercial Planned Development or Mixed Use Planned Development. Added by Ordinance No. 07-09)

OBJECTIVE 13.3: TRANSPORTATION. The Captiva Community will continue its efforts to limit automotive traffic on the island.

Public transportation infrastructure (i.e. roads, bridges, parking/transit facilities) should adequately support current and future development needs for all modes of transportation in accord with the approved Captiva Community Plan. Infrastructure should allow for safe and efficient emergency response, and timely evacuation during times of emergency.

#### Please consider the following revisions:

OBJECTIVE 13.3: TRANSPORTATION. The Captiva Community will continue its efforts to limit automotive traffic reduce automobile dependence on the Captiva Island.

POLICY 13.3.1: Alternate transportation. On Captiva, Lee County will encourage pedestrian- and bicycle-friendly development and trolley service that does not increase automobile dependence or increased parking. The County will support steps to make the island transportation network safer for pedestrians, golf carts, and bicyclists whenever possible.

The first sentence is confusing and needs to be revised. By default, development that includes pedestrian, bicycle, and trolley service would reduce "automobile dependence or increased parking," however, all development increases the need for parking and automobile dependence to get to and from the development. Consider the revisions suggested below. Also consider Land Development Code amendments to incentivize property owners to provide these types of facilities.

POLICY 13.3.1: Alternate transportation. On Captiva, Lee County will encourage new development to incorporate pedestrian- and bicycle-friendly development facilities. Reduced parking requirements may be approved when development facilitates the use of sidewalks, bicycle paths, and trolley service that does not increase automobile dependence or increased parking. The County will support steps to make the island transportation network safer for pedestrians, golf carts, and bicyclists whenever possible.

OBJECTIVE 13.4: TOURISM: Tourism is vital to the economic health of Captiva, but must not overwhelm the infrastructure, amenities or limited services on the island and should maintain the historic sense of harmony between permanent residents, seasonal residents and shorter-term visitors.

#### Please consider the following revisions:

OBJECTIVE 13.4: TOURISM: Tourism is vital to the economic health of Captiva, The Captiva Island Community will work with Lee County Visitor and Convention Bureau to balance the benefits of tourism with the limited services and infrastructure available on the island. but must not overwhelm the infrastructure, amenities or limited services on the island and should maintain the historic sense of harmony

## between permanent residents, seasonal residents and shorter-term visitors.

POLICY 13.4.1: Short-term rental of residential units. Residential units on Captiva Island (excluding those in South Seas Island Resort) may not be rented for a period of less than seven (7) consecutive days.

Please delete this policy. Due to the inability to enforce and property rights issues, this provision is not recommended.

OBJECTIVE 13.5: NATIVE VEGETATION AND TREE CANOPY: Lee County will encourage and support efforts by Captivans to enforce and strengthen existing vegetation ordinances intended to preserve, promote, and enhance the existing native vegetation and tree canopy on the Island. The creation of a diverse and sustainable plant community on the island is encouraged. County regulations, policies, and discretionary actions affecting Captiva Island will permit no further degradation of estuarine and wetland resources and no unnecessary loss of native upland vegetation and wildlife habitat.

POLICY 13.5.1: Trees along Captiva Drive. Indigenous or native trees and other non-invasive species should be planted and maintained along Captiva Drive between Blind Pass and the north end of Captiva Drive to facilitate the restoration of the historic tree canopy and vegetation buffers. The use of indigenous or native trees and vegetation requiring minimal irrigation once established is encouraged on all properties on Captiva Island.

Are these trees within the right-of-way or on single family lots? Will the trees conflict with existing utilities? What non-invasive species would be appropriate to install and will only need minimal irrigation. Also, as written this policy is not enforceable since it is only "encouraged." Regulatory language should be considered in the Land Development Code.

Please consider the following revisions and adding to the Land Development Code:

POLICY 13.5.1: Trees along Captiva Drive. Indigenous or native trees. Indigenous or native trees and other non-invasive species should must be planted and maintained in all required plantings and buffers, along Captiva Drive between Blind Pass and the north end of Captiva Drive to facilitate the restoration of the historic tree canopy and vegetation buffers. The use of indigenous or native trees and vegetation requiring minimal irrigation once established is encouraged on all properties on Captiva Island.

POLICY 13.5.2: Invasive vegetation and nuisance pests. The Captiva community and Lee County will cooperate to stop the proliferation of invasive exotic vegetation and nuisance pests as identified by the Exotic Pest Plant Council of Florida or its successor bodies. Incentives, disincentives and regulations may be developed to accomplish this policy.

Please delete the reference to the Exotic Pest Plant Council of Florida. The County is prohibited by state statute from enforcing this list.

POLICY 13.5.3: Heritage trees. Heritage trees, as defined in the Land Development Code, will be preserved or when possible, may be relocated on-site. If a heritage tree must be removed from the site then a replacement tree with a minimum 20-foot height must be planted within an appropriate

open space.

Please delete this policy. This is a development regulation that needs to be moved to the Land Development Code.

<u>POLICY 13.5.4: New land developments.</u> New construction on Captiva Island should be designed to maintain or be compatible with the native and indigenous natural environment, especially when significant tree canopies or unique natural habitats exist on the parcel.

Please consider the revisions below and adding to the Land Development Code.

POLICY 13.5.4: New land developments. New construction on Captiva Island should must be designed to maintain retain or be compatible with the native and indigenous natural environment, vegetation. especially when significant tree canopies or unique natural habitats exist on the parcel.

Please describe how this policy applies to single family homes. Please define "significant tree canopies" and "unique natural habitats"

POLICY 13.5.5: Mangroves. Mangroves on Captiva Island will be protected to the greatest extent possible.

Does this Policy apply to single family dwelling units? If so, how will this be implemented? The Mangrove Act of Florida prohibits the county from regulating mangroves; therefore referencing a setback to protect mangroves and establishing a setback in the Land Development Code may be more appropriate. Please consider the following revision:

POLICY 13.5.5: Mangroves. A setback will be required from the mangrove fringe along Captiva Island to protect the shoreline and structures.

# The Captiva Plan ■ Analysis

March 2016

**NOTE:** This file will review some of the iterations of the Captiva Plan Update as submitted to provide context as to the work which lead to the final draft. In addition, after this discussion a copy of the county staff comments from September 2015 are included to show the previous iteration and the staff discussion which contributed to some of the changes.

GOAL 13: CAPTIVA. To maintain and enhance the historic pattern of development on Captiva, consisting of unobtrusive, low-density residential use in an environment characterized by diverse and healthy native vegetation, clean offshore water with diverse and healthy marine life, and limited commercial development and traffic. The purpose of this goal is to provide policies to confirm and reinforce that historic pattern. (Added by Ordinance No. 03-01).

GOAL 13: Captiva Community Vision. Captiva is a coastal barrier island with low-density residential development, augmented by limited commercial activities which serve residents and tourists drawn to a tranquil experience in a natural setting. As an island community, Captiva's natural resources -- beaches, waterways, wildlife and flora -- are its most important attractions, and Captiva residents regard the protection of its mangrove fringe, water quality, and dark skies as matters of paramount importance. Toward this end, the Captiva Community Panel and other Captiva community, civic and business organizations must work together with Lee County and other regulatory bodies to sustain the fragile and limited resources of the island.

Captiva residents, property owners and businesses value the following:

- An island lifestyle which respects the fragile land, coastline and waters of Captiva.
- The island's history as an environmentally special and informal resort destination.
- The island's diverse coastal community architecture and landscaping.
- A coastal community that balances tourism-oriented activities with a respect for the privacy and property rights of the island's residents.
- A community that provides a level of commercial services that reflects the balance between tourism, seasonal occupancy and year-round residency, and acknowledges the need to reduce automotive dependence and create more environmentally-sensitive alternative modes of transportation.

To achieve these ends, organizations representing Captiva residents, property owners and businesses must work together, and with Lee County for:

 Environmental protections that preserve the shoreline and natural habitats, enhance water quality, encourage the use of native vegetation, maintain the mangrove fringe, and limit noise, light, water and air pollution.

- Creative mixed-use development of traditionally commercial properties to maintain the island's neighborhood-style business community sufficient to support the needs of Captiva residents and visitors.
- Building standards that maintain existing densities and building heights, and development regulations designed to preserve the Captiva Community Vision.
- Upgrading public infrastructure and enhancing the appearance and functionality of the island's rare public spaces.

The future of the island will be secured and enhanced as present and future residents and organizations on Captiva work together to reach consensus on island goals, and work with Lee County, the Captiva Erosion Control District, the state and its agencies, and nongovernmental organizations serving the island to ensure that those goals are realized.

- NOTE: The existing goal is proposed to be replaced by more extensive language originally proposed in Spring 2012 as part of the Evaluation Appraisal Report Lee Plan update (which was never enacted). The Captiva community continued to support this language (with some revision) at workshops and meetings for this plan update.
- NOTE: Subheads have been added to every policy, whether existing or proposed. When added to existing policies, no further explanation will be included, and reference can be made to the Workshops or Minutes files for more detail as to any discussion of them.

**OBJECTIVE 13.1:** <u>Protection of Community Resources.</u> Develop and maintain incentive and/or regulatory programs to ensure the long-term protection and enhancement of wetland habitats, water quality, natural upland habitats, community facilities, existing land use patterns, infrastructure capacity, and historically significant features on Captiva Island. (Added by Ordinance No. 03-01).

POLICY 13.1.1: <u>Subdivision of Existing RSC-2 Parcels.</u> <u>Subdividing No subdivisions of</u> parcels that were zoned RSC-2 (Captiva Estate) on <u>as of January 1, 2002, regardless of their zoning at any time thereafter, may be permitted is prohibited unless all of the resulting lots comply with all of the minimum lot size and dimensional requirements <u>set forth</u> in the <u>Land Development Code for the RSC-2 zoned lots in Captiva district</u>. (Added by Ordinance No. 03-01).</u>

 NOTE: Most of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein.

POLICY 13.1.2: <u>Building Heights on Captiva Island</u>. The height of buildings and structures on Captiva is related to conditions such as elevation of the site above sea level and mandatory

flood elevation requirements. In response to these natural and regulatory forces, the height of buildings and structures may not exceed the least less restrictive of the two following options:

- a) 35 feet above the average grade of the lot in question or 42 feet above mean sea level measured to the peak of the roof, whichever is lower; or
- b) 28 feet above the lowest horizontal member at or below the lawful base flood elevation measured to the mean level between eaves and ridge in the case of gable, hip, and gambrel roofs.

If lowest horizontal member is set above the base flood elevation, the 28 foot measurement will be measured starting from the base flood elevation.

Notwithstanding the above height limitations, purely ornamental structural appurtenances and appurtenances necessary for mechanical or structural functions may extend an additional four (4) feet above the roof peak or eight (8) feet above the mean height level in the case of gable, hip, and gambrel roofs, whichever is lower, so long as these elements equal 20% or less of the total roof area. (Added by Ordinance No. 03-01, Amended by Ordinance No. 11-19).

 NOTE: Most of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein.

POLICY 13.1.3: Lee County will encourage and support efforts by Captivans to strengthen existing vegetation ordinances to establish a landscaping code for Captiva Island that will require all new development, including single family residences, to implement minimum landscaping requirements intended to preserve, promote, and enhance the existing native vegetation and tree canopy on the Island. New landscaping requirements will focus on areas including, but not limited to, buffering and separation between new structures and Captiva Drive, buffering between adjoining properties, preservation and enhancement of native plant communities including, but not limited to, beach dune community, tropical hardwood hammock, coastal scrub and mangroves. (Added by Ordinance No. 03-01)

• NOTE: Relocated elsewhere (Objective 13.5) in this draft) in the plan.

**POLICY 13.1.34:** Beach and Shore Preservation. Lee County will continue to support the effort of the Captiva Erosion Prevention District, a beach and shore preservation authority under provisions of Chapter 161, Florida Statutes, to preserve, protect and maintain Captiva's beaches using environmentally responsible methods. (Added by Ordinance No. 03-01).

**POLICY 13.1.45:** Quality of Adjacent Waters. Lee County will encourage and support efforts by the Captiva community to investigate and recommend measures that will improve water quality in Pine Island Sound and the Gulf of Mexico adjacent to Captiva Island. Such measures may include regulation of the maintenance of septic systems or other onsite sewage treatment and disposal systems, and the introduction of sewers only if sized to limit development

to that permitted by the Captiva Plan and Land Development Code this plan. (Added by Ordinance No. 03-01).

 NOTE: Most of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This update allows for more specific intent to be contained within the regulating policy.

POLICY 13.1.56: County Information Clearinghouse. The Captiva Island Community Panel will establish a document clearing house on Captiva or will publicize the appropriate internet access, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Added by Ordinance No. 03-01).

 NOTE: Most of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This update reflects technological changes since the original language was drafted.

POLICY 13.1.67: Public Informational Session for Land Use Changes. The owner or agent for any rezoning, variance, or special exception request within the Captiva Planning Community must conduct one public informational session on Captiva where the agent will provide a general overview of the project for any interested citizens. The Captiva Community Panel will receive a minimum of two weeks' notice prior to its regularly scheduled meeting in order to assure that sufficient notice is provided to the public. The applicant may conduct the public informational session on Captiva at a different time and place than the Panel's regularly scheduled meeting, but the same notice to the Captiva Community Panel shall apply.

Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. (Added by Ordinance No. 03-01).

NOTE: Most of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This update ensured that any public workshop not conducted in conjunction with a panel meeting can be publicized by the panel's existing email contact network to encourage public participation.

- **POLICY 13.1.78:** Public Participation. Lee County will encourage and support the solicitation of the widest possible range of public input for any future Lee Plan amendments that directly apply to Captiva or the policies adopted for Captiva under this section of the Lee Plan. To that end, Lee County is committed to provide continuing assistance to the Captiva Community as part of the Evaluation and Appraisal Report process as well as ongoing technical expertise related to the functioning of the adopted policies. (Added by Ordinance No. 03-01).
  - NOTE: Most of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This update reflects the apparent demise of the EAR process as it was established when the original language was drafted..
- **POLICY 13.1.89:** Consistent Siting of Structures and Historical Character. Lee County will encourage and support efforts by Captiva residents and organizations Captivans to develop and submit ordinances that will encourage the siting and building design of structures consistent with the historical character of the island. (Added by Ordinance No. 03-01).
  - NOTE: Most of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein.
- POLICY 13.1.910: Density Increases Prohibited. New requests for residential re-zoning, lot splits or lot-line adjustments that would decrease minimum lot area and dimensions, decrease minimum setbacks, or increase maximum lot coverage for development on said property or properties from that required by density on said property above current zoning standards will not be permitted. (Added by Ordinance No. 05-19).
  - NOTE: Most of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This update is intended to provide greater specificity of intent and regulatory scope.
- POLICY 13.1.1012: <u>Criteria for Variance Approval</u>. Variances <u>and deviations shall not be</u> <u>permitted unless they meet all of the specific requirements set forth in the Land Development</u> <u>Code for Captiva.</u> <u>should be limited to unique, specifically authorized circumstances and will be allowed only in situations where unnecessary hardship would otherwise occur; i.e., where all of the following are met:</u>

Where the hardship cannot be corrected by other means allowed in the ordinances, Where strict compliance of the regulations allows the property owner no reasonable use of the property,

Where the variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties located on the same street and within the same Future Land Use eategory, unless denial of the variance would allow no reasonable use of the property, Where the applicant did not cause the need for the variance, and

Where the variance is not contrary to the spirit of the ordinance.

#### (Added by Ordinance No. 05-19)

 NOTE: Most of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This update references the LDC language at the request of county staff.

**POLICY 13.1.13:** [Moved to Policy 13.5.5 Mangroves]

**POLICY 13.1.14:** [Moved to Policy 13.5.1 Trees Along Captiva Drive]

POLICY 13.1.1145: Telecommunications Tower. Notwithstanding anything pertaining to Captiva Community Plan Height Restriction Policy 13.1.2, due to the unique degree of public interest attached to it regarding emergency communications services, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet, provided that said new facility makes space available to the county for adequate emergency communications service coverage for Captiva, as well as co-location within the capabilities of that tower capability for all wireless carriers desirous of serving Captiva. Destruction of mangroves will not be allowed in order to build or operate such a tower or related tower facilities. The telecommunication tower will be a monopole, unless public safety is compromised. (Added by Ordinance No. 15-19).

 NOTE: Most of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein.

POLICY 13.1.12: Dark Skies. The location of Captiva provides a unique view of the dark night sky that should be preserved whenever possible and without sacrificing public safety. Land development regulations applicable to exterior residential and commercial lighting must limit light pollution and light trespass, and protect wildlife from any detrimental effects.

 NOTE: Many of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This establishes the desire for dark-sky protection, defines its scope and references future regulatory language to be developed for the LDC.

<u>POLICY 13.1.13: Estuarine and Wetland Resources.</u> County regulations and policies affecting Captiva will encourage the protection of estuarine and wetland resources and will actively promote the preservation of native upland vegetation and wildlife habitat.

 NOTE: Many of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This update seeks to recognize the need to protect estuarine and wetland areas on Captiva with future regulatory language to be developed for the LDC.

- POLICY 13.1.14: Blind Pass. Lee County will support through advocacy at the federal, state, regional and local levels, efforts to maintain Blind Pass as an open pass due to its benefits to the near-shore environment, marine ecology and water quality. Lee County will cooperate with the Captiva Erosion Prevention District, the City of Sanibel, and state and federal agencies toward Blind Pass maintenance.
  - NOTE: Many of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This update seeks to recognize the need for collaborative support and justification for ongoing efforts to keep Blind Pass open.

<u>POLICY 13.1.15: Underground Utilities.</u> Underground utilities will continue to be considered for Captiva if they would benefit Captiva residents, property owners and businesses.

- NOTE: Many of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This update seeks to establish the terms under which underground utilities might be considered for the island.
- **OBJECTIVE 13.2:** Mixed-Use Development. The Captiva community seeks to preserve the island's unique neighborhood-style commercial activities and to provide islanders with reasonable access to basic goods and services without having to leave the island. Toward that end, Lee County will encourage mixed-use developments in specific and appropriate commercially-zoned areas of the Captiva planning community through its regulations, policies and discretionary actions. (Added by Ordinance No. 07-09).
  - NOTE: These changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein.
- **POLICY 13.2.1:** Mixed-use developments as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure, are strongly encouraged on Captiva properties that were zoned C-1 or CT as of January 1, 2006. Such properties may be allowed one <u>or more</u> residential units in addition to commercial uses <u>at a density consistent with the Lee Plan</u>. Such developments will only be permitted if approved as a Commercial Planned Development <u>or Mixed-use Planned Development</u>. (Added by Ordinance No. 07-09).
  - NOTE: These changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein.

OBJECTIVE 13.3: Alternative Transportation. Lee County will encourage new and existing development to incorporate pedestrian- and bicycle-friendly facilities to reduce automobile

dependence and the need for increased parking facilities. The County will support steps to make the island transportation network safer for pedestrians, golf carts and bicyclists whenever possible.

• NOTE: Many of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This update seeks to establish the justification to support and define efforts toward transportation alternatives on the island.

OBJECTIVE 13.4: Tourism. Tourism is vital to the economic health of Captiva, but the increased traffic, noise, pollution and overcrowding sometimes associated with tourism must not overwhelm the infrastructure, amenities or limited services on the island. The Captiva Community Panel and other Captiva organizations should work to maintain the historic sense of harmony between permanent residents, seasonal residents and shorter-term visitors. Captiva will work with the Lee County Visitor and Convention Bureau to implement this policy.

 NOTE: Many of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This update seeks to establish the value of tourism to the island economy while acknowledging the need to balance its benefits with any harmful impacts it may bring.

POLICY 13.4.1: Short-Term Rental of Residential Units. In order to preserve the stability and tranquility of residential streets and communities, to prevent overwhelming usage of residential septic systems, to limit trash disposal consistent with residential use, to insure that traffic and parking demands do not exceed the capacity of residential streets and lots, and to insure the public safety of all Captiva residents, residential units on Captiva (excluding those in South Seas Island Resort and in other licensed resorts, hotels or motels) may not be rented for a period of less than seven (7) consecutive days, and may not be rented or leased under more than one lease at a time.

• NOTE: Many of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This update seeks to codify the existing acceptance that rentals outside of existing resorts should not exceed once every seven days, as is already established in the RSC-2 zoned estate parcels on the south end of the island. While this is implied in the existing county definition of dwelling units, the panel wants to make that understanding very clear in its planning documents.

OBJECTIVE 13.5: Native Vegetation and Tree Canopy. Lee County will encourage and support efforts by Captiva to enforce and strengthen existing vegetation ordinances intended to preserve, promote, and enhance the existing native vegetation and tree canopy on the Island. The creation of a diverse and sustainable plant community on the island is encouraged. County regulations and policies affecting Captiva will permit no further degradation of estuarine and wetland resources and no loss of native upland vegetation and wildlife habitat.

• NOTE: Many of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This updated objective and the subsequent policies seek to clarify vegetation uses on the island in ways that could enhance both storm survivability and reduced water use in recognition of the fragile ecosystem of a coastal barrier island.

POLICY 13.5.1: Trees along Captiva Drive. The restoration of the historic tree canopy and vegetation buffers along Captiva Drive between Blind Pass and the north end of Captiva Drive is encouraged. For all new tree plantings on Captiva Drive, only trees that are indigenous, native or non-invasive may be planted. The use of indigenous or native trees and vegetation requiring minimal irrigation once established is also encouraged on Captiva.

<u>POLICY 13.5.2: Invasive Vegetation and Nuisance Pests.</u> Captiva and Lee County will cooperate to stop and reduce the proliferation of invasive exotic vegetation and nuisance pests. Incentives, disincentives and regulations may be developed to accomplish this policy.

POLICY 13.5.3: Heritage Trees. Heritage trees, as defined in the Land Development Code, will be preserved or when possible, may be relocated on-site. If a heritage tree must be removed from the site, then a replacement tree with a minimum 20-foot height must be planted within an appropriate open space.

POLICY 13.5.4: New Land Developments. New construction must be designed to retain the native and indigenous natural vegetation.

**POLICY 13.5.5:** Mangroves. Mangroves on Captiva Island will be protected to the greatest extent possible. The Land Development Code will include setbacks from the mangrove fringe along Captiva to protect the shoreline and structures. (Added by Ordinance No. 05-19). (Formerly 13.1.13).

 NOTE: Many of these changes were suggested in consultation with county legal staff, in search of clarity and simplicity in the language as well as stating a purpose for the regulation therein. This update of an existing policy seeks to reference future regulatory language to be developed for the LDC.

# Captiva Plan update timeline

January 2013: Draft of proposed Captiva Plan update presented.

February 2013: Panel discussion on scope and aspects of grant proposal.

March 2013: Presentation by Gloria Sjago on historic preservation, one of the update issues.

April 2013: Discussion of staff input on proposal.

May 2013: Staff presentation on LDC and EAR changes and processes.

June 2013: No discussion.

July 2013: Discussion on grant deliverables, draft of community survey authorized.

August 2013: First draft of survey reviewed by panel.

September 2013: Panel told of county approval of update grant. Survey discussed

October 2013: Community survey reviewed for final draft and process was explained: Online survey to go live Oct. 15 with links being mailed in a postcard to all Captiva property owners and in an email to CCP and CEPD lists. Results would be collected through Nov. 15, with a report to the panel at its December meeting.

**November 2013**: Workshop schedule and process discussed: Workshops in January, February and March, beginning with a general topics session followed by workshops on specific topics identified by the community survey as warranting further input. Would conclude with a summary workshop. Facilitators would be used to encourage participation and capture comments.

**December 2013**: Further discussion of workshop schedule. Survey results presented and discussed, with plan to work through responses more extensively at January meeting.

**January 2014**: Survey responses presented at length, with report, analysis and discussion. Workshops schedule set:

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- Feb. 11: Panel meeting 9 a.m. Public workshop 10:30 a.m.-noon. Overview of plan update, review of survey results.
- March 6: Public workshop not connected to panel meeting (date and time to be determined). Focus on lighting and bike/ped issues.
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- April 8: Panel meeting 9 a.m. Public workshop 10:30 a.m.-noon. Other issues and summary of workshop discussions.
- May 13: Panel meeting 9 a.m. Review of possible actions and timetable to develop any desired Plan language for community review.

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May 2014: Panel reviewed workshop input, discussed schedule and next steps.

June 2014: First draft of possible Captiva Plan changes presented and discussed.

July 2014: Further discussion on proposed Plan changes, with revisions suggested.

August 2014: Draft plan language options reviewed and revised.

**September 2014**: Rental workshop (including island agents) held as part of panel meeting, second draft of language discussed.

October 2014: Presentation on proposed South Seas redevelopment plan.

**November 2014**: Draft of Captiva Plan update presented and circulated publicly for comment. Revisions solicited for update in December. Captiva Drive rezoning issue presented.

December 2014: Plan revisions discussed, January panel workshop set for more extensive presentation.

**January 2015**: Extensive presentation on proposed South Seas redevelopment. Afternoon workshop on proposed Captiva Plan update language, showing community input, suggested changes and potential issues.

**February 2015**: Follow-up presentation on South Seas redevelopment held. Plan language update workshop held after panel meeting, public meeting schedule discussed.

**March 2015**: Follow-up presentation on South Seas redevelopment held. Captiva Plan update language input solicited.

**April 2015:** Draft language accepted by panel, further discussion on South Seas proposal and update on improving bike/ped safety in Village on Captiva drive. Priority issues discussed, committees and leads floated as approach.

May 2015: Priorities list established, committee assignment begun. Discussion on priorities.

**June 2015**: FGUA plant and wastewater treatment discussion with count staff. Input solicited on Captiva Plan update.

July 2015: Summary of plan process begin, priority committees begin monthly reports on progress.

**August 2015**: Plan language revisions presented, reviewed by panel. Priority committees report. Meeting with and questions for Florida DEP and FGUA representatives discussed.

**September 2015**: Florida Dep presentation on regulations and presentation on Folino Palmflower Lane permit requests sparks discussion of county plan policies and effectiveness.

**October 2015**: County staff comments on Captiva Plan language reviewed and discussed, options explored and workshop scheduled for discussion. Priority committee reports.

**November 2015**: Workshop held to review and revise plan based on county comments, sought to identify areas needing further discussion with county attorney. Priority committee reports.

**December 2015**: Further discussion on county comments on plan language. Meeting with county attorney sought to discuss, suggested revisions reviewed. Priority committee reports. FGUA presentation on wastewater treatment issues in the afternoon.

**January 2016**: Discussion with Michael Jacob on plan language reviewed, revisions proposed and discussed. Priority committee reports.

February 2016: Final revisions to plan language reviewed, revisions offered and approved.

March 2016: Discussion of plan approval process and panel/community input.

# CAPTIVA PLAN APPLICATION COMMENTS



June 15, 2016

John Manning District One

Cecil L Pendergrass District Two

Larry Kiker District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wm. Wesch County Attorney

Donna Marie Collins Hearing Examiner Mr. Ken Gooderham Administrator Captiva Community Panel 5460 Beaujolais Lane Fort Myers, FL 33919

Re: Captiva Plan Update, CPA2015-09

Dear Mr. Gooderham:

Staff has reviewed the Captiva Plan Update application. The September 3, 2013 Captiva Community Panel Planning Agreement requires compliance with Administrative Code 13-3. I am attaching a copy of AC13-3 for your convenience.

"4. Applicability of Lee County Administrative Code. The parties agree that the community planning effort will be governed by the regulations set forth in the Lee County Administrative Code 13-3 entitled "Administrative Procedures Governing Community Planning Efforts Receiving Financial Support from the BoCC."

## AC13-3 Section 6. Minimum Community Plan Requirements:

6.1 Suggested additions or revisions must be based on sufficient data & analysis to support the proposed amendments.

6.2. Where data augmentation, updates, or special studies or surveys are deemed necessary by the Community Panel, appropriate methodologies must be clearly described or referenced & must meet standards for those methodologies.

6.3. Suggested additions or revisions must be based on resident & seasonal population estimates & projections.

6.4. If a community plan includes suggested new Capital Expenditures or mandates County actions that will require additional or new public expenditure, the community plan must identify the funding source to achieve these expenditures.

#### Staff Comments:

 More information needs to be provided as part of the data and analysis to support the Captiva Island Community Plan Update. The Application provides that the Captiva population is not projected to change. Please provide the required population data that supports this projection.

- How many parcels are within the Captiva Plan subject area? The 2001 Captiva Update Plan included, "According to Lee County Property Appraiser's office, there were 1,098 separate parcels located on Captiva in 2000, along with 214 tax notices of which 105 contained homestead exemptions." Please update this information.
- 3. Please update the list of property owners.
- Please provide the required service availability letters.
- Please include any other data and analysis and appropriate methodologies needed to support the proposed amendments. This may include information about the Captiva businesses and similar information.

### Section 7. Submittal Requirements:

- 7.1 Completed Lee Plan Amendment Application form
- 7.2 All text & maps submitted must be in a format & size that is easily reproduced
- 7.3 All maps included in the community plan must include:
  - major natural & man-made geographic features
  - city & county lines, when applicable
  - A legend indicating a north arrow, map scale, & date.
- 7.4 Written summary on the extent of citizen participation in the planning effort. At a minimum, the citizen participation report must include the following information:
  - a. Details of methods used to notify & involve the public. (dates, location, & attendance of all meetings & workshops where citizens were invited)
  - Copies of all published & posted notices for meetings
     A copy of the letters used for mailings, as well as the dates the letters were mailed & numbers of intended recipients
     Copies of newspaper articles & newsletters discussing the community planning efforts
  - c. Copies of all recorded & written Minutes for all meetings & workshops
  - Copies of notices, newsletters, or other written materials distributed during the community planning effort
  - e. Number of people who participated, & if possible, the names of those who attended meetings & workshops
  - f. Summary of issues & concerns expressed by participants in the planning effort
  - g. Substance of the issues & concerns
  - h. Description of how the agency has addressed or intends to address the issues & concerns expressed during the planning effort
  - Description of issues & concerns the Community Panel does not intend to address & why
  - Copies of correspondence, including e-mail & facsimile transmittals
  - k. Names & addresses of members of the Community Panel & all consultants retained to assist & their additional Form 1 & Form 2 disclosures for the time periods through the date of submittal of the Community Panel's suggested additions or revisions to the Lee Plan.

### Staff Comments:

### Narrative:

- 6. Please provide a narrative: (See items listed under AC13-3 Item 7.4.)
  - Explaining the reason why the amendments are needed (What is the problem to be solved that wasn't addressed since the last amendment?)
  - Summarizing the public survey and public participation (An example would be the discussion and analysis provided in the Captiva Plan Update 2001 and the Policy and Analysis provided in the Captiva Plan Update 2004)

### Maps:

7. The Future Land Use Map, Zoning and Elevations Maps were provided with the application. Please provide an updated aerial and copies of the maps previously submitted with other Captiva Plan Updates and update if necessary. This includes Soils, Topography, Archeological Sensitivity maps and the existing Captiva Water System Map.

### **Public Participation:**

- 8. How many persons actively participated in community planning process? I checked meeting minutes and there were no attendance numbers provided for the July 2014, October 2014, May 2015, or the October 2015 meetings. The March 6, 2014, and March 11, 2014 workshop minutes did not include attendance. It appears to have ranged from 5 40 people with five of the meetings having 15 attendees based on the minutes that had the attendance numbers. Please provide a copy of sign in sheets and confirm the attendance numbers.
- 9. How many persons completed the survey? 241? Were the people surveyed all property owners, rental residents or were they a mix of property owners, residents and guests? If known, please provide the split between residents and guests.
- 10. How were people invited to take the online survey? Was it advertised? Please provide a copy of the survey postcard and any flyers and ads.
- 11. How were people notified of the Community Workshops and Meetings discussing the Captiva Plan Update? Please provide a copy the ads, or other notices of the meetings/workshops. (I was able to locate a copy of the Island Reporter ad and am attaching it to this response to assist the community in their efforts. A copy of the flyer was provided with the minutes on the CD.)

### Community Panel:

12. Please provide the "names & addresses of members of the Community Panel & all consultants retained to assist & their additional Form 1 & Form 2 disclosures for the time periods through the date of submittal of the Community Panel's suggested additions or revisions to the Lee Plan."

### Lee Plan Amendments:

13. Please refer to the staff comments that were previously provided regarding the proposed Captiva Plan Amendments.

Please contact me if you have any questions.

Sincerely,

Lee County Department of Community Development

Sharon Jenkins-Owen, AICP

Principal Planner

**DCD Planning Section** 

Cc: Max Forgey, Captiva Community Panel Consultant

# **COUNTY RESPONSE**

## Captiva Plan Update questions

Aug. 31, 2016

### Prepared by:

Ken Gooderham, administrator Captiva Community Panel c/o Gooderham & Associates Inc. 5460 Beaujolais Lane Fort Myers, FL 33919-2704

Phone: (239) 489-2616 / cell (239) 938-6813

Email: kengooderham@comcast.net / captivacommnitypanel@gmail.com

### 1. Source for Captiva population statistic.

From the Lee County website -- http://www.leegov.com/dcd/planning/districts/district?c=Captiva.

### 2. Parcels on Captiva, update from 2001

Enclosed.

### 3. List of property owners

Enclosed.

### 4. Service availability letters

Letters from the Captiva Fire District, LeeTran and Lee County EMS enclosed. We did not receive any response from the requests made to the Lee County Sheriff's Office, the Lee County School District, or the Lee County Dept. of Solid Waste.

### 5. Data, analysis and appropriate methodologies to support amendment

Property owner analysis enclosed.

As far as the public input and planning activities reflected herein, everything was done in concert with an AICP-certified planner, using commonly accepted survey software (Survey Monkey) and methodology, at public meetings duly noticed and recorded as specified in AC 13-3 and the Open Government standards of the state.

### 6. Narrative: Explain why amendments are needed (Sec. 7.4)

As the decade anniversary of the original Captiva Plan adoption approached at the beginning of 2013, the Captiva Community Panel realized that some of those amendments needed to be updated – either to reflect community discussions and direction, or to make the language more useful and enforceable. By reviewing past panel minutes and ongoing discussion, panel consultants developed an initial list of topics that had been regularly recurring in meetings and which possibly could be addressed via Lee Plan language; other issues that were pertinent but possibly beyond the plan's scope were included to take advantage of the community outreach effort.

With this initial list and guidance from the panel, the consultants were able to draft a community survey to initiate discussion about direction. After considerable panel review, this survey was sent to the community for input, and the results were reviewed in late 2013. Based on this input, the panel agreed to schedule a series of community workshops on specific topics raised in the surveys. Those workshops were conducted during the first third of 2014 (and during season to encourage maximum participation).

Armed with this input, panel consultants began to develop draft Lee Plan language over the summer of 2014, to present to the panel and community as seasonal residents returned toward the end of 2014. After public discussion at panel meetings through June 2015, planner Max Forgey prepared the first report on proposed Captiva Plan language in August 2015. This prompted another round of reviews by the panel, as well as the submission of draft language to county staff for initial comments in September. Those comments were reviewed by the panel during the remainder of 2015, with a final version of proposed Captiva Plan language finalized in February 2016.

As to the need for specific amendments, we refer you to the March 2016 analysis included in the original submission (pages 121-129). In addition (these numbers refer to the proposed language submitted for review):

**GOAL 13**: The new language was originally submitted by the panel as part of the county's 2012 update of the Lee Plan for the Horizon 2035 effort. Given the considerable effort the panel and community put into drafting this language, the panel (and the community present at the subsequent meetings) felt it was still very appropriate to include as a vision statement for the community. Some changes from the original draft were prompted by staff comments submitted in September 201 (see pages 111-120 of the original amendment submission), although panel members and consultants argued against the sever editing originally proposed in those comments (as discussed with staff in a Dec. 17, 2015, meeting).

OBJECTIVE 13.1: Subhead added.

- POLICY 13.1.1: Subhead added. Language revised based on staff comments in September 2015.
- POLICY 13.1.2: Subhead added. Language added to offer a justification for this regulatory action.
- POLICY 13.1.3: Subhead added.
- **POLICY 13.1.4**: Subhead added. Language added based on the community desire to pursue whatever regulation of existing septic systems as may be allowed by the state, and to restate the community to limit potential sewer service to the density and land use currently permitted on the island. The language was revised based on staff input.
- **POLICY 13.1.5**: Subhead added. Language revised to reflect communications and digital access options not covered in the original text, as well as to eliminate a stated county role in this effort.
- **POLICY 13.1.6**: Subhead added. Language revised based on community reaction to hearings held outside the publicly advertised realm of panel meetings, so that the panel can at least notify the community of proposed requests covered by this policy and enable them to take any action they see fit.
- **POLICY 13.1.7**: Subhead added. Language revised to reflect the apparent demise of the EAR process via the state.
- POLICY 13.1.8: Subhead added. Language revised based on staff comments for clarity.
- **POLICY 13.1.9**: Subhead added. Language revised based on staff concerns and to specify the actions the community seeks to prohibit on the substandard platted lots in the Village section of the island. This language strives to allow those lots to be developed according to the lawfully allowed standards, but to avoid any increase in density or variance that could allow houses larger than those current permitted by county code to be constructed on these small lots.
- **POLICY 13.1.10**: Subhead added. Language revised to reflect staff desire to move the specific variance standards into the county Land Development Code.
- POLICY 13.1.11: Subhead added. Language revised based on staff comments for clarity.
- **POLICY 13.1.12:** New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.
- **POLICY 13.1.13**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.
- **POLICY 13.1.14**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. The goal is to document community support for ongoing efforts by the parties named to maintain Blind Pass as an open pass. Minor revisions made based on staff comments.

- **POLICY 13.1.15:** New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. This has been a long-term issue on the island, with community input expressed to tie any consideration to community benefits above all else. Minor revisions made based on staff comments.
- **OBJECTIVE 13.2**: Subhead added. Language revised based on staff comments for clarity.
- POLICY 13.2.1: Subhead added. Language revised based on staff comments for clarity.
- **OBJECTIVE 13.3**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.
- **OBJECTIVE 13.4**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.
- **POLICY 13.4.1:** New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Rental term limits are already established for the RSC-2 zoned areas of the island, and implied for the rest of the island by the county code definition of a dwelling unit. This language seeks to clarify intent and scope while reinforcing shorter-term rentals currently allowed by county code for hotel/motel units. Minor revisions made based on staff comments.
- **OBJECTIVE 13.5**: New and revised (from former Policy 13.1.3) language proposed, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.
- **POLICY 13.5.1**: New and revised language (from former Policy 13.1.14) language proposed, based on comments made during the public input phases of this plan process. This also reflects the damage and aftermath of Hurricane Charley in 2004 on the island's former canopy, and recognition that a similar canopy cannot easily be reproduced due to right-of-way and non-native vegetation concerns. Minor revisions made based on staff comments.
- **POLICY 13.5.2**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.
- **POLICY 13.5.3**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.
- **POLICY 13.5.4**: New language proposed on an issue not addressed in the original Captiva Plan, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.

**POLICY 13.5.5**: Revised language (from former Policy 13.1.13) proposed, based on comments made during the public input phases of this plan process. Minor revisions made based on staff comments.

### Summarize survey and public participation.

As presented in the original amendment application, the schedule for the survey and workshops was:

- July 2013: Discussion on grant deliverables, draft of community survey authorized.
- August 2013: First draft of survey reviewed by panel.
- September 2013: Panel told of county approval of update grant. Survey discussed
- October 2013: Community survey reviewed for final draft and process was explained: Online survey to go live Oct. 15 with links being mailed in a postcard to all Captiva property owners and in an email to CCP and CEPD lists. Results would be collected through Nov. 15, with a report to the panel at its December meeting.
- November 2013: Workshop schedule and process discussed: Workshops in January, February
  and March, beginning with a general topics session followed by workshops on specific topics
  identified by the community survey as warranting further input. Would conclude with a
  summary workshop. Facilitators would be used to encourage participation and capture
  comments
- **December 2013**: Further discussion of workshop schedule. Survey results presented and discussed, with plan to work through responses more extensively at January meeting.
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- July 2014: Further discussion on proposed Plan changes, with revisions suggested.
- August 2014: Draft plan language options reviewed and revised.

 September 2014: Rental workshop (including island agents) held as part of panel meeting, second draft of language discussed.

A postcard with a link to the online survey was mailed to a combined list of property owners and registered voters (cleaned for duplicates) totaling 975 names/addresses. An email was also sent to the panel email list totaling approx. 415 on Oct. 11, Oct. 31, and Nov. 12, 2013, to inform residents about the survey and provide them with a link to the online survey.

Aside from the usual notice for the regularly scheduled panel meeting post-survey (where results were discussed and the workshops schedule was developed), the five public workshops were announced online, via the email list beginning Jan. 27, 2014 and again on Feb. 6, Feb. 18, March 3, March 18 and March 25, with a follow-up April 17 soliciting any comments from those who could not attend.

Based on panel discussion subsequent to the public workshops, a special public workshop on rentals was held Sept. 9 where island rental agents were invited to participate (invitation language enclosed).

Notes from the workshops, results from the surveys, media coverage and sign-in sheets enclosed where available. Some of the notes taken at the workshops mention the number of people participating. Sign-in sheets were not done for these meetings, as most Captivans won't sign them consistently. (Thatis why audience counts are included in meeting minutes/note when feasible.)

As far as the public input and planning activities reflected herein, everything was done in concert with an AICP-certified planner, using commonly accepted survey software (Survey Monkey) and methodology, at public meetings duly noticed and recorded as specified in AC 13-3 and the Open Government standards of the state.

# 7. Maps: Soils/ topography/archeological sensitivity, existing water system, FLUM

- Soils, topo and archeological maps attached.
- FLUM attached.
- Water system: See response below

From: Karen Warrick [mailto:karen@islandwater.com]

**Sent**: Thursday, June 16, 2016 9:26 AM **To**: kengooderham@comcast.net **Subject**: RE: Captiva water system map

Dear Mr. Gooderham, IWA policy does not allow us to give you that information because a map we would furnish would contain specific information about our members, such as location ID, meter size & location. We can give that information to a government agency though, so if Lee County contacts us directly, we will be able to furnish them with a map of the water mains on

Captiva. Call me, 472-1502, or email me if you have any questions. **Karen Warrick**, Administrative Manager, Island Water Association

### 8. Meeting attendance and participation

Meeting minutes included in original submittal package. Workshops notes included here again. Sign-in sheets included when available.

# 9/10/11. Survey: How many people responded? Who was included? How was online survey advertised? How were people notified about workshops – show examples

Survey responses: 240 total, out of 975 mailed (see 1013mailing2.pdf list in Survey folder).

As presented in the original amendment application, the schedule for the survey and workshops was:

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- August 2013: First draft of survey reviewed by panel.
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Based on panel discussion subsequent to the public workshops, a special pubic workshop on rentals was held Sept. 9 where island rental agents were invited to participate (invitation language enclosed).

Notes from the workshops, results from the surveys, media coverage and sign-in sheets enclosed where available. Some of the notes taken at the workshops mention the number of people participating.

See page 131 of original submittal for survey process for additional details. Flyers and emails, examples enclosed in Survey folder.

# 12. Names and addresses of panel members and all consultants plus Form 1 and 2 disclosures for the time period through the submittal date.

### **PANEL MEMBERS 2013-2016:**

- Robert Baugh No disclosure, departed panel at the end of 2013.
- Mike Boris
- Jay Brown
- Jack Cunningham
- Dave Jensen

- Mike Kelly
- Peter Koury
- Paul McCarthy
- Jerry McClure
- David Mintz No disclosure, one has been requested
- Rene Miville
- Mike Mullins
- David Rohn
- Sandy Stilwell
- Susan Stuart
- Bob Walter

When available, disclosures are enclosed in Disclosures folder

### **CONSULTANTS:**

### Administrator:

Ken Gooderham Gooderham & Associates Inc. 5460 Beaujolais Lane Fort Myers, FL 33919

### Planner:

Max Forgey Forgey Planning Services 4637 Vincennes Blvd., Suite 1 Cape Coral, FL 33904

### 13. Refer to staff comments that were previously provided.

This was included in the original submittal package, pages 121-129. If specific comments were not addressed, detail which ones they were and I can provide additional explanation.

# **LETTERS**



John E. Manning District One

Cecil L Pendergrass District Two

Larry Kiker District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wm. Wesch County Attorney

Donna Marie Collins Hearing Examiner June 17, 2016

Ken Gooderham Captiva Community Panel P.O. Box 72 Captiva, FL 33924

Re: Letter of Service Availability

Mr. Gooderham,

I am in receipt of your letter requesting a Letter of Service Availability for changes to the "Captiva Plan," contained in Goal 13 of the county's comprehensive plan.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage on Captiva Island. We have had an opportunity to review the proposed changes to the plan and see no impacts to public safety. Staff from the Government Communications Network has also reviewed the changes proposed to Policy 13.1.11, and has no concerns with the proposed changes.

It is our opinion that the service availability for the community is adequate at this time, and would not be impacted by the proposed language. Should the language or plans change, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes Interim Chief

Division of Emergency Medical Services

April 14, 2016

Ken Gooderham Captiva Community Panel Gooderham & Associates Inc. 5460 Beaujolais Lane Ft. Myers, FL 33919-2704

Dear Ken,

The Captiva Island Fire Control District provides Fire Protection and Advanced Life Support non-transport emergency services to the citizens of Captiva Island. The Fire District personnel respond from a new state of the art facility recently completed in 2015.

The District provides adequate response times and receives mutual aid response from Sanibel Fire and Rescue District and other Districts if emergency's requires it.

Please don't hesitate to call if you need any assistance or further clarification from the Fire District.

Best regards,

Rich Dickerson

Fire Chief

From:

Gaither, Wayne

To:

kengooderham@comcast.net

Cc:

Myers, Steve; McCollum, Jerl

Subject: Date:

RE: Lee Plan amendment service availability letters Monday, June 20, 2016 5:40:09 PM

### Mr. Gooderham:

Currently, LeeTran does not offer fixed route transit service on Captiva Island. Within our current Transit Development Plan (TDP), which is a required document intended to provide an outline for the potential growth of our transit agency over a ten year horizon there are no plans identified to expand LeeTran service to Captiva Island. Additionally, through the process that was in place to create the current TDP, the expansion of fixed route transit service to Captiva Island was not identified as a local concern.

LeeTran is currently operating under a continuation budget system, essentially maintaining the current transit service levels. Under the current budget, the expansion of the service area is not anticipated.

Should you have any additional questions, please feel free to contact me at your convenience.

Thanks,

Wayne

H. Wayne Gaither LeeTran, Planning Department (239) 533-0344 wgaither@leegov.com www.rideleetran.com



NOTE: LeeTran has moved Our new address is: 3401 Metro Parkway

Fort Myers, FL 33901

From: Myers, Steve

Sent: Thursday, June 16, 2016 9:38 AM

To: Gaither, Wayne

Subject: FW: Lee Plan amendment service availability letters

Please follow up. Thanks.

Steven L. Myers Lee County Transit Director 3401 METRO PARKWAY

FORT MYERS, FL 33901 simyers@leegov.com 239.533.0322 Office 239.225.5551 Mobile 239.931.6811 Fax

From: Ken Gooderham [mailto:kengooderham@comcast.net]

Sent: Wednesday, June 15, 2016 6:05 PM

To: MSawicki@sheriffleefl.org; ext-Huff, Dawn (leeschools.net); Howard, Keith; Abes, Benjamin; Farmer,

Robert; Myers, Steve

Subject: Lee Plan amendment service availability letters

I am contacting you on behalf of the Captiva Community Panel, which currently has applied for an amendment to the Lee Plan for policies affecting Captiva Island (application attached). As part of the amendment application, the county requests the following:

- B. Public Facilities Impacts
- 3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
- a. Fire protection with adequate response times;
- b. Emergency medical service (EMS) provisions;
- c. Law enforcement;
- d. Solid Waste;
- e. Mass Transit; and
- f. Schools.

Therefore, I am requesting a service availability letter from each of these agencies to be submitted with the application. If you are not the correct person to provide such a letter, please forward this message to that person or contact me with their information so I can follow up with them. Letters can be sent to my attention at:

Ken Gooderham Gooderham & Associates Inc. 5460 Beaujolais Lane Fort Myers, FL 33919-2704

Thanks for your consideration, and please let me know if you have any guestions.

Ken Gooderham 239.489.2616 / fax 239.362.9771 / cell 239.938.6813

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

# **DISCLOSURES**

FORM 1	STATEM	ENT OF		2013
Please print or type your name, mailing address, agency name, and position below	FINANCIAL	INTERESTS		FOR OFFICE USE ONLY:
LAST NAME FIRST NAME MIDDL Boris, Michael Joseph	E NAME :		_	
MAILING ADDRESS : PO Box 162				1.7
2 Sunset Captiva Lane				1,11 11, 15
CITY: Captiva 33924	ZIP: COUNTY:			
NAME OF AGENCY:				†; }± }±
NAME OF OFFICE OR POSITION HEL	D OR SOUGHT :			179 <del>1</del>
You are not limited to the space on the lin		•		
DISCLOSURE PERIOD: THIS STATEMENT REFLECTS YOUF YEAR OR ON A FISCAL YEAR. PLEA EITHER (must check one):	ASE STATE BELOW WHETHER TH	PRECEDING TAX YEAR, W S STATEMENT IS FOR THE	HETHEF PRECE	R BASED ON A CALENDAR DING TAX YEAR ENDING
MANNER OF CALCULATING REPORTILERS HAVE THE OPTION OF USING COMPAGE (URLATIONS, OR USING COMPAGE). CHECK THE ONE YOUR THEORY OF T	RTABLE INTERESTS: NG REPORTING THRESHOLDS TI RATIVE THRESHOLDS, WHICH AF DU ARE USING:	RE USUALLY BASED ON PE	AR VALU	ES, WHICH REQUIRES FEWER
COMPARATIVE (PE		<del>-</del>		THRESHOLDS
(if you have nothing to rep NAME OF SOURCE	ort, write "none" or "n/a")	RCE'S I	-	COURTION OF THE COURSE
OF INCOME		RESS		SCRIPTION OF THE SOURCE'S INCIPAL BUSINESS ACTIVITY
Schedule Attached				
	OF INCOME and other sources of income to business port, write "none" or "n/a")	ses owned by the reporting pers	son - See	instructions]
NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE		PRINCIPAL BUSINESS ACTIVITY OF SOURCE
None				
PART C REAL PROPERTY [Land, b		- See instructions]	when	G INSTRUCTIONS for and where to file this are located at the bottom
			INSTF	RUCTIONS on who must is form and how to fill it is gin on page 3.

TYPE OF INTANGIBLE	RI ICINECC ENTITY TO 140	NOW THE DECORPTY DELATED
None	DOSINESS ENTITY TO WH	IICH THE PROPERTY RELATES
PART E — LIABILITIES [Major debts - See instructions] (If you have nothing to report, write "none"	or "n/a")	
NAME OF CREDITOR	ADDRESS	OF CREDITOR
None	AUDILOG	Cr!
		Ž Š
		PH.
PART F — INTERESTS IN SPECIFIED BUSINESSES [Or (If you have nothing to report, write "none" or		esses - See instructions]
() ou neith nearing to topoli, and a near	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY	None	1
ADDRESS OF BUSINESS ENTITY		ir.
PRINCIPAL BUSINESS ACTIVITY		Ī
POSITION HELD WITH ENTITY		
OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		
IF ANY OF PARTS A THROUGH F ARE	CONTINUED ON A SEPARATE SHE	ET, PLEASE CHECK HERE 🙎
SIGNATURE (required):	DATE SIGNED (re	quired):
Mon	1-13-1	15
f a certified public accountant licensed under Chapte she must complete the following statement:	r 473, or attorney in good standing with the	Florida Bar prepared this form for you, he
he instructions to the form. Upon my reasonable known	, prepared the CE Form 1 in accordanc wledge and belief, the disclosure herein is to	e with Section 112.3145, Florida Statutes, a rue and correct.
Signature		Date

### WHAT TO FILE:

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

### NOTE

### **MULTIPLE FILING UNNECESSARY:**

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

### WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303.

Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

Facsimiles will not be accepted.

### WHEN TO FILE:

Initially, each local officer/employee, state officer, and specified state employee must file within 30 days of the date of his or her appointment

or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers/employees, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

Finally, at the end of office or employment, each local officer/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment. However, filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if he or she was in their position on December 31, 2013.

# 1509028804455LL

### Form 1 Statement of Financial Interest

### Part A - Primary Source of Income

Name of Source	Sources Address	Description/Principal Business Activity
Social Security		
Individual Retirement Acct.	Vanguard Mutual Fo	unds
Medtronic Pension	Mpls, MN	Medical Device Mfg.
Medtronic Dividends	Mpls, MN	11 II
Partnerships:		
Voyager Ethanol	Emmitsburg, IA	Ethanol Processig
Regency Midwest Ventures	Rapid City, SD	Hotel/Rest Mgt.
Milestone Rapid City Fund	Rapid City, SD	Hotel Operation
Milestone Deadwood Fund	Deadwood, SD	Hotel Operation
Kelly Midwest Ventures	Rapid City, SD	Hotel/Rest Mgt.

Gooderham & Associates Inc. 5460 Beaujolais Lane Fort Myers, FL 33919-2704



Lee County Elections Office Attn: Financial disclosures P.O. Box 2545 Fort Myers, FL 33902

33902254545

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FORM 1	STATEM	IENT OF	***	2015	
Please print or type your name, mailing address, agency name, and position below:	FINANCIAL	INTERESTS		FOR OFFICE USE ONLY:	
BROWN JAY WA	NAME:				
TO BOX 225					
CAPTIVA 33	ZIP: COUNTY:				
CAPTIVA COMMUNI	MY TAVEL				
NAME OF OFFICE OR POSITION HELD	OR SOUGHT:				
TRESIDENT					
You are not limited to the space on the lines CHECK ONLY IF  CANDIDATE (	s on this form. Attach additional she				
**** BOTH I	PARTS OF THIS SECT	TION MUST BE CO	MPLET	TED ****	
THIS STATEMENT REFLECTS YOUR YEAR OR ON A FISCAL YEAR. PLEA EITHER (must check one):	FINANCIAL INTERESTS FOR T SE STATE BELOW WHETHER	THE PRECEDING TAX YEA THIS STATEMENT IS FOR	R, WHET	HER BASED ON A CALENDAR ECEDING TAX YEAR ENDING	
DECEMBER 31, 201	5 <u>or</u> 🗓 speci	FY TAX YEAR IF OTHER TH	IAN THE (	CALENDAR YEAR:	
MANNER OF CALCULATING REPORTIVE HAVE THE OPTION OF USING CALCULATIONS, OR USING COMPAFOR for further details). CHECK THE ONE	REPORTING THRESHOLDS TRATIVE THRESHOLDS, WHICH	I ARE USUALLY BASED OI	LAR VALU N PERÇEI	JES, WHICH REQUIRES FEWER NTAGE VALUES (see instructions	
	RCENTAGE) THRESHOLDS	•	AR VALI	UE THRESHOLDS	
PART A - PRIMARY SOURCES OF INCO		the reporting person - See ins	tructions]		
NAME OF SOURCE OF INCOME		URCE'S DRESS		ESCRIPTION OF THE SOURCE'S RINCIPAL BUSINESS ACTIVITY	
NESTLE PORWA	CHECKERBOARD.	SOVARE	FOOD	MANDURING	
	ST. LOPIS MO	63/64		12 1. 14)	
SOLAE	ST. LOUIS NIV	63188	FOR	Maninative	
PART B — SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions] (If you have nothing to report, write "none" or "n/a")					
NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE		PRINCIPAL BUSINESS ACTIVITY OF SOURCE	
PART C - REAL PROPERTY [Land, build		n - See instructions]	FILIN	G INSTRUCTIONS for when	
(If you have nothing to report	write "none" or "n/a")	3.h, (=)	and v	where to file this form are ed at the bottom of page 2.	
THE WILL OK.	34, AUDES 1+10-0	~~~	INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.		
				ou hade of	

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificat	es of deposit, etc See instructions]					
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES					
NOWE OVER 10% OF TOTAL ASSETS						
PART E — LIABILITIES [Major debts - See instructions] (If you have nothing to report, write "none" or "n/a")						
NAME OF CREDITOR	ADDRESS OF CREDITOR					
NONE EXCEPSING NET WORTH						
(If you have nothing to report, write "none" or "n/a")	BUSINESS FNZITY # 1 BUSINESS FNTITY # 2					
ADDRESS OF BUSINESS ENTITY						
PRINCIPAL BUSINESS ACTIVITY						
POSITION HELD WITH ENTITY						
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS						
NATURE OF MY OWNERSHIP INTEREST						
PART G TRAINING AFF For elected municipal officers required to complete annual ethics training put  I CERTIFY THAT I HAVE COMPI	ursuant to section 112.3142, F.S. LETED THE REQUIRED TRAINING.					
IF ANY OF PARTS A THROUGH G ARE CONTINUED O	N A SEPARATE SHEET, PLEASE CHECK HERE 🔲					
SIGNATURE OF FILER:	<b>CPA or ATTORNEY SIGNATURE ONLY</b>					
Signature:	If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:					
Date Signed;	I,, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.					
2/22/16	CPA/Attorney Signature:					
0/24/10	Date Signed:					
FILING INSTI	RUCTIONS:					

### WHAT TO FILE:

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

### NOTE:

### MULTIPLE FILING UNNECESSARY:

A candidate who previously filed Form 1 because of another public position must file a copy of his or her Form 1 when qualifying. A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

Facsimiles will not be accepted.

### WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303.

Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see page 3 of instructions.

### WHEN TO FILE:

Initially, each local officer/employee, state officer, and specified state employee must file within 30 days of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment. Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does <u>not</u> relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2015.

FORM 1	STATEM	ENT OF		2010			
Please print or type your name, mailing address, agency name, and position below:	FINANCIAL	INTERESTS	}				
LAST NAME - FIRST NAME - MIDDLE N CUNNINGHAM	John Randal	FOR OF USE OF					
P.O. Box 120	9 <del>8</del>		ı ID C	da			
	ZIP: COUNTY:			4			
Captiva, FL 3	20	IDN	f. Code 901 eq. Code				
Captiva COMMU	INITY Pavel			f. Code 90			
Pavel Member	3		1 P. Ke	eq, Code			
You are not limited to the space on the lines of CHECK ONLY IF CANDIDATE OF	32			Lee Co.			
A FISCAL YEAR. PLEASE STATE BELOW	**BOTH PARTS OF THIS SECTION MUST BE COMPLETED**						
DECEMBER 31, 2010  MANNER OF CALCULATING REPORTAB  THE LEGISLATURE ALLOWS FILERS TI  REQUIRES FEWER CALCULATIONS, OR instructions for further details). PLEASE ST  COMPARATIVE (PERCENTAGE) THE	LE INTERESTS: HE OPTION OF USING REPORTI USING COMPARATIVE THRESHO TATE BELOW WHETHER THIS STAT	OLDS, WHICH ARE USUALL TEMENT REFLECTS EITHER	RE ABSO Y BASED (must ch	OLUTE DOLLAR VALUES, WHICH O ON PERCENTAGE VALUES (see			
PART A - PRIMARY SOURCES OF INCO (If you have nothing to report	OME [Major sources of income to the , you must write "none" or "n/a")	e reporting person)					
NAME OF SOURCE OF INCOME	SOUR ADDR			SCRIPTION OF THE SOURCE'S LINCIPAL BUSINESS ACTIVITY			
Stocks and Bond	<u> </u>		Publi Hun	ic Businesses +			
				porate Bonds			
PART B SECONDARY SOURCES OF I	NCOME [Major customers, clients, a	and other sources of income to	busines	ses owned by the reporting person]			
(If you have nothing to report	t, you must write "none" or "n/a") NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE		PRINCIPAL BUSINESS ACTIVITY OF SOURCE			
N/A							
			-				
PART C REAL PROPERTY [Land, build (if you have nothing to report,	lings owned by the reporting person] you must write "none" or "n/a")	ı	when a	IG INSTRUCTIONS for and where to file this form			
1462 Wall			cated at the bottom of page 2.  RUCTIONS on who must				
Savibel, i	HERT Koad LL, 33957		file thi	s form and how to fill it out on page 3.			
/				ER FORMS you may need are described on page 6.			

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]  (If you have nothing to report, you must write "none" or "n/a")						
TYPE OF INTANGI	BLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES				
STOCKS		Public Traded Companies				
CORPORATE	Bonds	11	11	11		
Municipal	BONDS Va	RIÓUS QU	00't 29	Puciés		
Money Ac		rymond	Tands	& Aggociates INC		
		7		· · · · · · · · · · · · · · · · · · ·		
PART E — LIABILITIES [Major de (If you have nothing t	ebts] o report, you must write "none"	r "n/a")				
NAME OF CREDI	TOR		ADDRESS OF	CREDITOR		
N/A						
				•		
				=		
PART F — INTERESTS IN SPECIFICATION (If you have nothing to	ED BUSINESSES [Ownership or preport, you must write "none" or	ositions in certain typ	pes of businesses]	æ. 9		
	BUSINESS ENTITY # 1	•	NESS ENTITY # 2	BUSINESS ENTITY # 3		
NAME OF BUSINESS ENTITY	The Island Water Assoc.			<u> </u>		
ADDRESS OF BUSINESS ENTITY	3651 San-Cap Road Sawibel, FL 33957			H		
PRINCIPAL BUSINESS ACTIVITY	PROJUCE/DISTRIBUTE Wa			8		
POSITION HELD WITH ENTITY	V.P./Sec Board of Di					
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS	N/A					
NATURE OF MY OWNERSHIP INTEREST	Residential Purchasex					
IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE						
SIGNATURE (required): John R. Curnington DATE SIGNED (required): DEC. 12, 2011						
FILING INSTRUCTIONS:						

### WHAT TO FILE:

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

Facsimiles will not be accepted.

### NOTE:

### **MULTIPLE FILING UNNECESSARY:**

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

### WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 3600 Maclay Boulevard, South, Suite 201, Tallahassee, FL 32312.

Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

### WHEN TO FILE:

Initially, each local officer/employee, state officer, and specified state employee must file within 30 days of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

**Candidates** for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers/employees, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions

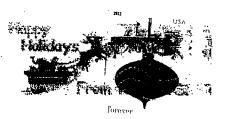
Finally, at the end of office or employment, each local officer/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

Mr. & Mrs. J.R. Cunningham P.O. Box 1208 16147 Captiva Dr. Captiva, FL 33924

11DEC14nm 9 O1 SDE LEE COPFI

ET MYERS EL 339

12 DEC 2011 PM2 T



ELections Ossice P.O. Box 2545 Fort Myers, FL

hdadalahahlalahlalahlalahahlalahlalahl

FORM 1	STATEM	ENT OF	•	2012				
Please print or type your name, mailing address, agency name, and position below:	INTERESTS	FOR OFFICE	USE ONLY:					
LAST NAME - FIRST NAME - MIDDLE NAME: FORGEY Daryl MAX								
MAILING ADDRESS: 236 SE 45 th	St,							
,				E0W#I				
CITY: CAPO CORAL FL COUNTY: Lee								
NAME OF AGENCY: CITY OF	AGENCY LPA			13JILO1940549 SCELEE COF				
NAME OF OFFICE OR POSITION HELD  MP, MBEY	OR SOUGHT:		•	<del>기</del>				
You are not limited to the space on the lines								
CHECK ONLY IF CANDIDATE	OR NEW EMPLOYEE OR AF	PPOINTEE						
**** BOTH DISCLOSURE PERIOD:	PARTS OF THIS SECTI	ON MUST BE COM	PLETED ****					
THIS STATEMENT REFLECTS YOUR I YEAR OR ON A FISCAL YEAR. PLEAS EITHER (must check one):	FINANCIAL INTERESTS FOR THE SE STATE BELOW WHETHER THI	PRECEDING TAX YEAR, V S STATEMENT IS FOR THE	/HETHER BASED ON A CA PRECEDING TAX YEAR E	LENDAR ENDING				
DECEMBER 31, 2012	OR SPECIFY	TAX YEAR IF OTHER THAN	THE CALENDAR YEAR:_					
MANNER OF CALCULATING REPORT THE LEGISLATURE ALLOWS FILERS REQUIRES FEWER CALCULATIONS, (see instructions for further details). CH	THE OPTION OF USING REPORT OR USING COMPARATIVE THRE	ING THRESHOLDS THAT A SHOLDS, WHICH ARE USU	RE ABSOLUTE DOLLAR VA ALLY BASED ON PERCEN	ALUES, WHICH ITAGE VALUES				
		R DOLLAR	VALUE THRESHOLDS					
PART A PRIMARY SOURCES OF INC (If you have nothing to repo	OME [Major sources of income to the try you must write "none" or "n/a")	e reporting person - See instru	ctions]					
NAME OF SOURCEOF INCOME	SOUF ADDF		DESCRIPTION OF THE PRINCIPAL BUSINESS					
Forger Planning Service	1 PO BOX 101365;	CAPO CORAL, FL	Consulting					
J		33910	d					
PART B - SECONDARY SOURCES OF [Major customers, clients, and (If you have nothing to repo	other sources of income to business	es owned by the reporting per	son - See instructions]					
NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE		_ BUSINESS OF SOURCE				
hone								
PART C REAL PROPERTY [Land, build (If you have nothing to report	dings owned by the reporting person t, you must write "none" or "n/a")	- See instructions]	FILING INSTRUCTION					
Mono			form are located at to of page 2.					
			INSTRUCTIONS on w	ho must				
		· · · · · · · · · · · · · · · · · · ·	file this form and ho out begin on page 3.	w to fill it				

PART D — INTANGIBLE PERSON (If you have nothing t	IAL PROPERTY [Stock o report, you must wr	ks, bonds, certificate ite "none" or "n/a"	s of deposit, etc See instructions]	
TYPE OF INTANGIE	3LE		BUSINESS ENTITY TO WHICH THE	PROPERTY RELATES
NONO			_	
PART E — LIABILITIES [Major de (If you have nothing to		ite "none" or "n/a")		
NAME OF CREDIT	ror		ADDRESS OF CRED	ITOR
NONO				
				   6.1   <del>6.1</del>
				<u> </u>
PART F — INTERESTS IN SPECIFIC (If you have nothing to NAME OF BUSINESS ENTITY	ED BUSINESSES [OW report, you must write BUSINESS	"none" or "n/a")	in certain types of businesses - See inst	BUSINESS ENTITY # 3
ADDRESS OF BUSINESS ENTITY	CONTRACTOR OF THE PARTY OF THE	4.4		H
				<del>- S</del>
PRINCIPAL BUSINESS ACTIVITY				l i
POSITION HELD WITH ENTITY				
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS				
NATURE OF MY OWNERSHIP INTEREST				
IF ANY OF PARTS A	THROUGH F ARE	CONTINUED	N A SEPARATE SHEET, PLE	ASE CHECK HERE
SIGNATURE (required): DATE SIGNED (required):				
Dand max Josep 29 JUNO 2013				
0	FILI	NG INST	<b>RUCTIONS:</b>	
WHAT TO FILE: WHEN TO FILE:				
After completing all parts of	of this form, If yo	ou were mailed the t	form by the Commission Initially	r, each local officer/employer

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

### NOTE:

### **MULTIPLE FILING UNNECESSARY:**

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

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State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709.

Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

### Facsimiles will not be accepted.

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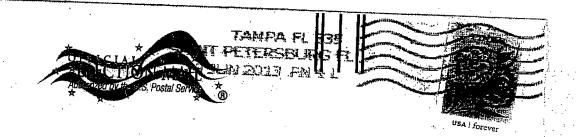
initially, each local officer/employed state officer, and specified state employed must file within 30 days of the date his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior confirmation, even if that is less than 3 days from the date of their appointment.

**Candidates** for publicly-elected local office must file at the same time they file the qualifying papers.

Thereafter, local officers/employees, sta officers, and specified state employee are required to file by July 1st followir each calendar year in which they hold the positions.

Finally, at the end of office or employmer each local officer/employee, state officer, ar specified state employee is required to file final disclosure form (Form 1F) within 60 day of leaving office or employment. However filling a CE Form 1F (Final Statement Financial Interests) does not relieve the fill of filling a CE Form 1 if he or she was in the position on December 31, 2012.

The Still divine safe of place of the still force or kind.



SUPERVISOR OF ELECTIONS PO BOX 2545 FORT MYERS FL 33902-2545

որկիականիկնինումիարգիկիկակարերերկին

FORM 1	STATEM	IENT OF	2015	
Please print or type your name, mailing address, agency name, and position belo	FINANCIAL	INTERESTS	FOR OFFICE USE ONLY:	
LAST NAME - FIRST NAME - MIC DEWSEN, David	ALE NAME:		_	
MAILING ADDRESS: 191				
Captiva	ZIR: COUNTY:	e		
NAME OF AGENCY: Presion Pres		y Comunity		
NAME OF OFFICE OR POSITION!	HELD OR SOUGHT: MEM	Pand	Je.	
<b>,</b> ,	lines on this form. Attach additional she		16JUNOZPMO	
CHECK ONLY IF DET CANDIDAT	OR NEW EMPLOYEE OF	RAPPOINTEE	PM(	
**** BO* DISCLOSURE PERIOD:	TH PARTS OF THIS SECT	TION <u>MUST</u> BE COME	PLETED ****	
THIS STATEMENT REFLECTS YOU YEAR OR ON A FISCAL YEAR. I EITHER (must check one):	DUR FINANCIAL INTERESTS FOR T PLEASE STATE BELOW WHETHER	THE PRECEDING TAX YEAR, I THIS STATEMENT IS FOR TH	WHETHER BASED ON A CALENDAR E PRECEDING TAX YEAR ENDING 승	
DECEMBER 31,	2015 <u>OR</u> $\square$ SPECI	FY TAX YEAR IF OTHER THAN		
CALCULATIONS, OR USING CO	SING REPORTING THRESHOLDS	I ARE USUALLY BASED ON P	R VALUES, WHICH REQUIRES FEWER ERCENTAGE VALUES (see instructions	
<b>V</b> . '	(PERCENTAGE) THRESHOLDS		VALUE THRESHOLDS	
	INCOME [Major sources of income to eport, write "none" or "n/a")	the reporting person - See instruc	tions)	
NAME OF SOURCE OF INCOME	1	URCE'S DRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY	
Densen; Tuilan		×(9)	Resort and Maring	
DRM LCP	, , ,	(FC33924) x	Roy Both Managaret	
Dereson's ontheir	ul7 \		Kern	
	, and other sources of income to busine	sses owned by the reporting person	n - See instructions]	
NAME OF BUSINESS ENTITY	report, write "none" or "n/a")  NAME OF MAJOR SOURCES  OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE	
BOOMEOU ENTITY	Of BoomEoo Income	G. COURCE	NOTIVITI OF SOURCE	
	, buildings owned by the reporting perso eport, write "none" or "n/a")		FILING INSTRUCTIONS for when and where to file this form are	
15200 Captiva G	Z 33924	located at the bottom of page 2.		
15107 Captiva	L33924 I	INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.		
15300 Captiva Drive FL 33924				

(If you have nothing to report, write "non-	ocks, bonds, certificates of deposit, etc See instructions] e" or "n/a")			
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES			
Stock	JRM, LLP, JENSENSTWIN Palm Resort			
Stack	and Jensen on the Gult			
PART E — LIABILITIES [Major debts - See instructions (If you have nothing to report, write "none				
NAME OF CREDITOR	ADDRESS OF CREDITOR			
PART F — INTERESTS IN SPECIFIED BUSINESSES [  (If you have nothing to report, write "none"	[Ownership or positions in certain types of businesses - See instructions]  " or "n/a")  BUSINESS ENTITY # 1  BUSINESS ENTITY # 2			
NAME OF BUSINESS ENTITY	Densey Twinfely Resort Jensey outhebut			
ADDRESS OF BUSINESS ENTITY	15107 Cartial Orive 15300 Captua Drains			
PRINCIPAL BUSINESS ACTIVITY	Resort and Marina Custing FL 33921 Th			
POSITION HELD WITH ENTITY	VP Partner Reser			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS	Yes Es			
NATURE OF MY OWNERSHIP INTEREST	Stock Stock 5			
PART G — TRAINING For elected municipal officers required to complete and	<u> </u>			
I CERTIFY THAT I	HAVE COMPLETED THE REQUIRED TRAINING.			
IF ANY OF PARTS A THROUGH G ARE	CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE 🖟			
SIGNATURE OF FILE	R: CPA or ATTORNEY SIGNATURE ONLY			
Signature:	If a certified public accountant licensed under Chapter 473, or atterney in good standing with the Florida Bar prepared this form for you. He or she must complete the following statement:			
I,				
Date Signed:	CPA/Attorney Signature:			
	Date Signed:			
FILING INSTRUCTIONS:				

### WHAT TO FILE:

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

### NOTE:

### **MULTIPLE FILING UNNECESSARY:**

A candidate who previously filed Form 1 because of another public position must file a copy of his or her Form 1 when qualifying. A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

Facsimiles will not be accepted.

### WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303.

Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see page 3 of instructions.

### WHEN TO FILE:

Initially, each local officer/employee, state officer, and specified state employee must file within 30 days of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment. Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does <u>not</u> relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2015,

FORM 1	STATEM	IENT OF	2010
Please print or type your name, mailing address, agency name, and position bel	FINANCIAI	L INTERESTS	
LAST NAME - FIRST NAME MIDD		FOR OFFIC	
MAILING ADDRESS?	40 Journa		
Box 548	· ·		ID Code
CITY:	ZIP: COUNTY:		/
CAPTIVA FLAT	33924 LEE		No.
NAME OF OFFICE OR POSITION HE	TO OR COLLOUT		Conf. Code P. Req. Code 9855
CAPTIVA COMMUN	NITY PANEL CPANEL		P. Req. Code
You are not limited to the space on the li CHECK ONLY IF	lines on this form. Attach additional sheets OR	•	<b>通</b>
DISCLOSURE PERIOD:	**BOTH PARTS OF THIS SECT	10N MUST BE COMPLETED**	ee Co
THIS STATEMENT REFLECTS YOUR	LOW WHETHER THIS STATEMENT IS	RECEDING TAX YEAR, WHETHER FOR THE PRECEDING TAX YEAR TAX YEAR IF OTHER THAN THE (	BASED ON A CALENDAR YEAR OR ON R ENDING EITHER (must check one):
MANNER OF CALCULATING REPOR THE LEGISLATURE ALLOWS FILER REQUIRES FEWER CALCULATIONS	TABLE INTERESTS:  RS THE OPTION OF USING REPORT	TING THRESHOLDS THAT ARE HOLDS, WHICH ARE USUALLY B	ABSOLUTE DOLLAR VALUES, WHICH
COMPARATIVE (PERCENTAGE	E) THRESHOLDS <u>OR</u>	DOLLAR VALU	JE THRESHOLDS
PART A PRIMARY SOURCES OF I (If you have nothing to re	INCOME [Major sources of income to the port, you must write "none" or "n/a")	he reporting person] )	
NAME OF SOURCE OF INCOME	ADD	IRCE'S DRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
(See a	Tricket Sheet)		
(If you have nothing to re	eport , you must write "none" or "n/a"	and other sources of income to bus	sinesses owned by the reporting person]
NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
LIONE			
(If you have nothing to re	buildings owned by the reporting persor port, you must write "none" or "n/a")	, w	ILING INSTRUCTIONS for then and where to file this form
32-10 TEN	NIS VILLAS		re located at the bottom of page 2.  NSTRUCTIONS on who must
CAPTIVI	NIS WILLAS SEAS FSLAND RESURT AI FLA 33924	fil be	le this form and how to fill it out egin on page 3.
		0	THER FORMS you may need of file are described on page 6.
			ine ato described on hege of

PART D — INTANGIBLE PERSONA (If you have nothing to	AL PROPERTY [Stocks, bonds, certific report, you must write "none" or "n	ates of deposit, etc.) /a")		
TYPE OF INTANGIBL	E	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES		
	·			
PART E — LIABILITIES [Major debt (If you have nothing to	ts] report, you must write "none" or "n	/a")		
NAME OF CREDITO	DR	ADDRESS OF CREDITOR		
None				
PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]  (If you have nothing to report, you must write "none" or "n/a")  BUSINESS ENTITY # 1 BUSINESS ENTITY # 2 BUSINESS ENTITY # 3				
NAME OF DURINGS ENTITY	Une	DOSHEGO LIVINI # 2	DOGNEOS ENTITE # 5	
NAME OF BUSINESS ENTITY	NIKE			
ADDRESS OF BUSINESS ENTITY				
PRINCIPAL BUSINESS ACTIVITY				
POSITION HELD WITH ENTITY				
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS				
NATURE OF MY OWNERSHIP INTEREST				
IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE				
SIGNATURE (required):  DATE SIGNED (required):  6 (2 2 11)				
□ FILING INSTRUCTIONS:				
WHAT TO EU E.			N TO EU E	

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

Facsimiles will not be accepted.

### **MULTIPLE FILING UNNECESSARY:**

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

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Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

Initially, each local officer/employee, stat officer, and specified state employee mu file within 30 days of the date of his or he appointment or of the beginning of employ ment. Appointees who must be confirmed to the Senate must file prior to confirmation, eve if that is less than 30 days from the date of the appointment.

Candidates for publicly-elected local office must file at the same time they file the qualifying papers.

Thereafter, local officers/employees, sta officers, and specified state employees a required to file by July 1st following ea calendar year in which they hold their potions.

Finally, at the end of office or employment each local officer/employee, state officer, at specified state employee is required to file final disclosure form (Form 1F) within 60 da of leaving office or employment.

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		2010
		ATACHMENT TO
		FORM 1
Seni	Temen	Tof Funancial Islands 2010
•••		
Pari	t A	- Primary sources of Income
***	L	Dividends + with brownly 114,000/4R
		Dividends + with brownly 114,000/4R
2.4.41		The state of the s
***	٠,	Saribel CapTIVA TRUST CO, SANIBEL, FLA
•-•		With drawals Trust Acit 42,000/4R
* * *	2.2	
***	<b>ゴ</b> 、	Drefus Lieu me lite TAX EXIZAT - NEW YORK, NY
		BOND FUND
~ " #		Devidents and wett travale "60,000/42
***	6.1	
	<b>7</b> •	Pensiona (4) and Social Society (all mon-Florida)
• •		772,000/42
	٠	
* P *		
A = =		

FORM 1	STATEMENT OF	2015
Please print or type your name, mailing address, agency name, and position below:	FINANCIAL INTERESTS	FOR OFFICE USE ONLY:
LAST NAME - FIRST NAME - MIDDLE		<del>_</del>
MAILING ADDRESS		
Orac eff	710 A COLLARY	
CHY: CARTIVA	ZIP: 33924 COUNTY: Lee	
NAME OF AGENCY: Commu	N. Heller Co.	
name of office or position HELL  Nem ber 1)	orsought:	
You are not limited to the space on the limited to the limited to the limited to the space of the limited to	on this form. Attach additional sheets, if necessary.  OR NEW EMPLOYEE OR APPOINTEE	
**** BOTH	PARTS OF THIS SECTION MUST BE COM	MPLETED ****
DISCLOSURE PERIOD: THIS STATEMENT REFLECTS YOUR	R FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR ASE STATE BELOW WHETHER THIS STATEMENT IS FOR	R, WHETHER BASED ON A CALENDAR
DECEMBER 31, 20	15 OR SPECIFY TAX YEAR IF OTHER TH	AN THE CALENDAR YEAR:
CALCULATIONS, OR USING COMPA	ORTABLE INTERESTS: IG REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLL RATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON YOU ARE USING (must check one):	AR VALUES, WHICH REQUIRES FEWER PERCENTAGE VALUES (see Instructions
☐ COMPARATIVE (PE	ERCENTAGE) THRESHOLDS OR DOLL	AR VALUE THRESHOLDS
PART A PRIMARY SOURCES OF INC (If you have nothing to repo	COME [Major sources of Income to the reporting person - See inst ort, write "none" or "n/a")	ructions)
NAME OF SOURCE	SOURCE'S '	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
	Cape May Beach NJ	<u> </u>
1357 Jamanca	1337 Jamaica Drive	Rent
Barchys, Ally	Bank New York NY	Interest
PART 8 SECONDARY SOURCES Of [Major customers, clients, and (if you have nothing to rep	id other sources of income to businesses owned by the reporting pe	rson - See instructions]
NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES ADDRESS OF BUSINESS' INCOME OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
Control of the Contro		
PART C REAL PROPERTY [Land, bu	ildings owned by the reporting person - See instructions]	FILING INSTRUCTIONS for when
(If you have nothing to repo	a Drive Sanital V-1375	and where to file this form are located at the bottom of page 2.
	Drive, Sanitul FL 33957	INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.
16825 Captiva.	Drive Captiva FL33924	meditt at beda at

PART D - INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificat	es of deposit, etc See instructions]			
(If you have nothing to report, write "none" or "n/a")				
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES			
Rarchays Saving account	Barclas			
Ally Bank Saving acct.	Ally Bank			
PART E - LIABILITIES (Major debt - See Introductions UM 7	Vanguard			
(If you have nothing to report, write "none" or "nia")				
NAME OF CREDITOR	ADDRESS OF CREDITOR			
. /				
None				
PART F INTERESTS IN SPECIFIED BUSINESSES [Ownership or positi	one in contain tunes of husinostee. See instructional			
(If you have nothing to report, write "none" or "n/a")				
NAME OF BOSINESS ENTITY				
ADDRESS OF BUSINESS ENTITY				
PRINCIPAL BUSINESS ACTIVITY				
POSITION HELD WITH ENTITY				
OWN MORE THAN A 5% INTEREST IN THE BUSINESS				
NATURE OF MY OWNERSHIP INTEREST				
PART G TRAINING For elected municipal officers required to complete annual ethics training p	ursuant to section 112 3142. F.S.			
	LETED THE REQUIRED TRAINING.			
LOUGHE LOUGH				
IF ANY OF PARTS A THROUGH G ARE CONTINUED C	ON A SEPARATE SHEET, PLEASE CHECK HERE			
SIGNATURE OF FILER:	CPA OF ATTORNEY SIGNATURE ONLY			
	If a certified public accountant licensed under Chapter 473, or attorney			
Signature:	in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:			
fity I tamy	, prepared the CE			
July Lawy	Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the			
	disclosure herein is true and correct.			
Date Signed:	CPA/Attorney Signature:			
8/20/16	OFFINALUTES DESIGNATE.			
47	Date Signed:			
FILING INSTRUCTIONS:				

After completing all parts of this form, Including signing and datino it, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

#### NOTE:

#### MULTIPLE FILING UNNECESSARY:

A candidate who previously filed Form 1 because of another public position must file a copy of his or her Form 1 when qualifying. A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

Facsimiles will not be accepted.

#### WHERE TO FILE:

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Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Flortda, file with the Supervisor of the county where your agency has its headquarters.)

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Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see page 3 of Instructions.

#### WHEN TO FILE:

Initially, each local officer/employee, state officer, and specified state employee must file within 30 clays of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment. Candidates must file at the same time they file their qualifying papers.

Thereefter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does <u>not</u> relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2015.

FORM 1	FORM 1 STATEMENT OF					
	address, agency name, and position below:					
LAST NAME - FIRST NAME - MIDDL MCARTHY A	ENAME: FRANCIS	FOR OFF USE ONL				
MAILING ADDRESS:	180		I ID Code			
	22/11/2/		D Code E			
NAME OF AGENCY: A . C.	ZIP: 33924 COUNTY: U	EE	ID No.			
NAME OF AGENCY:  HAME OF OFFICE OR POSITION HEL	community An	EL	ID Code  ID No.  Conf. Code  P. Req. Code			
PAMEL	MEMBER		P. Req. Code			
You are not limited to the space on the lini CHECK ONLY IF  CANDIDATE			Ç FI			
DISCLOSURE PERIOD: THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (must check one):  DECEMBER 31, 2010  OR  SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR:  THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REPLECTS EITHER (must check one):  COMPARATIVE (PERCENTAGE) THRESHOLDS  OR  DOLLAR VALUE THRESHOLDS						
• • •	ort, you must write "none" or "n/a"	")				
NAME OF SOURCE OF INCOME	ADI	URCE'S DRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY			
MALINA DKNISO, SALO	y WOUND WOULD	197111, 42 25709	BAON KUISES			
TO STORY AND						
(If you have nothing to rep	ort , you must write "none" or "n/a	a")	businesses owned by the reporting person]			
NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE			
MA	•	· ·				
PART C - REAL PROPERTY [Land, bi (If you have nothing to repo	uildings owned by the reporting persont, you must write "none" or "n/a"	)	FILING INSTRUCTIONS for when and where to file this form			
MCGAKAHY'S NIHKIN	1A 11401 HVAYKOS	DE ON MINN	are located at the bottom of page 2.  INSTRUCTIONS on who must			
153M PALM FLOW	SI LANC PAPYIN	77101	file this form and how to fill it out begin on page 3.			
43 ap 46ATHWA	Rd. VINERDLY HA	IN MA LOSSE	OTHER FORMS you may need			
400 WEST PACIFIC	to file are described on page 6.					

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]  (If you have nothing to report, you must write "none" or "n/a")						
TYPE OF INTANGIBLE BUSINESS ENTITY TO WHICH THE PROPERTY RELATES						
NVA	<del></del>					
12.11						
	う ・ ・ ・ ・ ・ ・ ・ ・ ・ ・ ・ ・ ・					
	The state of the s					
	To the second se					
PART E — LIABILITIES [Major debts] (If you have nothing to report, you must w	, , , , , , , , , , , , , , , , , , ,					
NAME OF CREDITOR	ADDRESS OF CREDITOR					
STATUTE SUNTRUST	10 BUX 19091 BACKINGE, MID 24019					
TAN/CAP COMMUNITY BAK	2975 MBRARY WBY SANBUL FL 33957					
CHEROLD BANK	75 MAIN ST. VINEIRIA HAVE MASS OXGE					
PART F — INTERESTS IN SPECIFIED BUSINESSES [O (If you have nothing to report, you must write BUSINESS						
NAME OF BUSINESS ENTITY	RVIPE DON NECKTILY MARIN DOL					
ADDRESS OF BUSINESS ENTITY 11401 AND R	PUSH CAPTURE 18401 Arm ROSCE CAPTURE					
PRINCIPAL BUSINESS ACTIVITY BOPT CRUI	MARINA MARINA					
POSITION HELD WITH ENTITY MOTOD	Y MESIDERT					
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS  WES	YES					
	COUNTRING IND STOCK OWNERSAN					
IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE						
SIGNATURE (required):  DATE SIGNED (required):  3177/11						
FILING INSTRUCTIONS:						

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

Facsimiles will not be accepted.

#### NOTE:

#### **MULTIPLE FILING UNNECESSARY:**

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

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Candidates file this form together with their qualifying papers.

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Candidates for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers/employees, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

rukivi 1	FURINI STATEMENT OF				2011 <del>4010</del>		
Please print or type your name, mailing address, agency name, and position be		FINANCIAL	INTERES	STS [			
LAST NAME FIRST NAME MID  MCCLURE  MAILING ADDRESS:	FROLL	<del>_</del>		FOR OFFICE USE ONLY:			
PO Box 1085				- 	D Code		
CITY: CAPTIVIA	ZIP	المناج المناز	l II	D No.	<b>₽</b> ₩		
NAME OF AGENCY: CAPTIVA COMMUNITY PANEL					Conf. Code	11DEC20#	
NAME OF OFFICE OR POSITION H		SOUGHT :		[ F	Req. Code	- OU	
You are not limited to the space on the CHECK ONLY IF  CANDIDATE		· ·				47 SDE	
DISCLOSURE PERIOD: THIS STATEMENT REFLECTS YOUR A FISCAL YEAR. PLEASE STATE BE DECEMBER 31, 20	R FINANCI ELOW WH	ETHER THIS STATEMENT IS	ECEDING TAX YEAR, \	WHETHER B	ENDING EITHER (	M S NDAR YEARIOR ON must check one):	
MANNER OF CALCULATING REPORTHE LEGISLATURE ALLOWS FILE REQUIRES FEWER CALCULATIONS instructions for further details). PLEAS	RS THE C	OPTION OF USING REPORTING COMPARATIVE THRESH	OLDS, WHICH ARE U	ISUALLY BAS	SED ON PERCEN	R VALUES, WHICH ITAGE VALUES (see	
COMPARATIVE (PERCENTAGE)	SE) THRE	SHOLDS <u>OR</u>	DOI	LLAR VALUE	THRESHOLDS		
PART A PRIMARY SOURCES OF (If you have nothing to r	INCOME eport, you	(Major sources of income to the must write "none" or "n/a")	e reporting person]				
NAME OF SOURCE OF INCOME		ADD		l	DESCRIPTION OF PRINCIPAL BUSI		
IRA NATIONAL FINANCI	ILSER	PO KUX 145438	NONNATI OHIC	<u> </u>	FIDELITY	IRA DISTRIBUT	
NOMITHME TRUSTED YOU	7153)	50 S LASALLEST	CHIEACETLE	0603 6	ENERAL DY	MAMICS PENSION	
SOCIAL SECURITY ABMI	<u> </u>	JUAMAKA CTR PL	AZA JAMAKA	12 S	00146 5660	RITY	
PART B SECONDARY SOURCES (If you have nothing to	S OF INCO report , yo	DME [Major customers, clients, a ou must write "none" or "n/a"	and other sources of in-	come to busir	nesses owned by t	he reporting person]	
NAME OF BUSINESS ENTITY		E OF MAJOR SOURCES BUSINESS' INCOME	ADDRES OF SOUR			CIPAL BUSINESS TTY OF SOURCE	
NON 5							
						· · · · · · · · · · · · · · · · · · ·	
	port, you	must write "none" or "n/a")		whe	ING INSTRU	file this form	
CONDO - 15221 CAP	TIVA D	R UN. TSO CAPT	IVA 1=2 33929	INS file	STRUCTIONS this form and h in on page 3.		
				ОТ	HER FORMS		

(If you have nothing to	o report, you must wi	rite "none" or "n/a"	')		
TYPE OF INTANGIB	%LE		BUSINESS ENTITY	TO WHICH THE F	PROPERTY RELATES
NONE					
PART E — LIABILITIES [Major det	bts] > report, you must wr	ite "none" or "n/a"	)		
NAME OF CREDIT	OR		ADI	DRESS OF CREDI	ITOR
CHASE (HOME M	10RTCACE)	PO BOX			05 04 43218-3166
					110502
PART F — INTERESTS IN SPECIFIE (If you have nothing to r	ED BUSINESSES [Ow report, you must write	vnership or positions "none" or "n/a")	in certain types of bus	sinesses]	32 C
	BUSINESS E	ENTITY # 1	BUSINESS EI	VTITY#2	BUSINESS ENTITY
NAME OF BUSINESS ENTITY	אל נה של א	•			R
ADDRESS OF BUSINESS ENTITY					H
PRINCIPAL BUSINESS ACTIVITY					<del>8</del> F1
POSITION HELD WITH ENTITY					
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS					
NATURE OF MY OWNERSHIP INTEREST					
	HROUGH F AKE	CONTINUED	)N A SEPARATE	SHEET, PLEA	ASE CHECK HERE
SIGNATURE (required):  Derold Thomas	m clue			DATE SIGNED (red と / / 6 / / /	quired):
0		ING INST	RUCTION		

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filling.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

Facsimiles will not be accepted.

#### NOTE:

#### **MULTIPLE FILING UNNECESSARY:**

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

## WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 3600 Maclay Boulevard, South, Suite 201, Tallahassee, FL 32312.

Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

#### WHEN TO FILE:

*Initially*, each local officer/employee, state officer, and specified state employee must file *within 30 days* of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

**Candidates** for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers/employees, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

McCLURE POBOX 1085 CAPTIVA FL 35924-1085



11DEC20M 8 47 SCELEE OFF

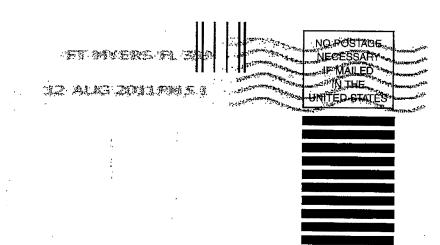
LEE COUNTY ELECTIONS OFFICE POBOX 2545 FORT MYERS FL 33402

33902\$2545

հուհենենանների անհանների հայանաների հա

FORM 1	STATEM	ENT OF	<b>1</b> <sup>2010</sup>			
Please print or type your name, malling address, agency name, and position belo	FINANCIAL	INTERESTS				
LAST NAME FIRST NAME MIDDLE  MAILING ADDRESS:	ENAME: ROME /	FOR OFFICE USE OF THE	5			
009			rc6de ,⊸3			
CITY: COUNTY: COUNTY: Lee  NAME OF AGENCY:						
NAME OF OFFICE OR POSITION HE	_D OR SOUGHT :		phf Code 音			
You are not limited to the space on the li CHECK ONLY IF	or in this form. Attach additional sheets, OR IN NEW EMPLOYEE OR AF		E			
DISCLOSURE PERIOD: THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (must check one):  DECEMBER 31, 2010 OR SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR:  MANNER OF CALCULATING REPORTABLE INTERESTS: THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (must check one):						
PART A PRIMARY SOURCES OF I		ne reporting person]	90 X			
NAME OF SOURCE OF INCOME	soul		DESCRIPTION OF THE ROURCE'S PRINCIPAL BUSINESS ACTIVITY			
CANNIVA PARTNERS	PO	9				
STROWGRAP WEAT	To Mant "		(westants			
MAXS Art	<u> </u>					
Noales Ant	,					
PART B - SECONDARY SOURCES (If you have nothing to re	OF INCOME [Major customers, clients, port, you must write "none" or "n/a"	and other sources of income to busing ")	nesses owned by the reporting person;			
NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE			
FRANKLINSHOS		pog CAROWA				
Broadung LLG.		PL-	> Keal Este			
	, , , , , , , , , , , , , , , , , , , ,		1 x Refil			
PART C — REAL PROPERTY [Land, (If you have nothing to re	buildings owned by the reporting person port, you must write "none" or "n/a")	who	ING INSTRUCTIONS for			
17081 (APTIM	+ pr		located at the bottom of page 2.			
17120 CAPIV	u on	file	STRUCTIONS on who must this form and how to fill it out			
16964 CATIN	H OR		in on page 3.			
2266 5 5 1	DO .		HER FORMS you may need ile are described on page 6.			

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]  (If you have nothing to report, you must write "none" or "n/a")					
TYPE OF INTANGIBLE	l	BUSINESS ENTITY TO WH	ICH THE	PROPERTY RELATES	
500 00	C1/4	PMV4			
	M	AVC			
	À	Inch)			
V		troy Cap Wei	th		
·		Trospery we co		With the second	
PART E — LIABILITIES (Major debts) (If you have nothing to report, you m	nust write "none" or "	n/a")			
NAME OF CREDITOR		ADDRESS	OF CRE		
BBT RAK	/	CT Mys			
Resons Bond	·   #	of Mins.		3	
0		7		73)3 [11] (4.1)	
				ři	
PART F — INTERESTS IN SPECIFIED BUSINESSE (If you have nothing to report, you mus	st write "none" or "n/a	(")	•	8	
BUS	INESS ENTITY # 1	BUSINESS ENTITY #	2	BUSINESS ENTITY # 3	
NAME OF BUSINESS ENTITY				<u> </u>	
ADDRESS OF BUSINESS ENTITY				₽.	
PRINCIPAL BUSINESS ACTIVITY				15	
POSITION HELD WITH ENTITY				Õ	
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS				Ĉ.	
NATURE OF MY OWNERSHIP INTEREST				ffi C	
IF ANY OF PARTS A THROUGH F	F ARE CONTINUE	D ON A SEPARATE SHE	FT PLF	ASE CHECK HERE	
SIGNATURE (required):	ALL CONTINUE			equired):	
		Th		n 2011	
	FILING IN	STRUCTIONS:		0 011	
WHAT TO FILE:	WHERE TO FIL		WHE	N TO FILE:	
After completing all parts of this form, including	if you were mailed	the form by the Commission	Initiali	ly, each local officer/employee, state	
signing and dating it, send back only the first sheet (pages 1 and 2) for filing.		nty Supervisor of Elections for sure filing, return the form to		and specified state employee must thin 30 days of the date of his or her	
If you have nothing to report in a particular	that location.		appointment or of the beginning of employ- ment. Appointees who must be confirmed by		
section, you must write "none" or "n/a" in that section(s).	action, you must write "none" or "n/a" in that  of Elections of the county in which they perma-			nate must file prior to confirmation, even is less than 30 days from the date of their	
in Florida, file with the Supervisor of the cou		the Supervisor of the county	appoin	itment.	
NOTE:		has its headquarters.) specified state employees	must	dates for publicly-elected local office file at the same time they file their	
MULTIPLE FILING UNNECESSARY: Generally, a person who has filed Form 1 for a		ssion on Ethics, P.O. Drawer e, FL 32317-5709; physical		ing papers.  after, local officers/employees, state	
calendar or fiscal year is not required to file a second Form 1 for the same year. However, a	address: 3600 Mag 201, Tallahassee, F	clay Boulevard, South, Suite L 32312.	officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.		
candidate who previously filed Form 1 because of another public position must at least file a copy	Candidates file th	is form together with their			
of his or her original Form 1 when qualifying.	qualifying papers. To determine	what category your position	Finally	, at the end of office or employment,	
		falls under, see the "Who Must File" Instructions		each local officer/employee, state officer, and specified state employee is required to file a	
				sclosure form (Form 1F) within 60 days ing office or employment.	



# **BUSINESS REPLY MAIL**

FIRST CLASS MAIL PERMIT No. 1021 FORT MYERS, FL

POSTAGE WILL BE PAID BY ADDRESSEE

SUPERVISOR OF ELECTIONS PO BOX 2545 FORT MYERS, FL 33902-9888

BERNIE FELICIANO

Inthathhalandhahlalahlalahad

FORM 1	STATEM	IENT OF		2015	
Please print or type your name, mailing address, agency name, and position below:	FINANCIAL	INTERESTS	F	OR OFFICE USE ONLY:	
LAST NAME FIRST NAME MIDDLE MAILING ADDRESS:		20-06			
PO Box		/	16		
CITY: Captiva 3			ям09:35		
NAME OF AGENCY: LA EST NAME OF OFFICE OR POSITION HELD		District		35	
Commissioner	- Seat (3) 11	nnee V			
You are not limited to the space on the lin  CHECK ONLY IF  CANDIDATE	es on this form. Attach additional she OR NEW EMPLOYEE OF	· /	117		
**** BOTH DISCLOSURE PERIOD: THIS STATEMENT REFLECTS YOUF YEAR OR ON A FISCAL YEAR. PLE. EITHER (must check one):		THE PRECEDING TAX YEAR	, WHETHER	BASED ON A CALENDAR	
DECEMBER 31, 20	15 <u>OR</u> 🗅 SPECI	FY TAX YEAR IF OTHER THA	IN THE CALE	ENDAR YEAR:	
FILERS HAVE THE OPTION OF USING COMPA	MANNER OF CALCULATING REPORTABLE INTERESTS: FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (must check one):				
COMPARATIVE (PE	RCENTAGE) THRESHOLDS	OR D DOLL	AR VALUE T	HRESHOLDS	
PART A PRIMARY SOURCES OF INC (If you have nothing to repo		the reporting person - See inst	uctions]		
NAME OF SOURCE OF INCOME	ADI	JRCE'S DRESS		RIPTION OF THE SOURCE'S CIPAL BUSINESS ACTIVITY	
Our Captira, LLC	PO BOX 880 C	stra F1, 33924	Kropert	Restals	
Alliance Bernstein	1. 6	icar NYC 10105	Investi	nests	
Sanlap Inst Co.	2460 Palm Kidge Pd	Sambel Fl.			
Hbbott Louning	1255 S. Country Kd	Steroo, Vala Dead	1 (		
PART B SECONDARY SOURCES OF [Major customers, clients, an (If you have nothing to repo	d other sources of income to busines	ses owned by the reporting per	son - See instr	ructions]	
NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE		PRINCIPAL BUSINESS ACTIVITY OF SOURCE	
		·			
PART C REAL PROPERTY [Land, but		n - See instructions]	FILING IN	ISTRUCTIONS for when	
16280 Captiva Dr. C.	and where	e to file this form are t the bottom of page 2.			
905 Marlow V. Har, South Seas, Cooting, Fl. 37924				TIONS on who must file and how to fill it out page 3.	
17170 317171 Captiva	begin on	pugo v.			

,				
PART D — INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates (If you have nothing to report, write "none" or "n/a")	s of deposit, etc See instructions]			
	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES			
Stocks & Bonds Alliance Berr	Alliance Bernstein 134T Ave. of America, NYC 10195			
	a Trust Co. 2460 Palm Ridge Rd. Scribel			
PART E — LIABILITIES [Major debts - See instructions] (If you have nothing to report, write "none" or "n/a")				
NAME OF CREDITOR	ADDRESS OF CREDITOR			
Alliance Bernstein 1345 Ave.	of Americas NYC, 10105			
	7			
PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or position (If you have nothing to report, write "none" or "n/a")  BUSINESS	ns in certain types of businesses - See instructions] S ENTITY # 1 BUSINESS ENTITY # 2			
NAME OF BUSINESS ENTITY OUR COST. VA	, Ldc			
ADDRESS OF BUSINESS ENTITY ROBERT SET 38	BCCgotiva F1 72924			
PRINCIPAL BUSINESS ACTIVITY Property Perfe	)			
POSITION HELD WITH ENTITY	7			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS \ OO 7)				
NATURE OF MY OWNERSHIP INTEREST				
PART G — TRAINING For elected municipal officers required to complete annual ethics training pure  I CERTIFY THAT I HAVE COMPL	suant to section 112.3142, F.S. ETED THE REQUIRED TRAINING.			
IF ANY OF PARTS A THROUGH G ARE CONTINUED ON	A SEPARATE SHEET, PLEASE CHECK HERE			
SIGNATURE OF FILER:	CPA or ATTORNEY SIGNATURE ONLY			
Signature:	If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:  I,			
Date Signed: 16 June 2016	instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.  CPA/Attorney Signature:  Date Signed:			
FILING INSTRUCTIONS:				
	<del></del>			

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

#### NOTE:

#### **MULTIPLE FILING UNNECESSARY:**

A candidate who previously filed Form 1 because of another public position must file a copy of his or her Form 1 when qualifying. A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

Facsimiles will not be accepted.

#### .....

#### WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303.

Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see page 3 of instructions.

#### WHEN TO FILE:

Initially, each local officer/employee, state officer, and specified state employee must file within 30 days of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment. Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2015.

82:50m 91:90:02



FIRST-CLASS MAIL PERMIT NO. 1021 FT MYERS FL POSTAGE WILL BE PAID BY ADDRESSEE

> SUPERVISOR OF ELECTIONS PO BOX 2545 FORT MYERS FL 33902-9888



NO POSTAGE NECESSARY IF MAILED IN THE UNITED STATES



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## FORM 1

## STATEMENT OF

2010
2010

FINANCIAL INTERESTS Please print or type your name, mailing address, agency name, and position below: LAST NAME - FIRST NAME - MIDDLE NAME : FOR OFFICE Rohn -- David -- Riis USE ONLY: MAILING ADDRESS: P.O. Box 321 ID Code CITY: ZIP: COUNTY: ID No. 33924 Captiva Lee NAME OF AGENCY: Conf. Code Captiva Community Panel NAME OF OFFICE OR POSITION HELD OR SOUGHT: P. Req. Code Member of the Board of Directors You are not limited to the space on the lines on this form. Attach additional sheets, if necessary. CHECK ONLY IF <a> CANDIDATE</a> OR **NEW EMPLOYEE OR APPOINTEE** \*\*BOTH PARTS OF THIS SECTION MUST BE COMPLETED\*\* **DISCLOSURE PERIOD:** THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (must check one): **DECEMBER 31, 2010** SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: MANNER OF CALCULATING REPORTABLE INTERESTS: THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (must check one): COMPARATIVE (PERCENTAGE) THRESHOLDS **DOLLAR VALUE THRESHOLDS** OR PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person] (If you have nothing to report, you must write "none" or "n/a") NAME OF SOURCE SOURCE'S DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY OF INCOME ADDRESS none PART B -- SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person] (If you have nothing to report, you must write "none" or "n/a") NAME OF NAME OF MAJOR SOURCES **ADDRESS** PRINCIPAL BUSINESS **BUSINESS ENTITY** OF BUSINESS' INCOME OF SOURCE **ACTIVITY OF SOURCE** none PART C -- REAL PROPERTY [Land, buildings owned by the reporting person] FILING INSTRUCTIONS for (If you have nothing to report, you must write "none" or "n/a") when and where to file this form are located at the bottom of page 2. Condominium unit # 3212 Tennis Villas, South Seas Island Resort, 5400 Plantation Road, Captiva Island, Florida, 33924 INSTRUCTIONS on who must file this form and how to fill it out begin on page 3. OTHER FORMS you may need to file are described on page 6.

PART D — INTANGIBLE PERSON (If you have nothing to	AL PROPERTY [Stoc report, you must w	ks, bonds, certifica	ates of deposit, etc.] a")			
TYPE OF INTANGIB	LE		BUSINESS ENTITY TO WHICH THE PROPERTY RELATES			
Savings Account, Chec	king Account	Chase Bank				
IRA		Charles Schwab Institutional				
Money Market Accour	nt	Merrill Lynch				
CD, Saving & Checking A	ccount	Wells Fargo	Bank			
PART E — LIABILITIES [Major de (If you have nothing to	ots] o report, you must w	rite "none" or "n/	a")	DITOR 2		
NAME OF CREDIT	OR		ADDRESS OF CRE	DITOR D		
none				9		
		55 25 26				
		THE STATE OF THE S				
				Ö		
PART F — INTERESTS IN SPECIFIC	ED BUSINESSES [O	wnership or positio	ns in certain types of businesses]	I		
(ii you navo nouning to		ENTITY#1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3		
NAME OF BUSINESS ENTITY	none					
ADDRESS OF BUSINESS ENTITY						
PRINCIPAL BUSINESS ACTIVITY						
POSITION HELD WITH ENTITY						
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS						
NATURE OF MY OWNERSHIP INTEREST						
IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE						
SIGNATURE (required):  12/30/2011						

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filling.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

Facsimiles will not be accepted,

#### NOTE:

#### **MULTIPLE FILING UNNECESSARY:**

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

## FILING INSTRUCTIONS:

#### WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

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Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

#### WHEN TO FILE:

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Candidates for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers/employees, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

12JANIZM 955STELEE COFI

Sharon L. Harrington Lee County Supervisor of Elections P.O. Box 2545 Fort Myers, FL 33902

33902+254E

# FORM 1 F

# FINAL STATEMENT OF FINANCIAL INTERESTS

(TO BE FILED WITHIN 60 DAYS OF LEAVING PUBLIC OFFICE OR EMPLOYMENT)

			<u>'</u>
LAST NAME - MIDDLE NAM		NAME OF REPORTING PE	ERSON'S AGENCY:
MAILING ADDRESS	arolra K.	CAPTIVI	+ Community tanel
PO 848		CHECK ONE OF THE FOR	LLOWING (see "Who Must File" on page 3):
CAPTIVA	CC 33924	LOCAL OFFICE SPECIFIED S	CER STATE OFFICER TATE EMPLOYEE
CITY: ZIP:	COUNTY:	LIST OFFICE OR POSITION	ON HELD:
	lee	<u> </u>	esident.
DISCLOSURE PERIOD: THIS STATEMENT REFLECTS MY FINANCIAL	INTERESTS FOR THE PERIO	OD BETWEEN JANUARY 1, 2	TED***  011 AND THE LAST DATE I HELD THE PUBLIC  201 22011. (Date must be prior to 42/31/11)
MANNER OF CALCULATING REPORTAL THE LEGISLATURE ALLOWS FILERS THE OPT	BLE INTERESTS: FION OF USING REPORTING RATIVE THRESHOLDS, WHIC THER THIS STATEMENT REF	THRESHOLDS THAT ARE AB CH ARE USUALLY BASED O FLECTS EITHER (must check	以 会 SOLUTE DOLLAR VALUES, WHICH REQUIRES IN PERCENTAGE VALUES (see instructions for
PART A PRIMARY SOURCES OF INCO			C0F1
NAME OF SOURCE OF INCOME	SOURC ADDRE		DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
Restaurants, Frn +	1506,11508	1,1509,11511,11	513 Andy Rosse las
Shopping Centers	<u>'</u>	<u> </u>	,
1 Restaurant -	8700 Glad	iolus An F	Myas Fe 33908
2 Restaurants	14790 + 14	1900 Captila	Dri
PART B SECONDARY SOURCES OF I	· · · · ·		come to businesses owned by reporting person]
NAME OF I NAM	E OF MAJOR SOURCES BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
	10		
	Ma		
	(		
PART C REAL PROPERTY [Land, buildin (If you have nothing to report, you		rson]	FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.
ABOVE			INSTRUCTIONS on who must file this form and how to fill it out begin on page 3 of this packet.
			OTHER FORMS you may need to
			file are described on page 6.

PART D INTANGIBLE PERSONAL PROPI (If you have nothing to report, you mu:		•
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WH	ICH THE PROPERTY RELATES
11/ells targo	11508,11509	9, 11511 + 11513 AnoyA
Florida Shores	Back Chouse 8	700 9 ladio 105 Dn
San Cap Commi	unto Baye 14970	+ 14990 CAPTIVA DA
- Oux 1 - 7		
PART E — LIABILITIES [Major debts] (If you have nothing to report, you must	st write "none" or "n/a")	, w ,
NAME OF CREDITOR	ADDRESS	OF CREDITOR
Wells Farso	Talm Ridge, Sa	anjour fr to
Florida Shares Brown	Cleveland &	ho fa Mier les
San Call Common	I Break LiBEARY	2. Starked G. R.
accor Cap. Capuron.	1	my, sanser, FC is
PART F INTERESTS IN SPECIFIED BUSIN	ESSES [Ownership or positions in certain types of b	uusinesses]
(If you have nothing to report, you must	t write "none" or "n/a")	8
NAME OF 1513 / A CAPITI AS BINES		BUSINESS ENTITY # 3
BUSINESS ENTITY APPIN ROYUM D	1 STRO, RC OHOD, Lotte Da, Suns	une Jajord Case, Sinshine
BUSINESS ENTITY TO 150°	1/504 /1508 14	920006
ACTIVITY TOO KEST	WIGH DESTAVIANT LOST	Rest Rest Rest Mes
POSITION HELD WITH ENTITY OUNG	oner owner owner	- OWNER OWNER OWN
OWN MORE THAN 45% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST 100% 100	% 100% 100%	100% 1002 1002
IF ANY OF PARTS A THROUGH F	ARE CONTINUED ON A SEPARATE SHE	ET, PLEASE ÇHECK HERE
	\ /h	
SIGNATURE:	ur Mutaria DATES	IGNED: 1/1/12
	FILING INSTRUCTIONS:	
/	TLING INSTRUCTIONS:	·
/		ŕ
WHAT TO FILE:	WHERE TO FILE:	NOTE:
After completing all parts of this form on pages 1 and 2, including signing and dating it,	Local officers: file with the Supervisor of Elections of the county in which you perma-	If you are leaving office or employment during the first half of 2011, you may not
send back only pages 1 and 2 for filing (you need not return any of the instruction pages).	nently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county	have filed Form 1 for 2010. In that case, this is not the last form you will file, even
Facsimiles will not be accepted.	where your agency has its headquarters.)	though the Form 1F covers the final portion of your term of office or employment. You
WHEN TO FILE:	State officers or specified state employ- ees: file with the Commission on Ethics, P.O.	will be required to file Form 1 for 2010 by July 1 of 2011.
At the end of office or employment each local officer, state officer, and specified state	Drawer 15709, Tallahassee, FL 32317-5709; physical address: 3600 Maclay Boulevard,	July 1 of 2011.
employee is required to file a final disclosure form (Form 1F) within 60 days of leaving	South, Suite 201, Tallahassee, FL 32312.	
office or employment, unless he or she takes	To determine what category your position falls under, see the "Who Must File" Instructions	
another position within the 60-day period that requires filing financial disclosure on Form 1 or	on page 3.	1

Form 6.



12JAN 9 @ 1002 SDELEE CHIME



Chections Office Po Box 7545 A Myers Fr 33902-2545

FORM 1	STATEM	ENT OF		2010
Please print or type your name, mailing address, agency name, and position bek	FINANCIAL	INTERESTS		
LAST NAME - FIRST NAME - MIDDI	,	FOR OFF USE ONL		
MAILING ADDRESS:	SUSON	VOL ONE	t v	te Junio
10 130x 4	90		ID Code	
CITY .	7ID . OOUNTY .			ਨੂੰ ਜ਼ੂ
con Captiya =	ZIP: COUNTY: L	ee	ID No.	10 10 10 10 10 10 10 10 10 10 10 10 10 1
NAME OF AGENCY:	unity Panel		Conf. Code	育
NAME OF OFFICE OR POSITION HE	LD OR SOUGHT	0	P. Req. Code	JAN213408543XE Lee Co
	nes on this form. Attach additional sheets	, if necessary.		Ţ
CHECK ONLY IF CANDIDATE		·		
DISCLOSURE PERIOD:	**BOTH PARTS OF THIS SECTI	ON MUST BE COMPLETED**	v w militario	
THIS STATEMENT REFLECTS YOUR I A FISCAL YEAR. PLEASE STATE BEL	FINANCIAL INTERESTS FOR THE PR OW WHETHER THIS STATEMENT IS	ECEDING TAX YEAR, WHETHE FOR THE PRECEDING TAX YE	R BASED ON A CA	ALENDAR YEAR OR ON ER (must check one):
DECEMBER 31, 2010	_	TAX YEAR IF OTHER THAN TH		•
MANNER OF CALCULATING REPOR' THE LEGISLATURE ALLOWS FILER: REQUIRES FEWER CALCULATIONS, instructions for further details). PLEAS!	S THE OPTION OF USING REPORT OR USING COMPARATIVE THRESH	HOLDS, WHICH ARE USUALLY	BASED ON PERC	LLAR VALUES, WHICH CENTAGE VALUES (see
COMPARATIVE (PERCENTAGE		pro-	LUE THRESHOLD	S
	NCOME [Major sources of income to the port, you must write "none" or "n/a")			•
NAME OF SOURCE OF INCOME		RCE'S RESS		OF THE SOURCE'S USINESS ACTIVITY
Social Social	Washington I	D.C. (	Governat	
Key Bank	Villbury. NY	P	Bend + Egal	5 Financial Man
Mevill Jynoh	FLMyes, Flo	ec.da	tinancial	Management
PART B - SECONDARY SOURCES	OF INCOME [Major customers, clients,	and other sources of income to i	businesses owned	by the reporting person]
NAME OF	port , you must write "none" or "n/a" NAME OF MAJOR SOURCES	") ADDRESS	l PF	RINCIPAL BUSINESS
BUSINESS ENTITY	OF BUSINESS' INCOME	OF SOURCE	AC	TIVITY OF SOURCE
PART C - REAL PROPERTY [Land, I (If you have nothing to rep	buildings owned by the reporting persor port, you must write "none" or "n/a")	_	FILING INSTI	RUCTIONS for to file this form
nane			are located at th	ne bottom of page 2.
				NS on who must d how to fill it out
			OTHER FORM	MS you may need
			to file are descri	ibed on page 6.

PART D — INTANGIBLE PERSONAL PR (If you have nothing to repor	OPERTY [Stocks, bonds, certit, you must write "none" or '	ficates of deposit, etc.] 'n/a")	
TYPE OF INTANGIBLE	1	BUSINESS ENTITY TO WHICH TH	E PROPERTY RELATES
Money Market	Mercill	Lynch	
BP PLE Stock	Mercill	Lynch	
			بر بـــــــــــــــــــــــــــــــــــ
			11 11 11 12 11
			U June
PART E — LIABILITIES [Major debts]			
(If you have nothing to repor	t, you must write "none" or '	'n/a")	BDITOR FI
NAME OF CREDITOR		ADDRESS OF CRI	EDITOR H
nane			ro ro
			<u>8</u> <u>1</u>
		,	
PART F INTERESTS IN SPECIFIED BU	SINESSES [Ownership or posi-	itions in certain types of businesses]	
(If you have nothing to report,	you must write "none" or "n/ BUSINESS ENTITY # 1	a") BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY	none		
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			
IF ANY OF PARTS A THRO	OUGH F ARE CONTINU	ED ON A SEPARATE SHEET, PL	EASE CHECK HERE
SIGNATURE (required):	< \	DATE SIGNED	(required):
- Whom	notion		100/2011
	FILING IN	ISTRUCTIONS:	

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filling.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

Facsimiles will not be accepted.

#### NOTE:

#### **MULTIPLE FILING UNNECESSARY:**

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

#### MARAE EA EU E

### WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 3600 Maclay Boulevard, South, Suite 201, Tallahassee, FL 32312.

Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

#### WHEN TO FILE:

initially, each local officer/employee, state officer, and specified state employee must file within 30 days of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers/employees, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

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	[[[[]]]]

FORM 1	STATEMENT OF	2013
Please print or type your name, mailing address, agency name, and position below:	FINANCIAL INTEREST	S FOR OFFICE USE ONLY:
LAST NAME FIRST NAME MIDDLE NA Walter Robert Paul	ME:	
MAILING ADDRESS : 5400 Plantation Road		
Captiva Island	IP: COUNTY: 33924 Lee	
NAME OF AGENCY : Captiva Community Panel		
NAME OF OFFICE OR POSITION HELD O  Board of Director	R SOUGHT :	
You are not limited to the space on the lines of CHECK ONLY IF  CANDIDATE OR	this form. Attach additional sheets, if necessary.  NEW EMPLOYEE OR APPOINTEE	
DISCLOSURE PERIOD: THIS STATEMENT REFLECTS YOUR FIN	ARTS OF THIS SECTION MUST BE CO  ANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, STATE BELOW WHETHER THIS STATEMENT IS FOR THE  OR SPECIFY TAX YEAR IF OTHER THIS	WHETHER BASED ON A CALENDAR HE PRECEDING TAX YEAR ENDING
MANNER OF CALCULATING REPORTAL FILERS HAVE THE OPTION OF USING CALCULATIONS, OR USING COMPARAT further details). CHECK THE ONE YOU A	REPORTING THRESHOLDS THAT ARE ABSOLUTE DO IVE THRESHOLDS, WHICH ARE USUALLY BASED ON	LLAR VALUES, WHICH REQUIRES FEWER PERCENTAGE VALUES (see instructions fo
COMPARATIVE (PERC	ENTAGE) THRESHOLDS OR O DOLLA	R VALUE THRESHOLDS
PART A PRIMARY SOURCES OF INCOME. (If you have nothing to report,	ME [Major sources of income to the reporting person - See inswrite "none" or "n/a")	tructions]
NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
Interstate Hotels Corporation	5400 Plantation Road Captiva Island Florida 33924	Hotel Management

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
N/A			

PART C REAL PROPERTY	[Land, buildings owned b	y the reporting person -	See instructions]
(If you have nothing	g to report, write "none	" or "n/a")	-

N/A

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

**INSTRUCTIONS** on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY (Stock (If you have nothing to report, write "none"		ctions]
TYPE OF INTANGIBLE	•	ICH THE PROPERTY RELATES
Stocks / Bonds IRA		vestments
Stocks Bonds 401K	Mass N	Mutual
PART E — LIABILITIES [Major debts - See instructions] (If you have nothing to report, write "none"	or "n/a")	
NAME OF CREDITOR	ADDRESS	OF CREDITOR
NationStar Mortgage	350 Highland Drive	Lewisville, TX 75067
PART F — INTERESTS IN SPECIFIED BUSINESSES [Ow (If you have nothing to report, write "none" or		sses - See instructions]
(it you have nothing to report, write from or	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY	N/A	
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		
IF ANY OF PARTS A THROUGH F ARE	CONTINUED ON A SEPARATE SHEE	ET, PLEASE CHECK HERE
SIGNATURE (required):	DATE SIGNED (red	quired):
K/Amer	4/19/2014	
If a certified public accountant licensed under Chapter she must complete the following statement:	473, or attorney in good standing with the I	Florida Bar prepared this form for you, he or
l,	_, prepared the CE Form 1 in accordance	e with Section 112.3145, Florida Statutes, and
the instructions to the form. Upon my reasonable know	viedge and belief, the disclosure herein is tr	ue and correct.
Signature		Date
		Date
·	FILING INSTRUCTIONS:	
I WHAT TO FILE: WH	IFRE TO FILE:	WHEN TO FILE:

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

#### **MULTIPLE FILING UNNECESSARY:**

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303.

Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

Facsimiles will not be accepted.

Initially, each local officer/employee, state officer, and specified state employee must file within 30 days of the date of his or her appointment

or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers/employees, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

Finally, at the end of office or employment, each local officer/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment. However, filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if he or she was in their position on December 31, 2013.



Supervisor of ELECTIONS

LEE COUNTY

P.O. Box 2545

Far Myers, FR 33902-2545

FORM 1		ST	ATEN	IENT OF	न		2015
Please print or type your name, mailing address, agency name, and position belo	ow:	FINAN	CIAL	INTERE	ESTS		FOR OFFICE USE ONLY:
LAST NAME FIRST NAME MIL Walter Robert Paul	DDLE NA	AME :					
MAILING ADDRESS : 5400 South Seas Plantation Road	<u> </u>						
Captiva Island							
CITY : Captiva Island		ZIP : 33924	COUNTY: Lee				
NAME OF AGENCY:						/	
Captiva Erosion Prevention Distr NAME OF OFFICE OR POSITION		R SOLIGHT :			1		2
Commissioner Seat 4	HELD O	N 300GHT.			4		16JUN10001052
You are not limited to the space on the	ne lines o	n this form, Attach	additional she	ets, if necessary.	1 。/		AR TE
CHECK ONLY IF CANDIDAT	re or	NEW E	MPLOYEE OF	R APPOINTEE			
**** <u>BO</u>	<u>TH</u> P/	ARTS OF T	HIS SECT	TION <u>MUST</u> E	3E COI	MPLET	ED ****
DISCLOSURE PERIOD: THIS STATEMENT REFLECTS Y YEAR OR ON A FISCAL YEAR. ( EITHER (must check one):	OUR FI	NANCIAL INTER STATE BELOV	RESTS FOR T V WHETHER	THE PRECEDING THIS STATEMENT	TAX YEAR	R, WHETI THE PRE	HER BASED ON A CALENDAR COLOR TAX YEAR ENDING
DECEMBER 31	, 2015	OR 🗆	SPECI	FY TAX YEAR IF O	THER TH	AN THE C	ALENDAR YEAR:
MANNER OF CALCULATING F FILERS HAVE THE OPTION OF U CALCULATIONS, OR USING CO for further details). CHECK THE	USING F MPARA	REPORTING THI	RESHOLDS T LDS, WHICH	I ARE USUALLY B	UTE DOLI ASED ON	LAR VALU I PERCEN	IES, WHICH REQUIRES FEWER NTAGE VALUES (see instructions
□ COMPARATIVE			•	OR 🗹	DOLL	AR VALU	JE THRESHOLDS
PART A PRIMARY SOURCES OF				the reporting person	ı - See inst	ructions]	
NAME OF SOURCE OF INCOME				URCE'S DRESS			SCRIPTION OF THE SOURCE'S RINCIPAL BUSINESS ACTIVITY
Interstate Hotels Corporation		5400 South Se	as Plantation	Road 33924		Hotel	
Fidelity Investments		Boston MA				Investme	nts
MassMutual		Springfield MA	A			Investme	nts
PART B SECONDARY SOURCE [Major customers, client: (If you have nothing to	ts, and ot	her sources of inc		sses owned by the re	eporting pe	erson - See	instructions]
NAME OF BUSINESS ENTITY		AME OF MAJOR S OF BUSINESS' IN			RESS DURCE		PRINCIPAL BUSINESS ACTIVITY OF SOURCE
NA	NA			NA			NA
NA					N		
PART C REAL PROPERTY [Land (If you have nothing to I	d, buildin report, v	gs owned by the r vrite "none" or "r	reporting perso n/a")	n - See instructions]			G INSTRUCTIONS for when here to file this form are
NONE						locate	d at the bottom of page 2.
						this fo	RUCTIONS on who must file orm and how to fill it out on page 3.
						2-9	r9

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions] (If you have nothing to report, write "none" or "n/a") TYPE OF INTANGIBLE BUSINESS ENTITY TO WHICH THE PROPERTY RELATES STOCKS BONDS FIDELITY INVESTMENTS/ MASS MUTUAL CASH BOND INVESTMENT USAA/ FLORIDA PREPAID COLLEGE PROGRAM PART E - LIABILITIES [Major debts - See instructions] (If you have nothing to report, write "none" or "n/a") NAME OF CREDITOR ADDRESS OF CREDITOR HYUNDAI MOTOR LEASING FOUNTAIN VALLEY CA SUNTRUST MORTGAGE ATLANTA GA PART F -- INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions] (if you have nothing to report, write "none" or "n/a") **BUSINESS ENTITY #1 BUSINESS ENTITY #2** NA NA NAME OF BUSINESS ENTITY NA NA ADDRESS OF BUSINESS ENTITY NA NA PRINCIPAL BUSINESS ACTIVITY NA NA POSITION HELD WITH ENTITY NA NA I OWN MORE THAN A 5% INTEREST IN THE BUSINESS NA NA NATURE OF MY OWNERSHIP INTEREST PART G - TRAINING For elected municipal officers required to complete annual ethics training pursuant to section 112.3142, F.S. I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING. IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE SIGNATURE OF FILER: CPA or ATTORNEY SIGNATURE ONLY If a certified public accountant licensed under Chapter 473, or attorney Signature: in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement: prepared the CE Form 1 in accordance with Section 112,3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct, **Date Signed:** CPA/Attorney Signature: Date Signed:

#### WHAT TO FILE:

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

#### NOTE:

#### MULTIPLE FILING UNNECESSARY:

A candidate who previously filed Form 1 because of another public position must file a copy of his or her Form 1 when qualifying. A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

Facsimiles will not be accepted.

#### **FILING INSTRUCTIONS:**

#### WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location,

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303.

Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see page 3 of instructions.

#### WHEN TO FILE:

Initially, each local officer/employee, state officer, and specified state employee must file within 30 days of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment. Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does <u>not</u> relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2015.

# **SURVEY**

OwnerName	OwnerOthers	OwnerAddr1	OwnerCity	OwnerState	OwnerZip
1117 SCHEFFLERA LLC	WARREN B LANE	8 LLOYD COVE CT	LLOYD HARBOR	NY	11743
11500 CHAPIN LLC		4980 POWERS FERRY RD	ATLANTA	GA	30327
15001 BINDER DRIVE LLC		PO BOX 452	CAPTIVA	FL	33924
15012 BINDER DRIVE LLC		16650 REMARE RD	MONKTON	MD	21111
1607 LANDS END LLC		PO BOX 111	CAPTIVA	FL	33924
16205 CAPTIVA DRIVE LLC		PO BOX 3600	ABU DHABI	UNITED ARAB E	
1631 LANDS END LLC		9211 BANYAN DR	CORAL GABLES	FL	33156
16825 CAPTIVA DR LLC	KOURY PETER	PO BOX 41	CAPTIVA	FL	33924
20 SUNSET CAPTIVA LLC		41 COVERED BRIDGE LN	BELLEVILLE	IL	62221
2226 SUNSET VILLA LLC		4980 POWERS FERRY RD	ATLANTA	GA	30327
2614 SOUTH SEAS LLC		2327 TROON CT	SANIBEL	FL	33957
3 CAPTIVA WEST LLC		4621 E SENECA ST	SHERRILL	NY	13461
3223 TENNIS VILLAS LLC		4980 POWERS FERRY RD	ATLANTA	GA	30327
4216 BAYSIDE LLC		49 SUNSWYCK RD	DARIEN	CT	6820
4319 BAYSIDE VILLAS 20 LLC		1024 LITTLE SUGAR CREEK RD	DAYTON	ОН	45440
4TK PARTNERSHIP		PO BOX 701	VALLEY FORGE	PA	19482
6 SUNSET CAPTIVA LLC		200 BLUE HILLS TRAIL	GLASTONBURY	CT	6033
7050 BUILDING LLC		6006 CLAREMONT CT	LANSING	Μί	48917
803 MARINA VILLAS LLC		PO BOX 1145	NORTHBROOK	IL	60065
954387 ONTARIO LTD	MAGERMAN	3181 BAYVIEW AVENUE # 112	TORONTO	ON M2K 2Y2	CANADA
ABBOTT JOHN S SR + JOANNE L		320 NORTH RUMSON AVE	MARGATE CITY	NJ	8402
ABRAHAM WILLIAM E TR +	ABRAHAM MARJORIE L TR FOR WILLIAM E ABRAH	IAM 1 PO BOX 88	CAPTIVA	FL	33924
ABRAMS GEOFFREY D TR 50% +	BARBIAN SHERYL 25% + SCULLY MARK L 25% T/C	FOR (975 PORTOLA RD	PORTOLA VALLEY	CA	94028
ABRAMS ROBERT I +	STONER JANET E H/W	551 S MUTZ DR	COLUMBUS	IN	47201
ACDL FLA LLC	JAMES LEE	4 CHERRY WOOD LN	BLOOMINGTON	IL	61701
ACRA WADI J + NANCY S TR		5612 HUNTINGTON PL	NORFOLK	VA	23509
ADAMS NORMAN A TR	FOR NORMAN A ADAMS TRUST	1305 CHESHIRE RD	BRIDGEWATER	NJ	8807
ADAMS SARA KNIGHT TR	FOR SARA KNIGHT ADAMS TRUST	331 SUMMIT ST SW	NORTH CANTON	ОН	44720
ADELSPERGER FREDERICK A +	ADELSPERGER LESLIE ANN H/W	PO BOX 1631	RICHMOND	IN	47375
ADLER ROBERT M + ANDREA R	,	4904 MONTGOMERY LN	BETHESDA	MD	20814
ALEXANDER MARJORIE A +	ALEXANDER F KNIGHT H/W	323 OCEAN AVE	MARBLEHEAD	MA	1945
ALEXANDER ROGER TR	FOR ROGER ALEXANDER REV LIVING TRUST	1016 LINCOLN AV	ANN ARBOR	MI	48104
ALEXANDER WILLIAM + DEBORAH		36 TIMBER TRL	RAMSEY	NJ	7446
ALOFS MARTHA	9 DEER PARK CRESCENT	PENTHOUSE A	TORONTO	ON M4V 2C4	CANADA
AMAR CAPTIVA LLC	S DEER THIR CHESCENT	1614 PERIWINKLE WAY	SANIBEL	FL	33957
AMARNANI CYNTHIA A TR	FOR CYNTHIA AMARNANI TRUST	18391 VERONA LAGO DR	MIROMAR LAKES	FL	33913
ANDERSEN CHRISTINE E TR +	ANDERSEN SARAH J TR + HAYNER CHRISTOPHER A		BAYPORT	MN	55003
ANDERSEN CHRISTINE E TR +	HOFFAS NEAL J TR W/H 1/2 + ANDERSEN SARAH J		BAYPORT	MN	55003
ANDERSON M RUSSELL TR +	ANDERSON MARY H TR FOR M RUSSELL ANDERSO		SYRACUSE	IN	46567
ANDERSON WAYNE T + MARGERY M	ANDERSON WART IT THE FOR WINOSSEEL ANDERSO	2 WILSON PL	GLEN HEAD	NY	11545
ANDRE CHAGNON INC		1000-2001 AV MCGILL COLLEGE	MONTREAL	QC H3A 1G1	CANADA
ANGELL EDWARD S + BETTY A		1808 OLD LOUISQUISSET PIKE	LINCOLN	RI RI	2865
ANTHONY PROPERTIES INC					
APPEL JOHN C		201 N FRANKLIN ST STE 2800 7816 CLIFF VIEW DR	TAMPA	FL OH	33602
APPELIONN C APPELBAUM JONATHAN D			POLAND		44514
		PO BOX 1145	NORTHBROOK	IL NI	60065
AQUILA FRANCIS J + CATHERINE S		205 S FINLEY AVE	BASKING RIDGE	NJ	7920
ARCHER WILLIS N + GRETA B	FOR AMARY AND ARTHUR TRUCT	10837 SW 80TH CT	OCALA	FL	34481
ARTHUR MARY ANN TR	FOR MARY ANN ARTHUR TRUST	37 W BROAD ST STE 1100	COLUMBUS	OH	43215
ASSAAD WAFAA F TR	FOR ASSAAD FAMILY TRUST	4041 GULF SHORE BLVD N APT 106	NAPLES	FL	34103
ASTER KAREL TR	FOR KAREL ASTER TRUST	PO BOX 312	CAPTIVA	FL	33924

ACTRIC CURVETON CONTRACTOR CONTRA					
ASTRUP CHRISTOPHER B + LYNN M		602 24TH ST NW	AUSTIN	MN	55912
AVERY MARY ANN TR	FOR MARY ANN AVERY TRUST	4376 CAMELOT CIR	NAPERVILLE	IL	60564
AYRES FREDERIC M		PO BOX 2803	JENSEN BEACH	FL	34958
AYRES FREDERIC M III TR	FOR FREDERIC AYRES TRUST	PO BOX 2803	JENSEN BEACH	FL	34958
B & B VENTURES LLC		2020 EDENBERRY DR	FORT MITCHELL	KY	41017
B AND B VENTURES LLC		3005 DIXIE HWY	FORT MITCHELL	KY	41017
BAHN MANAGEMENT CO LLC		21223 HILLTOP	SOUTHFIELD	MI	48033
BALAGNA JEFF A + DIANE M		2214 MERRIMAC LN N	PLYMOUTH	MN	55447
BALL DEBORAH J	VIA FRATELLI	BRONZETTI 8	MILAN 20129		ITALY
BALOTA RAYMOND C + NANCY J		4 THE PINES CT STE A	SAINT LOUIS	MO	63141
BANK MICHAEL S + KAREN J		26 FOX RUN RD	CROTON ON HUDSON	NY	10520
BARAS ROBYN		25 ORCHARD RD	BROOKLINE	MA	2445
BARBEE GEORGE E L + MOLLY J		PO BOX 387	CAPTIVA	FL	33924
BARBEE JOSEPH E + WYNELLE S		1936 GRACE AVE	FORT MYERS	FL	33901
BARBEE NOEL		PO BOX 98	CAPTIVA	FL	33924
BARCELOW KRIS A + JANE L		7436 SHANNON DR	EDINA	MN	55439
BARRY ALLEN G JR + SYLVIA S		17021 TIDEWATER LN	FORT MYERS	FL	33908
BARTOK PETER J + COLLEEN J		321 W BURNAM RD	COLUMBIA	MO	65203
BARTON MARGARET D L/E		PO BOX 354	CAPTIVA	FL	33924
BATES JOHN F		PO BOX 622	CAPTIVA	FL	33924
BAUERLY DAVID L 50% INT +	BAUERLY JEAN C 50% INT	PO BOX 1210	CAPTIVA	FL	33924
BAUMGARTEN EILEEN L TR	FOR EILEEN L BAUMGARTEN TRUST	15 ROLLING RIDGE RD	NORTHFIELD	IL	60093
BAYBARLYN PROPERTIES LTD	TON ENERGY EDITION WITH THOST	2410 LAWNMEADOW DR	RICHARDSON	TX	75080
BAYSIDE VILLA LLC		525 WILKINSON LN APT 202	NORTH OAKS	MN	55127
BAZANT ZDENEK P TR +	BAZANT IVA M TR	707 ROSLYN TER	EVANSTON	IL	60201
BEACH COTTAGE 1422 LLC	DAVE DRISSELL	105 CHESTERFIELD BUSINESS PKWY	CHESTERFIELD	MO	63005
BECKER ENTERPRISES LLC	DAVE DAGGEE	32 TIMBERLAND CIR N	FORT MYERS	FL	33919
BECKER HANS PETER +	BECKER LISE LOTTE + BECKER MICHAEL J/T	PO BOX 25	CH6977 RUVIGLIANA	SWITZERLAND	33313
BECKER MICHAEL K +	BECKER HANS PETER	PO BOX 25	CH6977 RUVIGLIANA	SWITZERLAND	
BEDDARD THOMAS W	DECKER HANS FEIER	1795 CRIDERS CHURCH RD	CHAMBERSBURG	PA	17202
BEGGS JOHN L + DENICE M		PO BOX 897	CAPTIVA	FL	33924
BELL MICHAEL W + LISA A					
BELL THOMAS FRANKLIN + MARY M		729 HARRISON RD	VILLANOVA	PA	19085
BELL WILLIAM A + VICKY E		603 DELLWOOD PL	GOLDSBORO	NC	27534
BELLO SHEILA C		6041 SANIBEL CAPTIVA RD	SANIBEL	FL	33957
	CELIENI DENEDICE NACIANIC MÁN	727 MALLARD DR	LEXINGTON	KY	40502
BENEDICT BRUCE E +	GEHEN-BENEDICT MELANIE H/W	3715 SPICEWOOD DR	ANNANDALE	VA	22003
BENIGNI GLENN + MICHELLE		543 BURKES DR	CORAOPOLIS	PA	15108
BERGER JOEL + ELAINE		PO BOX 595	SANIBEL	FL	33957
BERGER THOMAS K + CAROL T		7610 SWINKS CT	MCLEAN	VA	22102
BERGHOFF HERMAN J		3175 SUNDANCE PATH	STEVENSVILLE	MI	49127
BERMAN C J + KATHERINE A		31 PEACH TREE CT	CHESHIRE	CT	6410
BERNHARD PAUL J + YVONNE M		1213 DORCHESTER RD	BIRMINGHAM	MI	48009
BEST WILLIAM R TR	FOR WILLIAM R BEST TRUST	1712 WAVERLY CIR	SAINT CHARLES	IL	60174
BETH FARMS LLC	MARINER WEALTH ADVISORS	4200 W 115TH ST STE 100	LEAWOOD	KS	66211
BETHEA JAMES S III		3747 PEACHTREE RD NE APT 2224	ATLANTA	GA	30319
BETHEL UTILITIES CORPORATION		2518 TROPICAL WAY	SANIBEL	FL	33957
BETTCHER KAREN TR	FOR LAURENCE A BETTCHER TRUST	PO BOX 336	VERMILION	ОН	44089
BIERI ANDREAS TR	FOR ANDREAS BIERI TRUST	1449 CAUSEY CT	SANIBEL	FL	33957
BIKINI BOTTOM LEV HOLDINGS LLC		205 S FINLEY AVE	BASKING RIDGE	NJ	7920
BLACK SANDRA A		25 ROLLINGWOOD ST	WILLIAMSVILLE	NY	14221
BLINKOFF MICHAEL M 2/5 +	ZAKALIK ROBERT A 1/5 + KOCH MATILDA E EST 1/	/5 + C 1207 DELAWARE AVE	BUFFALO	NY	14209

BLUE OCEAN PROPERTIES LLC	STACEY AND BOB FERREIRA	PO BOX 807	CORNELIUS	NC	28031
BLUVAS PETER JAN + PATRICIA E	STACET AND BOD PERKEINA	PO BOX 464	BROADALBIN	NY	12025
BMO HARRIS BANK NA TR +	BALTUS JOHN F TR FOR VERNON F BALTUS SURVIVO		WAUSAU	WI	54402
BOATMAN KATHERYN M TR 50 % +	BOATMAN DENNIS L TR 50% INT FOR KATHERYN M		CAPTIVA	FL	33924
BOLTZ FREDERICK J +	BELAVAL-BOLTZ VANESSA H/W	2209 NW 23RD WAY	BOCA RATON	FL	33431
BONAZZOLI ALFRED F	BELAVAL-BOLIZ VANESSATI, W	7 COLE DR	HOPKINTON	MA	1748
BOOTH HOWARD D + LUANNE 55% +	BOOTH SCOTT D + ALYSON 45%	13560 NORTH LAKE RD	GREGORY	MI	48137
BORDEN JOHN E + DONNA M	BOOTH 3COTT D + ALT3ON 45%		SATELLITE BEACH	FL	32937
BORIS MICHAEL J + PATRICIA		405 HIGHWAY A1A APT 324 PO BOX 162	CAPTIVA	FL FL	33924
BORNHORST DAVID J + BARBARA A		PO BOX 162 PO BOX 205	CAPTIVA	FL FL	33924
	CIAIDY DODDECAADD		FORT MYERS	FL FL	33924
BORREGAARD SHIRLEY	CINDY BORREGAARD	943 ALTADENA DR		NC NC	
BORSCHKE AUGUST J + SUSAN S	FOR LAUDENICE A DOCCE TRUCT	5325 MERCIA CT	WINSTON SALEM		27106
BOSSE LAURENCE A TR	FOR LAURENCE A BOSSE TRUST	1427 HEMINGWAY PL	NAPLES	FL	34103
BOXELL DAVID E		1404 49TH CT S	WESTERN SPRINGS	IL.	60558
BOYLAN CARROLL		55 GREEN LN	MALVERN	PA 	19355
BOYLE JAMES C +	BOYLE FRANCES BAINOR H/W	PO BOX 147	CAPTIVA	FL	33924
BOYNTON JACQUELINE D TR	THISTLE DEW II	4620 RUE BAYOU	SANIBEL	FL	33957
BOYS MOOSE LIMITED COMPANY	GENE SOLOMON	1342 COLONIAL BLVD STE B11	FORT MYERS	FL	33907
BRACE ROBERT J + SHARON L	_	PO BOX 906	CAPTIVA	FL	33924
BRAND DAVID PAUL +	HARDING-BRAND KAMYRA H/W	222 RIVERSIDE DR APT 8C	NEW YORK	NY	10025
BRE/PLANTATION SHOPPING CENTER	OWNER LLC	PO BOX 396	BOCA RATON	FL	33429
BRE/SHIRLEYS PARCEL OWNER LLC		PO BOX 396	BOCA RATON	FL	33429
BRE/SOUTHSEAS RESORT OWNER LLC		PO BOX 396	BOCA RATON	FL	33429
BREWSTER ANDREW +	TANGNEY MARNI H/W	450 NORTH END AV 4A	NEW YORK	NY	10282
BRICK HOUSE FARMS IV LLC		225 E DEERPATH RD STE 210	LAKE FOREST	IL	60045
BRIGGS MALCOLM N + REBECCA N		1717 WILDBERRY RD	BETHLEHEM	PA	18015
BRIGHAM BARBARA C		946 DELVIN DR	SAINT LOUIS	MO	63141
BROOKES VICTORIA L TR	FOR VICTORIA L BROOKES TRUST	1616 LANDS END VILLAGE	CAPTIVA	FL	33924
BROOKES VICTORIA L TR	FOR VICTORIA L BROOKES TRUST	61 MURRAY RD, WIMBOLDON VILLAGE	LONDON SW194PF		UNITED KINGDOM
BROOKS TRUMAN H N TR +	BROOKS ALLAN S TR + BROOKS OLIVER N TR T/C	460 SAWGRASS PL	CAPTIVA	FL	33924
BROUSTER THOMAS H TR	FOR THOMAS H BROUSTER TRUST	PO BOX 215	CAPTIVA	FL	33924
BROWN DAVID L + KATHERINE		3647 SHAKESPEARE LN	NAPERVILLE	IL	60564
BROWN JAY W + CYNTHIA A		PO BOX 225	CAPTIVA	FL	33924
BROWN JEFFREY B TR	JEFFREY B BROWN TRUST	PO BOX 632	CAPTIVA	FL	33924
BROWN NICHOLAS TR	OSPREY IV REALTY TRUST	15260 VENTURA BLVD STE 2100	SHERMAN OAKS	CA	91403
BROWN NICHOLAS TR	FOR OSPREY IV REALTY TRUST	15260 VENTURA BLVD STE 2100	SHERMAN OAKS	CA	91403
BROWN NICHOLAS TR	FOR OSPREY REALTY TRUST	15260 VENTURA BLVD STE 2100	SHERMAN OAKS	CA	91403
BRUMMER MARGARET A TR	FOR MARGARET A BRUMMER TRUST	55541 LACEY LN	BRISTOL ·	IN	46507
BRUNING CAPTIVA LLC		1429 RAVENOAKS TRL	OREGON	WI	53575
BRUST ROBERT H + JUDITH A		PO BOX 2489	NANTUCKET	MA	2584
BRYFOGLE KENNETH G + BARBARA M		PO BOX 416	CAPTIVA	FL	33924
BUBBLE ROOM INC		PO BOX 458	CAPTIVA	FL	33924
BUCHANAN STEVEN JAMES	BUCKS INC	4973 DODGE ST	OMAHA	NE	68132
BUCHER BRIAN C TR	FOR BRIAN C BUCHER TRUST 50% + BUCHER KAY L	TR I 8815 NEW CASTLE DR	FORT MYERS	FL	33908
BUCK DONNA J		14640 SW 148TH CT	MIAMI	FL	33196
BUCK STUART D + KAREN		1570 WINBERIE CT N	NAPERVILLE	IL	60564
BUCKINGHAM PHILIP + NATALIE	228 HERTINGFORDBURY ROAD	HERTINGFORDBURY	HERTFORD SG14 2LB		UNITED KINGDOM
BUDRIS MARK C +	SMITH REGINA M H/W	15 SUNNYSIDE AVE	PLEASANTVILLE	NY	10570
BUKOWSKI THOMAS + JOYCE	•	78 WILDWOOD LANE	KENSINGTON	CT	6037
BUSSA MICHAEL J + DENISE W		808 RIDGEWOOD RD	DULUTH	MN	55804
CADMAN TIMOTHY + JEAN		PO BOX 728	CAPTIVA	FL	33924
			D. II	• -	

CALLAHAN MICHAEL + SHELIA		3401 DEWBERRY RD	ACWORTH	GA	30101
CAMPBELL DAVID S + CAROLE M		2 BOULDER AV	GLOUCESTER	MA	1930
CAPISLE INVESTMENTS INC	GRAUBARD MILLER	405 LEXINGTON AVE FL 19	NEW YORK	NY	10174
CAPTIVA 16910 LLC		7772 NW 55TH PL	CORAL SPRINGS	FL	33067
CAPTIVA AE-2004 LLC		PO BOX 61768	FORT MYERS	FL	33906
CAPTIVA BREEZE LLC		2307 S FORREST HEIGHTS	SPRINGFIELD	MO	65809
CAPTIVA CHAPEL BY THE SEA	VIRGINIA STRINGER	2681 COCONUT DR	SANIBEL	FL	33957
CAPTIVA CHAPEL BY THE SEA	VIRGINIA STRINGER	2681 COCONUT DR	SANIBEL	FL	33957
CAPTIVA CIVIC ASSN INC		PO BOX 778	CAPTIVA	FL	33924
CAPTIVA GULF WAY IMPROVEMENT ASSN INC.	DON HISSAM	PO BOX 1570	FORT MYERS	FL	33902
CAPTIVA ISLAND DOG LLC 7.547%+	CAPTIVA SHORES INVESTMENTS 92.453%	13241 UNIVERSITY DR #101	FORT MYERS	FL	33907
CAPTIVA ISLAND FIRE CONTROL DISTRICT		PO BOX 477	CAPTIVA	FL.	33924
CAPTIVA ISLAND HOME LLC		10751 FALLS RD STE 308	LUTHERVILLE	MD	21093
CAPTIVA ISLAND LC	ROBERT A ROSSETTI	959 NORTH ST	SUFFIELD	CT	6078
CAPTIVA ISLAND REALTY LLC	SAM RONALD	31 MOCKINGBIRD VALLEY DR	LOUISVILLE	KY	40207
CAPTIVA ISLAND YACHT CLUB		PO BOX 1239	CAPTIVA	FL	33924
CAPTIVA LAND HOLDINGS LLC	STE 230	27499 RIVERVIEW CENTER BLVD	BONITA SPRINGS	FL	34134
CAPTIVA LANDING LLC		8591 BELLE MEADE DR	FORT MYERS	FL	33908
CAPTIVA LLC		1121 WARREN AVE STE 140	DOWNERS GROVE	IL	60515
CAPTIVA PARTNERS		8500 ARDMORE AVE	WYNDMOOR	PA	19038
CAPTIVA PROPERTIES LP		934 TIRRILL FARMS RD	SAINT LOUIS	MO	63124
CAPTIVA SOUND II LLC		PO BOX 101526	CAPE CORAL	FL	33910
CAPTIVA TRUST COMPANY LTD TR	J DONALD SIZELOVE	9734 COMMERCE CENTER CT STE A	FORT MYERS	FL	33908
CAPTIVA39 LLC		29409 WINDMILL CT	FARMINGTON	MI	48334
CAPTIVATED LTD		41 HUNT FARM	WACCABUC	NY	10597
CAREY JACK +	CAREY BRIAN + CAREY CHRISTOPHER + CAREY LAURI		BELLEVILLE	IL	62220
CARLSON STEPHENIE J + STEVEN A		PO BOX 745	CAPTIVA	FL	33924
CARNIOL FRANKLIN J		101 AVENUE KAMERDELLE	1180 BRUSSELS	BELGIUM	
CARPENTER JANE F +	CARPENTER ROBERT M T/C	PO BOX 146	CUMMAQUID	MA	2637
CARPENTER MICHELLE R TR	FOR MICHELLE R CARPENTER TRUST	600 GILLAM RD	WILMINGTON	OH	45177
CARTER BENNETT C + ELIZABETH H	TOTAL TOTAL CONTROL TO THE TAXABLE TOTAL CONTROL TOTAL CONTROL TO THE TAXABLE TO THE TA	8 LEITCH AVE	SKANEATELES	NY	13152
CASTELLO DELLA LUNA LLC	MICHAEL MARTORANO	W7618 KOSHKONONG MOUNDS RD	FORT ATKINSON	WI	53538
CAYANNI JEAN L + PATRICIA M	WHOLD TEE TO WITH ON THE	311 SAPPHIRE AVE	NEWPORT BEACH	CA	92662
CAZA RANCHES LLC		PO BOX 658	ARTESIA	NM	88211
CEM REAL ESTATE LLC		808 S ANITA ST	BLOOMINGTON	IN	47401
CHANDLER WILLIAM M		16290 COOK RD	FORT MYERS	FL	33908
CHANDLER WILLIAM M +BRIGETTE E		16290 COOK RD	FORT MYERS	FL	33908
CHAPMAN JEFFERSON L/E	CHAPMAN JENNIE 1/2 + BIGGS CATHERINE M CHAPI		KNOXVILLE	TN	37919
CHARCLEWIN INC	CHALET LE CHARDONNET	CHAMPEX LAC	VALAIS 1938	SWITZERLAND	3/313
CHIPMAN JOHN E TR	CHIPMAN PATRICIA RAE TR FOR JOHN E CHIPMAN T		CINCINNATI	OH	45263
CHRISTO KALIOPE TR	FOR KALIOPE CHRISTO TRUST	28011 COPPERCREEK LN	FARMINGTON HILLS	MI	48331
	FOR KALIOPE CHRISTO TRUST				48331
CHRISTO PAUL + PATRICIA RUTH	TENADECTA LELIO NA T/C	30457 FOX CLUB DR	FARMINGTON HILLS	MI	33924
CHRISTOFF SOO +	TEMPESTA LELIO M T/C	PO BOX 117	CAPTIVA	FL	
CHRISTOPHER EUGENE N +JUDITH A		14949 E COUNTY HOUSE RD	ALBION	NY	14411
CIARCIELLO MARGARET B		1065 FAWN DR	SOUTHAMPTON	PA	18966
CIRILLA ALFRED J + MARY B		2474 TURK HILL RD	VICTOR	NY	14564
CIULLA PROPERTIES LLC		15977 BRIDGEWATER CLUB BLVD	CARMEL	IN	46033
CLABUESCH REBECCA J TR	FOR REBECCA J CLABUESCH TRUST	157 LIGHTHOUSE DR	MEARS	MI	49436
CLARK GERALD J + LYNN C TR	FOR LYNN C CLARK TRUST	12508 CLARK MANOR CIR	CREVE COEUR	MO	63141
CLARK RALPH W + CAROLYN B		6021 CLAM BAYOU LN	SANIBEL	FL	33957
COATS WILLIAM + ANN		PO BOX 309	CAPTIVA	FL	33924

CORD MARY ANNE TO	FOR MARY MANE CORD TRUCT				
COBB MARY ANNE TR COBB STEVE	FOR MARY ANNE COBB TRUST	2475 DEEP HOLLOW RD	DAYTON	OH	45419
		2475 DEEP HOLLOW RD	DAYTON	OH	45419
COCHLAN STEVEN J		522 W HICKORY ST	HINSDALE	IL	60521
COLACURCIO SAMUEL III + ALTHEA		9 HOLDERITH RD W	CALDWELL	NJ	7006
COLTON JUDITH Z		525 WILKINSON LN APT 202	NORTH OAKS	MN	55127
CONNOR JOHN F + SUSAN M		14 CANYON CREST CT	FRISCO	TX	75034
CONROY JOAN T TR +	CONROY JAMES TR + CONROY ROBERTA TR FOR JOAN		CAPTIVA	FL	33924
CONROY JOAN TR	FOR JOAN CONROY TRUST	PO BOX 1089	CAPTIVA	FL	33924
CONSENTINO ROBERT H + VALARIE		216 WHITMAN DR	BROOKLYN	NY	11234
CONSORTIUM REALTY LLC	THOMAS RIZZO	1101 PERIWINKLE WAY STE 110	SANIBEL	FL	33957
COOKE STEPHEN R + JEANETTE B		3319 MAPLE PARK DR	KINGWOOD	TX	77339
COOLEY PHYLLIS J		4039 CHESTER DR	GLENVIEW	IL	60026
COPELAND LOIS J		25 SPARROW BUSH RD	SADDLE RIVER	NJ	7458
CORSON BRADLEY W + JOAN S		14 GLENSHEEN WAY	SPRING	TX	77382
COSTELLO DENIS + JOANNE		15 MANRESA CRT	GUELPH	ON NIH 6J2	CANADA
COTTAGES AT S S PLANTATION	HILTON GRAND VACATIONS CO, HOA A/R DEPT	6355 METRO WEST BLVD STE 180	ORLANDO	FL	32835
COURTNEY ENTERPRISES INC		PO BOX 1090	FORT MYERS	FL	33902
COWLES HAROLD F + JEAN L		175 N COVE RD	OLD SAYBROOK	CT	6475
COX WALTER C JR 1/10 +	GERSTLE MARK + DIANE 1/10 + SUAREZ KENNETH + LE	3107 GRIGGSVIEW CT	COLUMBUS	ОН	43221
CRESSMAN PETER T + DEBORAH TR	FOR PETER T CRESSMAN TRUST 50% + FOR DEBROAH	FPO BOX 265A	DUXBURY	MA	2331
CRIMMINS WILLIAM A + GAIL A		677 INDIAN AVE	MIDDLETOWN	RI	2842
CROSS JEFFREY B + JANET S		10212 KIMBALL RD	WATTSBURG	PA	16442
CROWNE RICHARD A		8428 WOODBRIAR DR	SARASOTA	FL	34238
CSS ASSOC LLC		23 JANES AV 2ND FLR	CHAUTAUQUA	NY	14722
CSS ASSOCIATES LLC		PO BOX 730	CAPTIVA	FL	33924
CUCCARO BEATRICE +	GRAZIANO DORIA A J/T	2806 WEBB AVE	BRONX	NY	10468
CUMBERLAND CONSULTING INC	•	PO BOX 639	COLUMBIA	KY	42728
CUNNINGHAM JOHN R + MICHELE		PO BOX 1208	CAPTIVA	FL	33924
CURRIE SUSAN K TR	FOR SUSAN K CURRIE TRUST	2874 LINCOLN PARK DR	GALESBURG	IL	61401
D AND H REAL ESTATE HOLDINGS	LLC	256 BAKERVILLE RD	SOUTH DARTMOUTH	MA	2748
D M CLARK COMPANIES INC		3550 HICKORY LN	ROCKFORD	IL	61107
DALE JOHN + LOUISE B		PO BOX 370	CAPTIVA	FL	33924
DALE JOHN TR	JOHN DALE TRUST	PO BOX 370	CAPTIVA	FL	33924
DAMON ALBERT W III TR	FOR ALBERT W DAMON TRUST	101 PINE HILL RD	WAKEFIELD	RI	2879
DANIELS PETER R	FOR PETER DANIELS TRUST	6320 SW 99TH TER	PINECREST	FL	33156
DANIELS PETER R TR	FOR PETER R DANIELS TRUST	6320 SW 99TH TER	MIAMI	FL	33156
DARLING WILLIAM A TR +	DARLING ALBERTA H TR FOR WILLIAM A + ALBERTA H		MILWAUKEE	WI	53217
DARLING WILLIAM H +	BREUHAUS ELIZABETH H/W	4 CROWNSHIELD RD	MARBLEHEAD	MA	1945
DAVEROE PROPERTIES LLC	DREUHAUS ELIZABETH H, W	91 OAKLEIGH LN	MAITLAND	FL	32751
DAVIDSON DEKKERS L + BARBARA S		80 SQUAW SACHEMS TRL	CONCORD	MA	1742
DAVIS CARL		312 E HAMLIN ST	EATON RAPIDS	MI	48827
DAVIS CARL DAVIS DAVID O + AGNES T				VA	
	DATE IN CONTRACT TO DATE IN A CASE OF THE PARTY OF THE PA	1608 NORTH BRYAN ST	ARLINGTON		22201
DAVIS DAVID O + AGNES T 1/4 +	RMC INVESTMENT LTD PNTSHP 1/4 + NEWMAN PATR		ARLINGTON	VA	22201
DAVIS GROVE SERVICE INC		PO BOX 638	OCOEE	FL	34761
DAVIS JOSHUA W + LEE ANN GIZZI		19 WAMPUS LAKE DR	ARMONK	NY	10504
DEAN WRIGHT INC		9713 ROYAL LYTHAM DR	PLANO	TX	75025
DEPALMA JAMES P + LISA A		10 STEELE RD	VICTOR	NY	14564
DERIDDER JOHAN +	HEIRBAUT MYRIAM H/W	GROTE BAAN 254	B-9130 HERDERSEM		BELGIUM
DEVUONO PATRICIA F TR	FOR PATRICIA F DEVUONO TRUST	617 WOOD FERN DR	BALLWIN	MO	63021
DICKEY JOHN ROBERT + JOY M		PO BOX 60936	FORT MYERS	FL	33906
DICKINSON ANNE M		29 COUNTRY CLUB CIR	SCITUATE	MA	2066

DICKSON JEFFREY + JO ANN		36 GOODLEIGH RD	DALLAS	PA	18612
DIETZ CHRISTOPHER P		1250 EDWARDS RD	CINCINNATI	ОН	45208
DINA THOMAS S + SALLY A		6401 JOHNSON CHAPEL RD	BRENTWOOD	TN	37027
DISTELHORST CRAIG TIPTON		PO BOX 3470	ANNAPOLIS	MD	21403
DOHERTY DAVID W		PO BOX 224	CAPTIVA	FL	33924
DONAHUE RICHARD J + DEBORAH B		PO BOX 639	CAPTIVA	FL	33924
DONOVAN MARY E + S THOMAS TR	FOR MARY E DONOVAN TRUST	PO BOX 177	CAPTIVA	FL	33924
DOSS JAMES A TR	JAMES A DOSS TRUST	2375 TROON CT	SANIBEL	FL	33957
DRAKE SANDRA A TR +	DRAKE JERRY W TR FOR SANDRA A DRAKE TRUST	46863 PICKFORD ST	NORTHVILLE	MI	48168
DREWS LISA R		4890 BIRCHWAY DR	ORCHARD LAKE	MI	48324
DRUMS JUNGLE		PO BOX 368	CAPTIVA	FL	33924
DUDAS LEONARD J TR +	DUDAS DELPHINE M TR FOR LEONARD J + DELPHINE M	4817 BARBARAS LN	STEVENS POINT	WI	54481
DUFFY MICHAEL D + DONNA J		2024 VALOR CT	GLENVIEW	IL	60026
DUNBAR CAPTIVA REALTY LLC	THOMAS DUNBAR	418 KNIGHTSBRIDGE RD STE 2	LOUISVILLE	KY	40206
DUNBAR FLORIDA REALTY		4350 BROWNSBORO RD STE 310	LOUISVILLE	KY	40207
DUNBAR MARTHA E + DUNBAR LAURA J T/C	COMMONWEALTH TRUST CO	4350 BROWNSBORO RD STE 210	LOUISVILLE	KY	40207
DUNLOP W WAYNE 10% +	DUNLOP CATHERINE S 90% T/C	3 SNOWBERRY LN	MALVERN	PA	19355
DUNTON JAKE + NORMA	, , , , , , , , , , , , , , , , , , , ,	PO BOX 535	NOBLESVILLE	IN	46061
DUPONT LAMMOT	RIVER BEND RANCH	846 RIVER RANCH CT	FRUITA	СО	81521
DUPRE JOHN R + LAUREN GOWAN		PO BOX 52329	LAFAYETTE	LA	70505
DUVAL FRANK E + JEANNINE F		4354 COREY RD	TOLEDO	ОН	43623
DYLE DAVID L +	MULLINGER L ROBYN H/W	1531 OXFORD RD	GROSSE POINTE	MI	48236
EASTON KENNETH + JEANETTE M		2769 STURBRIDGE DR SE	ADA	MI	49301
EASTON RICHARD W + THERESA L S		1181 TROWBRIDGE RD	BLOOMFIELD HILLS	MI	48304
EASTON RICHARD W + THERESE L S		2740 BROWNING DR	LAKE ORION	MI	48360
EATON FINANCIAL LP-1990		PO BOX 700	CAPTIVA	FL	33924
EDSON DANIEL C + DEBRA J		2916 NEAHTAWANTA	TRAVERSE CITY	MI	49686
EICHIN KATHRYN C TR	FOR R LORING COVER JR TRUST	2140 S MAIN ST	HARRISONBURG	VA	22801
ELLIOTT JAMES J TR	FOR H JAY ELLIOTT QPRT	623 LIGHTHOUSE WAY	SANIBEL	FL	33957
ELLIS LAMAR M JR	PO BOX 30956	COTTAGE 114	SEA ISLAND	GA	31561
EMANUEL ROLAND J TR +	EMANUEL LISA M TR FOR ROLAND J EMANUEL TRUST		GLEN ELLYN	IL	60137
EMMERSON JOHN G + DIANE K	EMANGEE EISA WITH TOTAL TEMANGEE THOST	8 ORCHARD HILL RD	CANTON	CT	6019
ENTRUST IRA SW FLORIDA LLC	FBO IRA 58176/WILLIAM R SAWYER	6450 PINE AVE	SANIBEL	FL	33957
EQUITY 31 LLC	THE THE SET OF WILLIAM IN SAWTEN	1608 N BRYAN ST	ARLINGTON	VA	22201
ESCHERT JAMES E TR ÷	RUEDA SUSAN E TR + ESCHERT WILLIAM E TR + COOK	•	CAPTIVA	FL	33924
FADNER KENNETH + PAMELA	NUEDA SUSAN E IN + ESCHENT WILLIAM E IN + COUN	145 PIPERS HILL RD	WILTON	CT	6897
FAIRWYN INVESTMENT COMPANY LLC		207 REBER ST STE 100	WHEATON	IL	60187
FALBO STEPHANIE		2565 BEDFORD RD	ANN ARBOR	MI	48104
FARMER ELLIOTT E JR TR	FOR ELLIOTT E FARMER JR FAMILY TRUST	750 TURNBERRY DR	JEFFERSON CITY	MO	65109
FARMER RITA G + THOMAS D TR		PO BOX 1202	CAPTIVA	FL	33924
FARRELL KEVIN	FOR RITA G FARMER TRUST	1768 CREST DR	ENCINITAS	CA	92024
FARWELL STELLA EVANS		PO BOX 835	CAPTIVA	FL	33924
FEDERAL NATIONAL MORTGAGE ASSN FEHRENBACH THOMAS +	ADENIA DETER T/C	400 COUNTRYWIDE WAY 5818 64TH ST	SIMI VALLEY	CA NY	93065 11378
FELDHALL LLC	ARENA PETER T/C	1560 PERIWINKLE WAY	MASPETH SANIBEL	FL	33957
	CHOKOMANI CAROLINE A LIAM				
FERENZ CLINT C +	GLICKSMAN CAROLINE A H/W	610 HOLLY HILL DR	BRIELLE	NJ	8730
FERGUS GREGG C		PO BOX 1715	SANIBEL	FL	33957
FERRARI DAVID A + KATHY K	AMALILIZADI I C	20 DEERFIELD DR	MILTON	MA	2186
FERRIER HOLDINGS LIMITED	WAULKMILLS	ST VIGEANS	ARBROATH DD11 4RG	UNITED KINGDOM	22024
FILP LIMITED PARTNERSHIP		PO BOX 418	CAPTIVA	FL	33924
FINLEY WILLIAM M + SUSAN J		2225 PRAIRIE ST	GLENVIEW	IL	60025

FINNEY J SCOTT + DENISE M		7040 WARENECK RD	GLOUCESTER	VA	23061
FIRESTONE GLENN R + PETRINA		69 ROXEN RD	ROCKVILLE CENTRE	NY	11570
FISCHER WILLIAM G + JANE C		1106 CHANTICLEER LN	HINSDALE	IL	60521
FITZGERALD CURTIS A + ALICE M		1600 PRINCE ST STE 109	ALEXANDRIA	VA	22314
FLECKENSTEIN W O + JEAN H		594 RIVERWOODS WAY	BETHLEHEM	PA	18018
FLINT JOHN M + CAROL L		6614 INNER DR	MADISON	WI	53705
FLORIDA GOVT UTILITY AUTHORITY		1500 MAHAN DR STE 250	TALLAHASSEE	FL	32308
FLOYD SALLY E 50% +	VENTURA MARCEL P 50% T/C	5741 PINE TREE DR	SANIBEL	FL	33957
FODEN GLENN		41 ST GEORGES RD	ETOBIOKE	ON M9A 3T2	CANADA
FOLINO JOHN A + KARIN S		316 TIFFANY COURT	GIBSONIA	PA	15044
FOSTER CHRISTOPHER + MARIANNE		1899 ELDRIDGE LOOP	THE VILLAGES	FL	32162
FOSTER RICHARD W +	FOSTER SHARON M T/C	6762 RIVERCREST DR	BRECKSVILLE	ОН	44141
FOX JEAN C TR	FOR JEAN C FOX TRUST	PO BOX 338	CAPTIVA	FL	33924
FOX MARY ANN		6 VIOLET LN	GLEN MILLS	PA	19342
FOX ROBERT L TR	FOR ROBERT L FOX TRUST	2851 CHARLEVOIX DR SE STE 116	GRAND RAPIDS	MI	49546
FOZO ELIZABETH J TR		225 VENDOME CT	GROSSE POINTE FARMS	MI	48236
FRACYON MANSOUR TR +	FRACYON MANSOUREH TR H/W FOR MANSOUR + MA	N PO BOX 412	CAPTIVA	FL	33924
FRANCESCA ASSOCIATES LLC	ANTONIO E SEGURA	836 MACKALL AVE	MCLEAN	VA	22101
FRASCATI J MICHAEL +	FRASCATI FLORENCE C T/C	PO BOX 97	CAPTIVA	FL	33924
FREUND SUSAN W TR +	SANDERS FREDRIC M TR FOR JOHN H FREUND TRUST		CAPTIVA	FL	33924
FRIEDERSDORF FRANK D +	FRIEDERSDORF PATRICIA C H/W	3188 RED BRICK CT	MAINEVILLE	ОН	45039
FROEHLE THOMAS C + SARA J	,	512 LONGMEADOW ST	CELEBRATION	FL	34747
FUGIT ALAN W + DIANE D		PO BOX 895	CAPTIVA	FL	33924
GAGNON KENNETH L TR	FOR KENNETH L GAGNON TRUST	PO BOX 1184	CAPTIVA	FL	33924
GALATI VICTOR J + JERI L		824 S COUNTY LINE RD	HINSDALE	IL	60521
GALLOWAY SAM M III +	DOUGHERTY KATHERINE G + GALLOWAY ROBERT WIL		FORT MYERS	FL	33902
GARLAND FLORENCE S	DOUGHERT IN THE CONTENT TO DELICE WILL	PO BOX 297	CAPTIVA	FL	33924
GARLAND FLORENCE S		PO BOX 297	CAPTIVA	FL	33924
GARRETT DEBRA ANN TR	THE GARRETT TRUST	2060 MILLER ST	STROUDSBURG	PA	18360
GARROW MARK EST +	GARROW GAIL T/C	PO BOX 306	CAPTIVA	FL	33924
GARVEY PAUL E	datitiow date tye	PO BOX 204	CAPTIVA	FL	33924
GARWOOD R DAVE	ATTN - ROBERT H DONEHEW	111 VILLAGE PKWY NE BLDG 2	MARIETTA	GA	30067
GASSER ROBERT D + MARIANNE	ATTN - ROBERT H DONEHEW	PO BOX 161565	BIG SKY	MT	59716
GEORGE DAVID A + VERNA M		PO BOX 999	CAPTIVA	FL	
GERSTLE MARK R TR	FOR MARK R GERSTLE TRUST	1121 BAYSIDE CT		IN	33924
GERSTLE NICHOLAS R TR			COLUMBUS		47201
GERSZ STEVE +	FOR KATHLEEN M GERSTLE TRUST	1510 DEMONBERUN ST # 502	NASHVILLE	TN	37203
GIANFRANCESCHI G R + HELENE TR	RAINES MARSHA H/W	324 OAKDALE DR	ROCHESTER	NY	14618
GIBSON JANET M TR	GIANFRANCESCHI FAMILY REV TRUST	52 LAKE PL N	DANBURY	CT 	6810
	FOR JANET M GIBSON TRUST	1100 S MAPLE ST	OLNEY	IL.	62450
GINGERICH VIRGINIA R TR	FOR VIRGINIA R GINGERICH TRUST	PO BOX 606	CAPTIVA	FL	33924
GISSY STEVEN J + BETSY J K		2106 PINECREST MANOR	SAINT LOUIS	MO	63122
GLASSMAN PROPERTIES LLC		12345 OSAGE RD	ANCHORAGE	KY	40223
GLICKSMAN CAROLINE A TR	FOR CLINT C FERENZ + CAROLINE A GLICKSMAN CHILE		BRIELLE	NJ	8730
GLOBAL INVESTORS LP		100 COURT AVE STE 211	DES MOINES	IA	50309
GLOWACKI FRANCIS W + MARGARET		841 CORTBRIDGE RD	PALATINE	IL	60067
GODDESS OF WISDOM LP		1133 PRINCETON RD	PITTSBURGH	PA	15205
GOLDBERG FREDRIC N TR	FOR FREDRIC N GOLDBERG TRUST	900 MONROE AVE NW	GRAND RAPIDS	MI	49503
GOLDEN HARVEY E TR 50% +	GOLDEN INGE B TR 50% T/C FOR HARVEY E GOLDEN T		CAPTIVA	FL	33924
GOLOBIC MAGDALENA		PO BOX 6	CAPTIVA	FL	33924
GOLS A GEORGE + CORINNE TR		186 CONCORD RD	WAYLAND	MA	1778
GOODE JAMES R + KAREN E		PO BOX 670	EAST DENNIS	MA	2641

GORDON MICHAEL S		209 SARGENT RD	BROOKLINE	MA	2445
GORES A M SUBD	CAPTIVA BAY VILLAS CONDO	PO BOX 100	SANIBEL	FL	33957
GOTTA GO CAPTIVA LLC	PEEL PROPERTIES	4401 EAST WEST HWY STE 500	BETHESDA	MD	20814
GRAHAM THOMAS R + AMY SOLEK		12 OLD FIELD LN	REDDING	CT	6896
GRAHLING STEPHEN M + SHADE C		29 EAST LN	MADISON	NJ	7940
GRALNICK MARVIN J + HELENE B		PO BOX 242	CAPTIVA	FL	33924
GREENE VINCENT LEO III TR +	GREENE MARY ANN TR FOR VINCENT L III GREEN	E TRU 22 JEFFREY DR	NORTH ATTLEBORO	MA	2760
GRIMES MICHAEL P + LINDA D		3264 SOUTHFIELD LN	SARASOTA	FL	34239
GRIMES RICHARD + ALLISON		PO BOX 770247	NAPLES	FL	34107
GROSS RICHARD B		720 GLADSTONE AVE APT 1	BALTIMORE	MD	21210
GUSTAFSON ERIC R +	TULLY TERRI A H/W	6 BAY 2ND ST	ISLIP	NY	11751
HACKMAN D F + ZONA		17 BARRINGTON HILLS RD	BARRINGTON	IL .	60010
HAHN JONATHAN F + CAROL S		76 FOREST DR	LEWISBURG	PA	17837
HAHN LARRY H +	CASELLA DONNA H/W	16121 CHELSEA LYN WAY	FORT MYERS	FL	33908
HALL ELLA L/E		PO BOX 762	CAPTIVA	FL	33924
HALL MICHAEL T		1306 SEASPRAY LN	SANIBEL	FL	33957
HANELINE LOREN W + LINDA K TR	HANELINE FAMILY TRUST	28400 OLD COUNTRY CLUB RD	EASTON	MD	21601
HANLEY CHARLES S JR TR		501 LAKE HINSDALE DR APT 505	WILLOWBROOK	IL	60527
HANLON JOSEPH A TR	FOR EDWARD E HANLON JR TR	PO BOX 1782	DUXBURY	MA	2331
HANNA MICHAEL A + ELIZABETH A	TORK ED WYRIGHT ET FRIEDRICH TREET	PO BOX 1752	CAPTIVA	FL	33924
HARBOURVIEW VILLAS SOUTH SEAS	HILTON GRAND VACATIONS COMPANY	6355 METROWEST BLVD STE 180	ORLANDO	FL	32835
HARRIS AVENUE HOLDINGS LLC	THE TOTAL GIBRAGE WICH THE TOTAL CONTROL FRANCE	315 HARRIS AVE	CLARENDON HILLS	iL.	60514
HARRIS BRIAN		9090 PARK ROYAL DR	FORT MYERS	FL	33908
HATRIDGE VERNON D +	REID HELEN A H/W	9025 GREEN RIDGE DR	SAINT LOUIS	MO	63117
HAYES KATHERINE D R TR	FOR KATHERINE D R HAYES TRUST	345 ST PETER ST SUITE 1200	SAINT LOUIS SAINT PAUL	MN	55102
HAYES MICHAEL E +	CROTEAU SUELLEN CARROLL T/C	909 SOUTH ST	KEY WEST	FL	33040
HAYWOOD STEPHEN W +	LAGESHULTE DAVID T/C	4411 CLEVELAND AVE	FORT MYERS	FL	33901
HECKLER GEORGE B JR +	HECKLER MEREDITH F H/W	526 KERFOOT FARM RD		DE DE	
HEISINGER PETER B + GEORGIA S	HECKLER WEREDITH P H/W	544 EXMOOR RD	WILMINGTON		19803
HELLINGS BRIAN A + ANN			KENILWORTH	IL.	60043
HEMMELGARN BRIAN J		66A WEST RIVER RD	RUMSON	NJ	7760
		1111 OAKWOOD AVE	DAYTON	OH	45419
HERMAN KATHLEEN M	•	467 LOCUST POINT RD	LOCUST	NJ	7760
HERMANN FREDERICK A III		10 LARKDALE	SAINT LOUIS	MO	63124
HERR PHILLIP E + KIMBERLY J		1147 E NORTHSHORE DR	SYRACUSE	IN	46567
HERRES KIM A		3200 PACES MILL RD	ATLANTA	GA	30339
HOCHHAUSER GUNTHER C + ANNE C		2335 BOSTON POST RD	LARCHMONT	NY	10538
HODGES MARK D + TANIA		29 HYDE VALE, GREENWICH	LONDON SE 10 8QQ		UNITED KING
HOKE CHARLES M		PO BOX 1059	CAPTIVA	FL	33924
HOLMBERG THOMAS J		211 CHURCH RD	WINNETKA	IL	60093
HOOD WARREN A JR		PO BOX 682	HATTIESBURG	MS	39403
HOPSON JAMES W + JULIE A		PO BOX 952	CAPTIVA	FL	33924
HOUILLON ROBERT J JR TR +	HOUILLON JOANNE L TR FOR R H JR + J L HOUILLO	ON TR 2431 NORMANDY LN	WAUWATOSA	WI	53226
HOWEY CHARLES O TR .	CO MGMT SERVICES	22333 ALLEN RD	WOODHAVEN	MI	48183
HUBER BONNIE V TR	FOR BEDFORD FAMILY TRUST	231 POINCIANA DR	JUPITER	FL	33458
HULL PETER H		1982 AUTUMN BROOK TRL	HINCKLEY	ОН	44233
HULLAR GORDON C TR	FOR GORDON C HULLAR TRUST	PO BOX 667	CAPTIVA	FL	33924
HUNEKE DENNIS + DONNA		150 QUINDARO DR	FLORISSANT	MO	63034
HUNTER JUDITH ANN H		14206 INDIAN WELLS DR	HOUSTON	TX	77069
HUNTER JUDITH ANN H		14206 INDIAN WELLS DR	HOUSTON	TX	77069
HUSSAMY INVESTMENTS INC		PO BOX 643408	VERO BEACH	FL	32964
HUYCK TIMOTHY R + LOUISE G		19 DEER HOLLOW DR	AMHERST	NH	3031

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IERACI PHILIP V + DONNA M		162 JUNIPER RIDGE DR	FEEDING HILLS	MA	1030
IMMOLEASING CORP	A JOHN HUGHES JR	7370 COLLEGE PKWY # 301	FORT MYERS	FL	33907
IRVINE ROBERT G + ANNA D		PO BOX 876	CAPTIVA	FL	33924
IRWIN GRANT JR		PO BOX 759	CAPTIVA	FL	33924
ISLAND WATER ASSOCIATION INC		3651 SANIBEL CAPTIVA RD	SANIBEL	FL	33957
IVAN PAUL S + ROBERTA J		7151 MARSH RD	COTTRELLVILLE	MI	48039
J & M OF MISSOURI LLC		6085 TIMBERRIDGE DR	PARKVILLE	MO	64152
J C B DEVELOPMENT LLC		PO BOX 277	CAPTIVA	FL	33924
J CARS LLC		147 DEWBERRY DR	HOCKESSIN	DE	19707
JACKSON JOHN K II TR	FOR JOHN K JACKSON II TRUST	1311 TALLEY LOOP	BUDA	TX	78610
JAG IRA LLC		45 MUSKET CT	WEST CHESTER	PA	19382
JASON-CRAIG ASSOCIATES INC		14 KINGSMILL RD	ETOBICOKE	ON M8X 2N8	CANADA
JDC CAPTIVA LLC		108 PHEASANT DR	BLAWNOX	PA	15238
JECKERING THOMAS E + VIRGINIA		7720 MAYFIELD RD	GATES MILLS	ОН	44040
JENKINS MARIANNE TR	FOR CRESCENT BEACH REALTY TRUST	930 BROADWAY	EVERETT	MA	2149
JENKINS MARIANNE TR +	JENKINS DALE C JR TR FOR GULF COAST REALTY TR		EVERETT	MA	2149
JENSEN DAVID M	SCHOOL COM INTOR GOLD COMST REALTH TO	PO BOX 191	CAPTIVA	FL	33924
JENSEN DAVID IN TR	FOR BETTY J JENSEN TRUST	PO BOX 191	CAPTIVA	FL	33924
JENSEN JOHN R + GINA	FOR BELLL I JENSEN LKOST	PO BOX 191 PO BOX 1103	CAPTIVA	FL	33924
JENSEN JUDITH A					
JENSEN PETER Y		8972 MUD CREEK RD	INDIANAPOLIS	IN	46256
		8972 MUD CREEK RD	INDIANAPOLIS	IN	46256
JENSENS ON THE GULF LLC		PO BOX 191	CAPTIVA	FL 	33924
JOHNSON C WILLIAM III +BARBARA		1N241 REDWING DR	CAROL STREAM	IL	60188
JOHNSTON BRUCE D + JEANNIE M		14672 SUMMER BLOSSOM LN	CHESTERFIELD	МО	63017
JOHNSTON CHARLES S + ANNA M	C R + CONSTANCE JOHNSTON	PO BOX 399	CAPTIVA	FL	33924
JONES SUSAN H TR +	NELSON JANE FOR SUSAN H JONES TRUST T/C	7328 S STEELE CIR	CENTENNIAL	CO	80122
JONES WALTER B + JO ANNE P		PO BOX 506	CAPTIVA	FL	33924
JORDEN EDWIN W + SUZANNE M		625 HARPERS LN	HUNTINGDON VALLEY	PA	19006
JOSHA LLC		1398 LANDMARK CT	FORT MYERS	FL	33919
JRM LLLP		PO BOX 191	CAPTIVA	FL	33924
JUNGLE DRUMS	JAMES MAZZOTTA	PO BOX 368	CAPTIVA	FL	33924
KABAREL AG	ELIZABETH HUG	BUNDTACHERSTR 13	CH 8127 FORCH	SWITZERLAND	
KAEMMER ARTHUR TR +	KAEMMER MARTHA TR FOR ARTHUR W KAEMMER	R CA 345 SAINT PETER ST STE 200	SAINT PAUL	MN	55102
KAEMMER JULIA L TR +	KAEMMER FREDERICK C TR + TILNEY KATHERINE R	TR - 345 ST PETER ST SUITE 1200	SAINT PAUL	MN	55102
KAEMMER MARTHA H TR +	KAEMMER ARTHUR W TR + WILSON RODNEY M TR	FOI 345 ST PETER ST STE 1200	SAINT PAUL	MN	55102
KAISER HENRY A + CAROLYN C		PO BOX 838	CAPTIVA	FL	33924
KAKISH WILLIAM R + KIM S		12408 BLUE SAGE RD	OKLAHOMA CITY	OK	73120
KARR GEORGE W JR + BARBARA M		61 GESSNER RD	KINTNERSVILLE	PA	18930
KASKIW EUGENE H + JUDITH 1/2 +	SCUTELLA MICHAEL A + EILEEN R	3660 CULPEPPER DR	ERIE	PA	16506
KATSAROS DENISE S TR	FOR DENISE S KATSAROS TRUST	7759 CLASSICS DR	NAPLES	FL	34113
KEARNS KENNETH E + KRISTEN D		221 WALNUT AVENUE	WAYNE	PA	19087
KEEFE TIMOTHY T + VALARIE H		108 N BARTON ST	NEW BUFFALO	Mi	49117
KELLY CHARLES A TR	FOR CHARLES A KELLY TRUST	740 MISSISSIPPI RIVER BLVD S., APT 10D	SAINT PAUL	MN	55116
KELLY FAMILY LP	KELLY MICHAEL F	PO BOX 548	CAPTIVA	FL	33924
KEMPPAINEN JOY H		43 W 61ST ST #11B	NEW YORK	NY	10023
KENNEDY JAMES A		211 MAPLE AVE	RED BANK	NJ	7701
KIMIN INC					7701 3229
	ECTATE NAANIA CENAENT	2688 HOFKINTON RD	CONTOOCOOK	NH	
KING DOUGLAS J + DEBORAH A	ESTATE MANAGEMENT	PO BOX 244	CAPTIVA	FL	33924
KING JOHN D + JANE A		5225 E COOK RD	GRAND BLANC	MI	48439
KING ROGER G + D CHRISTINE KINGSTON WILLIAM J JR		41 HOLLY PL	LARCHMONT	NY	10538 1028
		21 YOUNG AVE	EAST LONGMEADOW	MA	

KIRLAND ROBERT A + ROWENA J		2350 NW 41ST ST	BOCA RATON	FL	33431
KIRSCH MARK S + LUANN M TR		407 RIVERVIEW DR	THIENSVILLE	WI	53092
KIRSHNER DAVID K + LESLIE L		2 MARVIN PL	WESTPORT	CT	6880
KISER EUGENIA C TR		2985 FALMOUTH RD	SHAKER HEIGHTS	OH	44122
KKDJN LLC		801 NORTH JACKSON ST	ARLINGTON	VA	22201
KLASKIN ROBERT J + MARILYN G		PO BOX 842	CAPTIVA	FL	33924
(LEIN ERNEST V TR +	THOMAS ROGER M TR FOR LEONORA D KLEIN TRUST		BOSTON	MA	2109
KNIGHT LOIS		809 TIMBER LN	NASHVILLE	TN	37215
KNOT HOME LLC		997 WITTMAN DR	FORT MYERS	FL	33919
KODOR ASSOC LTD PTNSHP		10701 ARDNAVE PL	POTOMAC	MD	20854
KOELMEL CARL F TR 50% INT +	KOELMEL ELFRIEDE W TR 50% INT	PO BOX 939	CAPTIVA	FL	33924
KOHN STEVEN BRUCE + ELLEN S	ROLLINEE ELI MEDE W TR 50% INT	566 S MEADOW VISTA DR	EVERGREEN	CO	80439
KOURY PETER L		PO BOX 41	CAPTIVA	FL	33924
KRAMER NORBERT A + URSULA C	*	PO BOX 909	CAPTIVA	FL	33924 33924
KRAMER RONALD E TR +	FEICENDALIAA DADDADA TO L DALAAFD JANAFC TO FOR			FL FL	
	FEIGENBAUM BARBARA TR + PALMER JAMES TR FOR		CAPTIVA		33924
KSC HOLDINGS LLC	MIZAMO SASDIA TEDECA ILIAM	2685 NW 27TH AVE	BOCA RATON	FL	33434
KUZMIC JON PAUL +	KUZMIC MARIA-TERESA H/W	5725 BROOKWOOD RD	INDIANAPOLIS	IN	46226
LT LAND DEVELOPMENT LLC		2176 STATE ROUTE 730	WILMINGTON	ОН	45177
AGUARDIA THOMAS S TR	FOR THOMAS S LAGUARDIA TRUST 1/2 INT + LAGUAR		BETHEL	СТ	6801
LAIRD LINDA M +	GOFF CAROLYN E	13 PINE LN	WATCHUNG	NJ	7069
LAMOTTA GERALDINE C TR	FOR GERALDINE C LAMOTTA TRUST	69 BLACK BROOK RD	POUND RIDGE	NY	10576
AMOTTA JOSEPH M TR	FOR JOSEPH M LAMOTTA TRUST	69 BLACK BROOK RD	POUND RIDGE	NY	10576
AMOY ANTHONY D + DEBRA		130 NATCHES TRACE	COPPELL	TX	75019
ANDON TIMOTHY + ELIZABETH		2704 BENNET AV	EVANSTON	IL.	60201
LANDOR USA INC		PO BOX 685	CAPTIVA	FL	33924
ANDS END VILLAGE CONDO ASSOC		PO BOX 640	CAPTIVA	FL	33924
ANDUYT WILLIAM M + JUDITH K		140 OCEAN AVE	MONMOUTH BEACH	NJ	7750
LANGBO-CAPTIVA LLC		5606 BALTUSROL CT	SANIBEL	FL	33957
LARESCA LEONARD T + LYNN C		3 SHADY TREE LN	COLTS NECK	NJ	7722
LARSON VIRGINIA M TR	FOR VIRGINIA M LARSON TRUST	6933 SE 35TH ST	MERCER ISLAND	WA	98040
LASH RICHARD A + KATHLEEN D		PO BOX 101450	ARLINGTON	VA	22201
LASHER CHRISTOPHER J		55 VALLEY VIEW AVE	RIDGEWOOD	NJ	7450
LATANIC LLC		3914 W RIVERSIDE DR	FORT MYERS	FL	33901
LAURIE FAMILY LIMITED	PARTNERSHIP	8180 BRECKSVILLE RD	BRECKSVILLE	ОН	44141
LAVIN JOHN + KATHLEEN MARY		7 LONGHOPE PL	WILLOWDALE .	ON M2J 1Y1	CANADA
LAWRENCE PAUL R + LEMMA ANN		709 COUNTRY CLUB RD	BRIDGEWATER	NJ	8807
LAWTON RHOADES + LINDA J		6 COLT RD	SUMMIT	NJ	7901
LEA BY THE SEA LLC		550 LIGHTHOUSE WAY	SANIBEL	FL	33957
LEE COUNTY		PO BOX 398	FORT MYERS	FL	33902
LEE JOSEPH K T TR	FOR JOSEPH K T LEE TRUST	212 CHESLEY LN	CHAPEL HILL	NC	27514
EESON HOMES LLC	SALTERS COTTAGE	LOWER SANDY DOWN LANE	BOLDRE LYMINGTON SO		UNITED KINGDO
LEGE DOMINIC J + MARY J	S, ILILIO COTTAGE	755 S SPRINGFIELD AVE	SPRINGFIELD	NJ NJ	7081
LENNON WILLIAM H		38376 APOLLO PKWY		OH	7081 44094
LEONARD CAROLYN M		PO BOX 943	WILLOUGHBY		
	LEVINICON DATRICIA TO 40004 CARTIVA DRIVADO TOV		CAPTIVA	FL	33924
LEVINSON RICHARD TR +	LEVINSON PATRICIA TR 16201 CAPTIVA DR LAND TRU		NORTH SALEM	NY 	10560
LEWIS KIRK CHASE TR	FOR KIRK C LEWIS TRUST	PO BOX 1145	CAPTIVA	FL	33924
LIBERTY LAND OF CAPTIVA ISLAND LLC		PO BOX 670	CAPTIVA	FL	33924
LIBONATE THOMAS +	LIBONATE MARION T/C	7 SAWMILL RD	WESTON	СТ	6883
ICHTENSTEIN DOROTHY		PO BOX 1369	SOUTHAMPTON	NY	11969
LICHTENSTEIN DOROTHY		PO BOX 868	CAPTIVA	FL	33924
JESER GEORGE F		31 MARMION WAY	ROCKPORT	MA	1966

LINDNER RICHARD J		PO BOX 669	CAPTIVA	FL	33924
LINN BARBARA A 20% +	LINN JOHN R TR 80% T/C FOR BARBARA A LINN TRUST		FORT MYERS	FL	33912
LINN GORDON D + JUDITH A		820 TAFT RD	HINSDALE	IL	60521
LINNEHAN JOSEPH A + LINDA		27 CARROTWOOD CT	FORT MYERS	FL	33919
LIPMAN WILLIAM + JANET		PO BOX 1045	CAPTIVA	FL	33924
LITTLE BRITCHES LLC	BELINDA HAYS	1648 DEVONSHIRE DR	SEYMOUR	IN	47274
LLOYD ROBERT E + CAROL H TR	FOR ROBERT + CAROL H LLOYD TRUST	PO BOX 63	CAPTIVA	FL	33924
LONGIFOLIO INVESTMENTS LP 84%	PELLER CONSTANCE SHIRLEY 16% T/C	1127 LONGIFOLIA CT	CAPTIVA	FL	33924
LOOMIS THOMAS H		22719 292ND ST	MARTIN	SD	57551
LORD MARGOT H		PO BOX 546	CAPTIVA	FL	33924
LOSE JAMES IV + ELLEN		304 BAYSHORE DR	CAPE CORAL	FL	33904
LUKL PETER		12 INDIAN SPRINGS WAY	WELLESLEY HILLS	MA	2481
LW CAPISLE LLC	TANNENBAUM DUBIN + ROBINSON	405 LEXINGTON AVE FL 19	NEW YORK	NY	10174
LYN SHARON +	LYN COBDEN + LYN NEIL T/C	10721 MAPLE CHASE DR	BOCA RATON	FL	33498
LYNCH PATRICIA +	LUDMAN KENNETH H/W	66 HILLTOP DR	CHAPPAQUA	NY	10514
MACKENZIE DAVID W TR	FOR DAVID W MACKENZIE TRUST	5600 NELSON RD	LONGMONT	CO	80503
MACKENZIE DOUGLAS S +	CHRISTOPH MARION M + STIMMEL CAROLYN D + MAG	C 444 288TH AVE	BURLINGTON	WI	53105
MADAKET INVESTMENT LIMITED	LIABILITY COMPANY	19100 SOUTH PARK BLVD	SHAKER HEIGHTS	ОН	44122
MADDEN MARJORIE TR		PO BOX 305	CAPTIVA	FL	33924
MAGG KARL G TR		723 SAND DOLLAR DR	SANIBEL	FL	33957
MALLE GUILLAUME TR +	GRUBER ROBIN TR FOR MALLE TRUST	1155 PARK AVE APT 12NW	NEW YORK	NY	10128
MALOJA CORPORATION	A JOHN HUGHES JR	7370 COLLEGE PKWY # 301	FORT MYERS	FL	33907
MALUEG JOHN B MALUEG LESLIE A		139 REST COTTAGE LANE	PEWEE VALLEY	KY	40056
MAMMEL CARL G JR TR	FOR CARL G MAMMEL REV TRUST	8805 INDIAN HILLS DR STE 375	ОМАНА	NE	68114
MANCHESKI FREDERICK J + JUDITH		11271 SOUTH 600 WEST	SOUTH JORDAN	UT	84095
MANCUSO TERESA L + DOMINIC TR	FOR TERESA L MANCUSO TRUST + FOR DOMINIC J MA	I 1100 RADNOR GLEN DR	BRENTWOOD	TN	37027
MANDEL MICHELE L +	MARKS LISA V + WEISINGER MAX JAIME TR FOR MAX J	I. 11600 COURT OF PALMS APT 702	FORT MYERS	FL	33908
MANDELBAUM ISIDORE + GERMAINE	DAVID MANDELBAUM	2840 CAMBERLY CT	GREENWOOD	IN	46143
MARESCA FRANK J +	JACKSON RICHARD A + GRASSER GEORGE J + GRASSER		WALLINGFORD	CT	6492
MARKLE THOMAS W		PO BOX 866	CAPTIVA	FL	33924
MARKLE THOMAS W		14 STAGECOACH RD	CAPE MAY COURT HOUSE		8210
MARKS ALFRED W + ANNE L		88 LENOX RD APT 1D	ROCKVILLE CENTRE	NY	11570
MARTIGNAGO ALEX + TERRY		14 FRONTENAC PL	SAINT LOUIS	MO	63131
MARTIN DENNIS A + ELIZABETH A		PO BOX 480	ROCK HALL	MD	21661
MARTINDALE DAVID L + JEANETTE	•	PO BOX 1046	SANIBEL	FL	33957
MASON JOHN T +	PETRAKIS-MASON CYNTHIA M H/W	151 W HUTCHINSON AVE	PITTSBURGH	PA	15218
MASS MARK E + KAREN J		475 MCCORMICK DR	LAKE FOREST	IL	60045
MASSEY EUGENE H + LINDA L		PO BOX 904	CAPTIVA	FL	33924
MATHEWS PATRICIA		BOX 1994	N FALMOUTH	MA	2556
MATTHEWS PETER F TR +	KO-MATTHEWS JACQUELINE C TR FOR PETER F MATTE		GREAT FALLS	VA	22066
MATTINGLY DAVID M + BARBARA F	tte till till till till till till till t	3820 CLAYBROOK CT	BARGERSVILLE	IN	46106
MAUGHAN JASON R TR	FOR 16298 CAPTIVA DR TRUST	132 MISSION WAY	BARNEGAT	NJ	8005
MAVIAN ZEEDA E TR	ZEEDA E MAVIAN TRUST	2459 TREMONT RD	COLUMBUS	ОН	43221
MAVROYANNIS IRENE	ZZZSA Z MARTINIO MOST	30 E 85TH ST APT 5C	NEW YORK	NY	10028
MAZZONE ANTHONY J + PATRICIA A		32 COPPOLA CT	CLIFTON	NJ	7013
MAZZOTTA JAMES I + KATHLEEN		PO BOX 368	CAPTIVA	FL	33924
MAZZULLA JAMES F + KAREN B		11098 SIERRA PALM CT	FORT MYERS	FL	. 33966
MCALARNEY KEVIN G TR	FOR PSGK REALTY TRUST	210 BROADWAY #207	LYNNFIELD	MA	1940
MCART ROGER W + SANDRA L	. O. FOOR REAL FIRMOS	26 MCKINLEY ST	NORWALK	CT	6853
MCCABE JOHN + SUSAN		5 MIMI LN	WESTPORT	CT	6880
MCCARTHY ANN TR	FOR LANDS END REALTY TRUST	PO BOX 472	CAPTIVA	FL	33924
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MCCARTHY JOHN J + SUSAN R		26 GORHAM AVE	WESTPORT	CT	6880
MCCARTHY PAUL F		PO BOX 580	CAPTIVA	FL	33924
MCCARTHY PHILLIP D +	WAGGONER HARRY J + NANCY T/C	PO BOX 11326	MEMPHIS	TN	38111
MCCARTHYS MARINA INC		PO BOX 580	CAPTIVA	FL	33924
MCCLURE CHARLES G + SARAH H		104 BRADY LN	BLOOMFIELD HILLS	MI	48304
MCCLURE JEROLD T + THERESA		PO BOX 1085	CAPTIVA	FL	33924
MCCULLY THOMAS R + SUSAN C TR	FOR MCCULLY REAL ESTATE TRUST	1613 COTTONWOOD CIR	LAFAYETTE	IN	47905
MCCURDY GILBERT K + HOTRA LYNDA M	MCCURDY + COMPANY INC	1465 JEFFERSON RD	ROCHESTER	NY	14623
MCDONALD ANN EVE		PO BOX 208	CAPTIVA	FL	33924
MCDONALD P ANTONETTE		3553 N SHEPARD AVE	SHOREWOOD	WI	53211
MCDOWELL NORMAN		PO BOX 104	CAPTIVA	FL.	33924
MCELROY CHARLES A TR	R PROF COUTINHO FROIS 546	BARRA DA TIJUCA	COL RIO DEJANEIRO CE	P22620	BRAZIL
MCGLYNN ROSALYN J		PO BOX 276	CAPTIVA	FL	33924
MCLEOD A G W + DORIS S		3251 MORRIS LN	MIAMI	FL	33133
MCMINN ROBERT W JR TR +	MCMINN KATHLEEN A TR FOR ROBERT W MCMINN TI	R 237 TROTWOOD WEST DR	PITTSBURGH	PA	15241
MEAD AND MEAD LLC	JANET MRAZ/BESSEMER TRUST	70 W MADISON ST STE 4900	CHICAGO	IL	60602
MEAD WALTER L JR + EMILY	BESSEMER TRUST	70 W MADISON ST STE 4900	CHICAGO	IL	60602
MEDEL CAPTIVA LLC		PO BOX 559001	DAVIE	FL	33355
MELIX CORP		PO BOX 9000	WINDERMERE	FL	34786
MENDEZ PEDRO E + LOURDES		4301 CARROLLWOOD VILLAGE DR	TAMPA	FL	33618
MENDEZ PEDRO E + LOURDES I		4700 N HABANA AVE STE 702	TAMPA	FL	33614
MENDOZA CRISTINA L TR	MARY LAGUERUELA	7150 SW 130TH ST	MIAMI	FL	33156
MERRILL MICHAEL W		100 STATE ST FL 2	BOSTON	MA	2109
MERRILL MICHAEL W + CHOU CHOU		100 STATE ST FL 2	BOSTON	MA	2109
MICHAEL ASSOCIATES LLC		PO BOX 880	CAPTIVA	FL	33924
MICHELE OSBORN LLIVING TRUST		2307 S FORREST HTS AVE	SPRINGFIELD	MO	65809
MILLER DANIEL R + SUSAN E TR	DANIEL R MILLER TRUST SUSAN E MILLER TRUST	67733 300TH ST	TABOR	IA	51653
MILLER HAROLD E + SHIRLEY R	DAMEE WINDER WOST SOSAIR E WIELER WOST	PO BOX 596	CAPTIVA	FL	33924
MILLER HAROLD E JR + SUSAN ANN		313 HOLLOWAY RIDGE CT	BALLWIN	MO	63011
MILLER JOHN R JR + SUSAN F		PO BOX 970	CAPTIVA	FL	33924
MILLER ROBERT E		PO BOX 998	CAPTIVA	FL	33924
MINTZ DAVID A +	RIORDAN ELISA J/T	141 COLUMBIA HTS 6-B	BROOKLYN	NY	11201
MINTZ MARK A + BARBARA A	MONDAN ELISA IJ 1	4629 SE 20TH PL	CAPE CORAL	FL	33904
MIVILLE RENE + MARGARETHE THYE		PO BOX 9	CAPTIVA	FL	33924
MKCS HOLDINGS LLC	MICHAEL W SZETO	18 MINUTE MAN HILL	WESTPORT	CT	6880
MOBED DARAYES + GOHER D	WICHAEL W SZETO	525 E DEL MONTE AVE	CLEWISTON	FL	33440
MOCO CAPTIVA LLC					
MONTGOMERY JOHN P		4330 E MISTY WOODS ST	SPRINGFIELD	MO	65809
		13927 WATERWAY BLVD	FORTVILLE	IN	46040
MONTIEL PETER J +SUSAN PURCELL	DOCED DAMOODE TRUCT	68 SOUTH ST	WILLIAMSTOWN	MA	1267
MOORE ROGER D TR	ROGER D MOORE TRUST	8521 AUGUSTA DR	LINCOLN	NE	68526
MOORE STEPHEN G + JULIA D	14W1114	808 S ANITA ST	BLOOMINGTON	IN	47401
MOORE WILLIAM P III TR	WILLIAM P MOORE III TRUST	10801 MASTIN STE 920	OVERLAND PARK	KS	66210
MORE SALLY A +	MORE SALLY A TR FOR GEORGE A MORE TRUST T/C	PO BOX 716	CAPTIVA	FL	33924
MORGAN JAMES S + JANE S 1/2 + HAMILTON H S		3 RADNOR CORPORATE CTR STE 450	RADNOR	PA	19087
MORGAN JOHN W 4/20 +	ISHMAEL JAMES D JR + SUSAN TR 1/20 + FOR J D + S B		COLUMBUS	ОН	43221
MUELLER ROGER C + BARBARA R		3019 WEST RIDGE DR	EAU CLAIRE	WI	54703
MUHLEMANN ERNST R + LISETTE M		GNELLENSTRASSE 18	UITIKON CH8142	SWITZERLAND	
MULLEN JAMES C + JUSTINE M		636 CHARLES RIVER ST	NEEDHAM	MA	2492
MULLINS MICHAEL		PO BOX 880	CAPTIVA	FL	33924
MULLINS MICHAEL C + CANNELLA C		PO BOX 880	CAPTIVA	FL	33924
MURRAY JAMES L		11305 SPUR WHEEL LN	POTOMAC	MD	20854

NAGY MICHAEL W + LISA B		1805 MURRAY DR	WALL TOWNSHIP	NJ	7719
NANI 26 LLC		801 N JACKSON ST	ARLINGTON	VA	22201
NANOVIC ROBERT		PO BOX 358	CUMBERLAND CENTER	ME	4021
NANOVIC ROBERT S		PO BOX 358	CUMBERLAND CENTER	ME	4021
NARDI VINNIE J + SUSAN N		PO BOX 386	CAPTIVA	FL	33924
NEAL JEFFREY C		PO BOX 266	CAPTIVA	FL	33924
NEAL MICHAEL A + BEVERLY G		4 FRASER LN	WESTPORT	CT	6880
NEAL MICHAEL A + BEVERLY G		4 FRASER LN	WESTPORT	CT	6880
NEALON KEVIN J TR	RON SPEAKMAN	1200 PASEO CAMARILLO STE 100	CAMARILLO	CA	93010
NEEL JOHN D + JEAN W		382 OLD CLAIRTON RD	PITTSBURGH	PA	15236
NELSON GRANT E + CAROL J		W11410 453RD AVE	PRESCOTT	WI	54021
NESKEY SHARON D TR	FOR SHARON D NESKEY TRUST	236 PERKINS ROW	TOPSFIELD	MA	1983
NEWKUMET INVESTMENTS LLC		PO BOX 11330	MIDLAND	TX	79702
NEWLAND JOHN A + BETH A		PO BOX 411	PARMA	MI	49269
NEWMAN DAVID S + BRIDGET		221 LONGBOW LN	MARS	PA	16046
NEWMAN PATRICIA L 1/4 INT +	GORDON LEONARD 1/4 INT TR + FOR LEONARD GORD	0( 2420 WILSON BLVD #101	ARLINGTON	VA	22201
NICASTRO NEIL + KIMBERLY		999 SHERIDAN RD	LAKE FOREST	IL	60045
NICASTRO NEIL D + KIMBERLY A		PO BOX 84	CAPTIVA	FL	33924
NICHOLS JEFFREY A + CATHERINE		233 GLYN TAWEL DR	GRANVILLE	ОН	43023
NIEDERMAYR PAUL E		1042 REDNERSVILLE RD, RR #1	BELLEVILLE	ON K8N 4Z1	CANADA
NIESEL CHESTER A + NANCY S TR	FOR CHESTER NIESEL TRUST 1/2 + FOR NANCY NIESEL	·	SANIBEL	FL	33957
NIXEL HOLDINGS LLC 33.33 % +	RIEU TIMOTHY J + KIMBERLY 66.67% T/C	3325 GREAT VALLEY DR	WEST FRIENDSHIP	MD	21794
NOBLE MARYON G		65 W CLINTON ST	IRVINGTON	NY	10533
NOLAN JAMES P II + LOUISE ANN		4369 YAKIMA CT	CINCINNATI	OH	45236
NOLLER KENNETH L + MARY C		14 HIGHRIDGE RD	SHREWSBURY	MA	1545
NOTO SAMUEL R + CHARLEEN J		417 HILLMOOR DR	SILVER SPRING	MD	20901
NOVACK ASSO LP III	RINET CO K WALLACE	101 FEDERAL ST FL 14	BOSTON	MA	2110
NOYES FRANK R TR +	NOYES JOANNE TR FOR NOYES HOLDING TRUST	9400 CUNNINGHAM RD	CINCINNATI	OH	45243
NYGAARD DIANE A TR	Notes to Mile Mile Mile Mestes the Estimation	2227 DRURY LN	MISSION HILLS	KS	66208
NYGREN CHARLES E + KATHLEEN J		3324 PHEASANT DR	CEDAR FALLS	IA	50613
NYMAN ERIC +	NYMAN LAURA T/C	83 ST LAWRENCE WAY	NORTH ATTLEBORO	MA	2760
NYON CORPORATION	A JOHN HUGHES JR	7370 COLLEGE PKWY # 301	FORT MYERS	FL	33907
OBRIEN G PETER + PATRICIA A	A JOHN HOGHES SIC	118 MEADOW RD	RIVERSIDE	CT	6878
OBRIEN JOSEPH D JR + ASHLYN P		720 MOUNT EDEN RD	SHELBYVILLE	KY	40065
OGILVIE MARILYN J TR +	OGILVIE ROBERT V TR FOR MARILYN J OGILVIE TRUST		ORLANDO	FL	32819
OLSON LEIGH G +	BORGETTI SALLY E + GASSER ROBERT DAVID J/T				
ORESMAN ENID J	BUNGETTI SALLT E + GASSER RUBERT DAVID I/T	2325 BENTLEY ST 49 SUNSWYCK RD	CHESTERTON	IN CT	46304 6820
OSBORN DANIEL ROLAND TR +	OCDODNIA TO DAN OCDODNI TRUCT		DARIEN		
OSMIDATILC	OSBORN M TR DAN OSBORN TRUST	2307 S FORREST HEIGHTS	SPRINGFIELD	MO	65809
PACE WILLIAM A TR	FOR WHILLIAM A A MANUSIE II DAGE TRUET	2307 S FORREST HEIGHTS AVE	SPRINGFIELD	MO	65809
	FOR WILLIAM A + MAXINE H PACE TRUST	277 E KELLER CT	HERNANDO	FL	34442
PALMER WILLIAM + JANET		2011 WILSON RD	WHITE HALL	MD	21161
PAOLELLA NEIL + ANITA		7624 BASE LAKE RD	DEXTER	MI	48130
PAONESSA THOMAS JR + CAROL L		12 WILDLIFE RUN	BOONTON	NJ	7005
PARKER R GARY + KARMAN D	TOP WITH STALL BATTETOWN	12030 GAILCREST LN	SAINT LOUIS	MO ,	63131
PATE KATHLEEN J TR	FOR KATHLEEN J PATE TRUST	381 RHODEN ISLAND DR	CHARLESTON	SC	29492
PATTERSON NEAL L TR	NEAL L PATTERSON TRUST	20 EAST DUNDEE CIR	BELTON	MO	64012
PATTERSON ROBERT M + CLAIRE B		65 KENSINGTON OVAL	ROCKY RIVER	ОН	44116
PAXTON JAMES F + PEGGY S		28 MEADOW LINKS DR	PADUCAH	KY	42001
PAZ SOLDAN MARCELA R		30961 STEEPLECHASE DR	SAN JUAN CAPISTRANO	CA	92675
PC VENTURES LLC		9222 E 69TH ST N	VALLEY CENTER	KS	67147
PEART MARIE C TR	MARIE C PEART TRUST	PO BOX 295	CAPTIVA	FL	33924

PELICAN HOLDINGS INC		400 W ERIE ST #401	CHICAGO	IL	60654
PELLER CONSTANCE SHIRLEY TR +	PETCH JOHN FRANK TR + MCKAY RUSS TR FOR PELL		GRIMSBY	ON L3M 4E8	CANADA
PETERS GERHARD + LUANN		39 SUSSEX RD	NEW PROVIDENCE	NJ	7974
PETERSON OLIVER + JEANETTE C		30 PARK LN	MINNEAPOLIS	MN	55416
PETTY JAMES C TR +	PETTY SUSAN K TR FOR JAMES C PETTY TRUST FOR		EDWARDSBURG	MI	49112
PIE PIERRE B II + SUSAN S		1415 MONK RD	GLADWYNE	PA	19035
PIERSALL CRAIG + JUDY +	CURRENT CHARLENE 5% + PARK GAIL 5% + PERLMA		MARIETTA	OH	45750
PIGOTT JAMES C TR +	PIGOTT GAYE T TR T/C	1405 42ND AVE E	SEATTLE	WA	98112
PIGOTT JAMES C TR +	PIGOTT GAYE T TR FOR JAMES C PIGOTT AND GAYE		SEATTLE	WA	98112
PIKE JOHN H + CHRISTINE	WHITE HOUSE LEAZES LANE	HEXHAM	NORTHUMBERLAND NE		UNITED KINGDOM
PILON JEAN M TR +	PILON JOHN L JR TR FOR JEAN M PILON TRUST	2450 E 5TH AVE UNIT P	DENVER	CO	80206
PINK LESLIE A + JACQUELINE	TILON JOHN ESK TKTOKSLAN WITLON TKOST	WESTHILL CHURCH RD	ISLE OF WIGHT PO35 5N		UNITED KINGDOM
PISTORIO FRANCIS T		601 E IRVING PARK RD STE 3	ROSELLE	IL	60172
PLANTATION BAY VILLAS	HILTON GRAND VACATIONS CO, HOA A/R DEPT	6355 METRO WEST BLVD STE 180	ORLANDO	FL	32835
PLANTATION BEACH CLUB	HILTON GRAND VACATIONS CO, HOA A/R DEPT	6355 METRO WEST BLVD STE 180	ORLANDO	FL	32835
PLANTATION BEACH CLUB	HILTON GRAND VACATIONS CO, HOA A/R DEPT	6355 METRO WEST BLVD STE 180	ORLANDO	FL	32835
PLANTATION BEACH CLUB	• •			FL	
PLANTATION BEACH CLUB III	HILTON GRAND VACATIONS CO	6355 METRO WEST BLVD STE 180	ORLANDO		32835
PLANTATION DEVELOPMENT LTD	OWNERS ASSN INC	13451-26 MCGREGOR BLVD	FORT MYERS	FL	33919
	THE TON COUNTY VACATIONS SO LICE A 10 DEDT	13041 MCGREGOR BLVD STE 2	FORT MYERS	FL	33919
PLANTATION HOUSE	HILTON GRAND VACATIONS CO, HOA A/R DEPT	6355 METRO WEST BLVD STE 180	ORLANDO	FL	32835
POCHRON VICKIE M TR	FOR VICKIE M POCHRON TRUST	483 SUFFIELD AVE	BIRMINGHAM	MI	48009
POOLE OF INVESTMENTS INC		PO BOX 643408	VERO BEACH	FL	32964
PORTER KEITH		107 FOREST CT	HAWTHORNE	FL	32640
POTTORF DARRYL		PO BOX 64	CAPTIVA	FL	33924
POWERS RICHARD W + MARILYN B		825 ELLIS PL	ORADELL	NJ	7649
POZZO EMIL +	RONZIO MARTIN T/C	9942 WATSON RD	SAINT LOUIS	МО	63126
PRESERVATI RICHARD G + NANCY K		PO BOX 670	CAPTIVA	FL	33924
PRESTERA LILLIAN ANN L/E	REMAINDERS ANTHONY PRESTERA JR + PAMELA PR	REST 30 TARA LN	BARNEGAT	NJ	8005
PRIESS HOWARD K II + MARY ANN		4S568 SUMMIT DR	NAPERVILLE	IL	60563
PRIMOS DEVELOPMENT INC		1226 ELLIOTT ST	PARK RIDGE	IL	60068
PULLO JUSTINE +	CIAMPA JOSEPH T/C	80 WHITE HILL RD	COLD SPRING HARBOR	NY	11724
PYLE NATHALIE CLARK		BOX 327	CAPTIVA	FL	33924
R AND LS ENDLESS SUMMER LLC		7N120 WEYBRIDGE DR	SAINT CHARLES	IL	60175
R K & J INVESTMENTS LLC		1307 WEST RIDGE DR	FOSTORIA	ОН	44830
R L R INVESTMENTS LLC	LEGAL DEPT	600 GILLAM RD	WILMINGTON	ОН	45177
R&T CAPTIVA REAL ESTATE LLC		5694 BLAKLEY DR NE	BELMONT	MI	49306
RABINOW RICHARD A + KATHRYN +	RABINOW SARAH B + RABINOW REBECCA A J/T	3711 SAN FELIPE ST UNIT 121	HOUSTON	TX	77027
RATHBONE THOMAS A + SUSAN N		255 MANORBROOK DR	CHAGRIN FALLS	ОН	44022
RAUSCHENBERG CAPTIVA LLC	ROBERT RAUSCHENBERG FOUNDATION	381 LAFAYETTE ST	NEW YORK	NY	10003
RAVELSON SCOTT C + ELAINE L TR	FOR MARINA 806 REALTY TRUST	22 COMEAU ST	WELLESLEY	MA	2481
RAY M L + NATALIE		130 EXPRESS ST	DALLAS	TX	75207
RAZAVI MEHDI TR	FOR M RAZAVI TRUST	3427 LANARK LN	PEPPER PIKE	ОН	44124
REBECCA BARBARA J TR	FOR TRUST NUMBER 2316	2316 DUNMORE DR	DARIEN	IL	60561
RECKER BROOKE E		PO BOX 56	CAPTIVA	FL	33924
RECKER FAMILY PARTNERS LP		619 EAST DR	SEWICKLEY	PA	15143
RECKER KEITH B		PO BOX 921	SHELTER ISLAND	NY	11964
RED FISH INVESTMENTS LLC		3904 HALLOAK CT	VALRICO	FL	33596
REDISH JENNIFER L TR +	MARTIN WILLIAM TR + REDISH RICKY TR FOR RICKY		CLEWISTON	FL	33440
REESE BONNIE M		PO BOX 1055	CAPTIVA	FL	33924
REISBERG FAMILY LMTD PTNSP		3921 CRYSTAL LAKE BLVD	ROBBINSDALE	MN	55422
REISER HOWARD B		26 TERRA MAR DR	HALESITE	NY	11743
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REISS VIRGINIA H TR	FOR VIRGINIA H REISS TRUST	25181 VILLAGE CIR	GOLDEN	CO	80401
RELYEA CHRISTOPHER M + SARAH R	FOR ALLES I RECTURE TRUCT	19122 RAYMOND RD	MARYSVILLE	OH	43040
RESTIVO JAMES L TR	FOR JAMES L RESTIVO TRUST	8143 N PROSPECT ST	NILES	IL	60714
REYES HERNAN M TR +	REYES DOLORES C TR HERNAN M REYES REVOCABLE T		CAPTIVA	FL	33924
RFH INVESTMENTS L P		7055 VETERANS BLVD STE A	BURR RIDGE	IL	60527
RHEINFRANK LAMSON JR TR	FOR RHEINFRANK RESIDENCE TRUST	PO BOX 310	CAPTIVA	FL	33924
RICE RONALD A + SUSAN P		11551 PAIGE CT	CAPTIVA	FL	33924
RICHMOND HELEN M CO TR +	RICHMOND RICHARD M CO TR FOR HELEN M RICHMO		SANIBEL	FL	33957
RICKER ROBERT A JR +	BRESCIA CAROLE LYNN H/W	756 PINES LAKE DR E	WAYNE	NJ	7470
RIEGERT L JOHN +	RIEGERT BETTY JO H/W	PO BOX 1025	CAPTIVA	FL	33924
RILEY WILLIAM		400 PROSPECT ST	NEW HAVEN	CT	6511
RINKER DAVID B + LEIGHAN		556 MUIRFIELD DR	ATLANTIS	FL	33462
RIORDAN ELISA		141 COLUMBIA HEIGHTS APT 6B	BROOKLYN	NY	11201
RITLAND JON ERIC 50% +	NEWMAN PATRICIA L 50% T/C	2420 WILSON BLVD STE 101	ARLINGTON	VA	22201
RITTER CYNTHIA HAWES		31 WADSWORTH LN	S DARTMOUTH	MA	2748
RLR INVESTMENTS LLC	LEGAL DEPT	PO BOX 271	WILMINGTON	ОН	45177
RLR INVESTMENTS LLC	LEGAL DEPT	600 GILLAM RD	WILMINGTON	ОН	45177
RMC INVESTMENT LMTD PNSTP		1300 ALVIN COURT	GLENVIEW	IL.	60025
ROBERTO ROBERT R + LISA		1 VAN CIR	RUMSON	NJ	7760
ROBERTS DEVELOPMENT CORP		600 GILLAM RD	WILMINGTON	OH	45177
ROBERTS DEVELOPMENT CORP	CORPORATE DEPARTMENT	600 GILLAM RD	WILMINGTON	OH	45177
ROBERTS RALPH SR + MARY 99% +	GATOR FREIGHTWAYS INC 1%	600 GILLAM RD	WILMINGTON	OH	45177
ROBERTS ROBY L		600 GILLAM RD	WILMINGTON	ОН	45177
ROBERTS ROBY L + JENNIFER		3827 STATE ROUTE 730	WILMINGTON	ОН	45177
ROBERTS ROBY L + JENNIFER K		6259 NW 118TH ST RD	REDDICK	FL	32686
ROBINS MARTIN B		322 OLD SUTTON RD	BARRINGTON	IL	60010
ROCHESTER RESORTS INC		PO BOX 249	CAPTIVA	FL	33924
RODRIGUEZ KATHY L		1524 CANTERBURY DOWNS RD	SEVIERVILLE	TN	37862
ROHDE CHARLES A TR	FOR CHARLES A ROHDE TRUST	PO BOX 368	CEDAR RAPIDS	IA	52406
ROHN MADELAINE B + DAVID R		PO BOX 321	CAPTIVA	FL	33924
ROMARKO LLC		3235 INTERLAKEN ST	WEST BLOOMFIELD	MI	48323
ROMERSA HENRY + KATHY TR	FOR HENRY + KATHY ROMERSA TRUST	4911 TANGLEWOOD DR N	NASHVILLE	TN	37216
ROSEN JON B TR +	ROSEN PAMELA J TR FOR 1992 JON B ROSEN LIVING T		LAKE BLUFF	IL	60044
ROSS HELEN + WELLS KATHERINE G TR	LUCIANNA G ROSS	908 LAWTON ST	MC LEAN	VA	22101
ROTH CAROLYN L		148 CHERRY HILL RD	ORANGE	CT	6477
RUDD V A + ANDREW T TR	FOR RUDD FAMILY TRUST	2175 N CALIFORNIA BLVD STE 400	WALNUT CREEK	CA	94596
RUKSTALES JILL M TR	FOR JILL M RUKSTALES TRUST	1860 THORNHILL RD	INVERNESS	IL	60067
RUSK KATHY J		98 LUCHSINGER RD	PORT CLINTON	ОН	43452
RYAN KENNETH E + MAUREEN E		120 LAKE ST	UPPER SADDLE RIVER	NJ	7458
S + C ISLAND REALTY LLC	CHARLES K IDELSON	PO BOX 61532	FORT MYERS	FL	33906
S + S COLONY ASSOCIATES	GOURLEY CO	80 FELTON ST	WALTHAM	MA	2453
S C JOHNSON + SON INC	-	1525 HOWE ST STE 412	RACINE	WI	53403
S SEAS PLAN BCH HOMESITES	PROPERTY OWNERS ASSN	PO BOX 100	SANIBEL	FL	33957
SADLOWSKI THOMAS J + ELIZABETH		21 SCENIC DR	NEWTON	NJ	7860
SAHA SUSHIL K + SABITA R		18 WIDEWATERS LN	PITTSFORD	NY	14534
SAHLI HOWARD D +	MAGEAU KIM M H/W	13026 170TH ST	MARINE ON SAINT CROIX		55047
SAID-HANNA SAWSAN TR	FOR SAWSAN SAID-HANNA REV TRUST	205 E JEFFERSON ST	FALLS CHURCH	VA	22046
SALTZ JOCELYN TR	FOR JOCELYN SALTZ TRUST	60 EASTON LN	MORELAND HILLS	OH	44022
SAN FILIPPO JAMES E TR	FOR JOCELTN SALTZ TROST FOR JAMES E SAN FILIPPO TRUST	6 LADUE ACRES	SAINT LOUIS	MO	63124
SANDCASTLE PROPERTIES LTD	TON JAMES & JAM FIELEFO TROST	5291 MEADOW WOOD BLVD	LYNDHURST	OH	44124
SANDERLING HOUSE LLC		307 EMELINE WAY		NJ	
SUMPEUFING HOOSE FEC		SU/ EIVIELINE WAY	STEWARTSVILLE	INJ	8886

SANIBEL CAPTIVA COMMUNITY BANK	TIMOTHY J MURTY ESQ	1633 PERIWINKLE WAY STE A	SANIBEL	FL	33957
SANIBEL CAPTIVA COMMUNITY BANK	TIMOTTI 7 MORTI ESQ	2475 LIBRARY WAY	SANIBEL	FL .	33957
SANIBEL PROPERTY HOLDINGS LLC		7 HAGGERS LANE	FAIR HAVEN	NJ	7704
SANSONE JOAN +	SANSONE BEVERLY	55 PURCHASE ST	RYE	NY	10580
SANT J T + ALMIRA B	J. H.J. J. L. P. L.	9 RIDGEWOOD ST	SAINT LOUIS	MO	63124
SANTULLO ANTHONY + BARBARA		125 TWIN FALLS RD	BERKELEY HEIGHTS	NJ	7922
SARGENT CYNTHIA M TR	CYNTHIA MEAD SARGENT TRUST	130 N GARLAND CT UN 5201	CHICAGO	IL .	60602
SAUNDERS DAVID O + JACQUELINE		9250 WHISPERING PINES DR	SALINE	MI	48176
SAVANI GEORGE R JR + PATRICIA		57 BOONE TR	SEVERNA PARK	MD	21146
SAWYER CLARE F TR	FOR CLARE SAWYER TRUST	PO BOX 141	CAPTIVA	FL	33924
SCANLON CAPTIVA HOLDINGS LLC	FOR CLARE SAWTER (ROS)	14200 S TAMIAMI TRL	FORT MYERS	FL	33912
SCHARLAU CAROL A TR	FOR CAROL A SCHARLAU TRUST	301 E SHERWIN DR	URBANA	IL	61802
SCHEER AUGUST WILHELM	FOR CAROL A SCHARLAU TRUST	FINKENSTRASSE 10			
SCHLOSSMAN FLP		401 ADAMS ST	D-66125 SAARBRUECKEN TOLEDO	OH	ERMANY 43604
SCHLOSSMAN JOHN + SHIRLEY	SCHLOSSMAN FLP	232 MARY ST	WINNETKA	IL.	60093
SCHRAMM MARGARET R +			NEW YORK	NY	10022
SCHUBERT JOHN D + DONNA J	SCHRAMM LAURA MARIE T/C	400 E 56TH ST #11D PO BOX 696	CAPTIVA	FL	33924
SCHULTZ JOHN R + ELAINE M				NY	
		181 POND VIEW DR	PORT WASHINGTON		11050
SCHUMAN KEVIN H + CAROL J SCHUVER MARK T +	COLUMNO LINDA V. COLUMNO CALL MELICOA A . COLUMN	12261 COUNTRY EAGLE LN	CAPE CORAL	FL	33909
	SCHUVER LINDA K + SCHMIDGALL MELISSA A + SCHMII		LAFAYETTE	IN	47905
SCHWARTZEL JOSEPH		PO BOX 910	CAPTIVA	FL	33924
SCOTT CRAIG C + SUSAN M		PO BOX 730	CAPTIVA	FL	33924
SCOTT DOUGLAS G + ELIZABETH A		12013 PAWLEYS MILL CIR	RALEIGH	NC	27614
SEA SUNSET COTTAGE LLC		PO BOX 300	OYSTER BAY	NY	11771
SEGURA ANTONIO ENRIQUE + MARIA		836 MACKALL AV	MCLEAN	VA	22101
SEPE WILLIAM R + PATRICIA A		12 OSBORN AVE APT 1	MANASQUAN	NJ	8736
SERBIN ROBERT A TR +	FOR ROBERT A SERBIN TRUST + SERBIN CARYL A TR FO		FORT MYERS	FL	33908
SETTON ROBERT C + MINDY S		24 EMERSON RD	GLEN HEAD	NY	11545
SHAFFER FAMILY L P 1/2 +	•	35346 MARODA DR	CROSSLAKE	MN	56442
SHAPLEIGH DAVID B + LISA J		17880 SUZANNE DR	GLENCOE	MO	63038
SHEETZ CHARLES H + GAIL R		PO BOX 131	CAPTIVA	FL	33924
SHELGREN DIANE E		4920 WOODS CT		MN	55331
SHERIDAN PATRICIA		32 HILLCREST DR		NJ	7458
SHERIDAN PATRICIA M		32 HILLCREST DR		NJ	7458
SHERLOCK SUSAN M TR		PO BOX 483		FL	33924
SHERMAN PROPERTIES LLC		870 5TH AVE #11H		NY	10065
SHUM STARR M TR		25548 N COUNTRYSIDE DR		IL	60010
SIEFERT ERIC + VERA		3 WILLETS RD	HARRISON	NY	10528
SIERRA DANIEL + DYAN		1 SYLVAN LN		MA	1450
SILIGMUELLER CINDA TR		630 LENOX RD	GLEN ELLYN	IL	60137
SILVA JOHN E +	·	137 MEDEARIS DR		NC	28211
SILVERGLIDE HARRY R		PO BOX 848	CAPTIVA	FL	33924
SILVERGLIDE HARRY R		PO BOX 789	CAPTIVA	FL	33924
SILVIA JOHN E +	KALIKO TIFFANI T H/W	137 MEDEARIS DR	CHARLOTTE	NC	28211
SIMCOCK MICHAEL		TOP FLAT 124 HARLEY ST	LONDON W1G 7JR	UNITED KINGDOM	
SIMS SHERRILL BINFORD		PO BOX 145	CAPTIVA	FL	33924
SISTO OMAR + DONNA L		9701 SW 100 AV RD	MIAMI	FL	33176
SLAMAN JAMES A + CYNTHIA		16100 OLD CUTLER RD	PALMETTO BAY	FL	33157
SLOAN ROBERT TR	FOR BEVERLY C RICH TRUST	7 SAINT PAUL ST	BALTIMORE	MD	21202
SMALLEY JOHN A +	IGNOZZI KENNETH J + DYER MICHAEL E + MANN DOUG	6251 WOODEN SHOE DR		ОН	45459
SMART JANICE L TR		5424 SHEARWATER DR	SANIBEL	FL	33957

SMITH PETER G		8025 MARYLAND AVE UNIT 8J	CLAYTON	MO	63105
SMITH SHEILA F		1060 CEDAR GROVE BLVD	OAKVILLE	ON L6J 2C1	CANADA
SMITH STUART J		522 BUCKINGHAM BLVD	WATERLOO	ON N2T 2T9	CANADA
SMUCKER KATHRYN J TR	KATHRYN J SMUCKER TRUST	864 WESTGROVE RD	AKRON	ОН	44303
SONES RUTH A		14 LINCOLN AVE	MANCHESTER	MA	1944
SORGENFREI LLC		2596 WULFERT RD	SANIBEL	FL	33957
SOUKUP JOSEPH TR		19479 SILVER OAK DR	FORT MYERS	FL	33967
SOUTH SEAS CLUB	HILTON GRAND VACATIONS CO, HOA A/R DEPT	6355 METRO WEST BLVD STE 180	ORLANDO	FL	32835
SOUTH SEAS CLUB CONDO ASSOC	A TIME-SHARE	1509 PERIWINKLE WAY	SANIBEL	FL	33957
SOUTH SEAS RESORT LP	SOUTH SEAS PLANTATION WHM LLC	PO BOX 396	BOCA RATON	FL	33429
SOUTHERN LAND CAPTIVA LLC		721 E TEXAS AVE	BAYTOWN	TX	77520
SOUTHWESTERN LAND CO INC		2824 MAYFIELD RD	WAYZATA	MN	55391
ST CLAIR DAVID E + JACKIE		205 PENUEL DR	COPPELL	TX	75019
STAADT GARY E + MARY RUTH W		313 HOWARD AVE	ROCKVILLE	IN	47872
STACHELBERG CYNTHIA +	PHILLIPS VICTORIA T/C	2910 44TH PL NW	WASHINGTON	DC	20016
STAFFORD JOHN R	PFIZER	5 GIRALDA FARMS	MADISON	NJ	7940
STANTON WARREN B		PO BOX 1221	CAPTIVA	FL	33924
STEFFENS EDYTHE P L		PO BOX 1026	CAPTIVA	FL	33924
STEGMANN DENA L TR		PO BOX 807	CAPTIVA	FL	33924
STEGMANN KRYS M TR +	STEGMANN DANIEL K TR FOR KRYS M STEGMANN REV		CAPTIVA	FL	33924
STEGMANN MICHAEL D TR	FOR STEGMANN TRUST	1 ANGELICA ST	SAINT LOUIS	MO	63147
STEINBERG MARVIN A + CATHERINE	POR STEGMENT TROST	142 N MADISON RD	GUILFORD	CT	6437
STEINER ERIC A + LINDA		9 HOOVER DR	MT ARLINGTON	NJ	7856
STEPHENSON NATL BANK TR +	SMITH SUE TR SMITH FAMILY TRUST A SMITH FAMILY		MARINETTE	MI CNI	7850 54143
STEVELMAN HAROLD B + BARBARA R	SWITH SUE TR SWITH FAMILY TRUST A SWITH FAMILY				
		PO BOX 23	CROMPOND	NY	10517
STEVENS DEVELOPMENT LLP		6208 WHISKEY CREEK DR	FORT MYERS	FL	33919
STEVENSON KEVIN L		1646 E 775 S	HILLSDALE	IN	47854
STEVENSON KEVIN L		524 LAGOON DR	SANIBEL	FL	33957
STEVENSON WILLIAM B III		1476 THOR DR	INVERNESS	IL.	60067
STEWART LESLIE T + KAREN L		1059 GRAYSON FARM RD	CREEDMOOR	NC	27522
STILWELL MANAGEMENT LLC	SANDRA STILWELL	PO BOX 848	CAPTIVA	FL	33924
STONEHEDGE PARTNERS LLC		PO BOX 771650	STEAMBOAT SPRINGS	CO	80477
STORER JANET K + WILLIAM R TR	JANET K STORER TRUST	6360 AROUND THE HILLS RD	INDIANAPOLIS	IN	46226
STREHLOW NANCY L TR	FOR NANCY LEE STREHLOW TRUST	PO BOX 101	CAPTIVA	FL	33924
STRUBE STEPHEN K +	STRUBE DAVID K + OSHAUGHNESSY HUGH + DIANE +	E PO BOX 122	WINDERMERE	FL	34786
STRUZZIERO JOAN A		17 EILEEN DR	BRAINTREE	MA	2184
STUART SUSAN L/E		PO BOX 490	CAPTIVA	FL	33924
STUEBE DAVID C + JOY LYNN		BOX 393	CAPTIVA	FL	33924
SUAREZ NANCY E		6490 FRIARSGATE DR NW	CANTON	ОН	44718
SUCHY DIANA + THEODORE J		7S525 OLD COLLEGE RD	NAPERVILLE	IL	60540
SUMMA SHARON A		16 BLUE HERON WAY	OLD SAYBROOK	CT	6475
SUNSET BEACH VILLAS CONDO		PO BOX 100	SANIBEL	FL	33957
SUNSET CAPTIVA HOMEOWNERS ASSN	MARINER PROPERTY MTG	13451-34 MCGREGOR BLVD	FORT MYERS	FL	33919
SUNSET CAPTIVA HOMEOWNERS INC		PO BOX 189	CAPTIVA	FL	33924
SWERDLICK GERALD S R TR +	SWERDLICK CATHERINE TR FOR GERALD S R SWERDLIG	C 16 DAVID AVE	WESTERLY	RI	2891
SYMINGTON JANEY BELLE STUDT TR	FOR JANEY BELLE STUDT SYMINGTON TRUST	200 S BRENTWOOD BLVD APT 20A	SAINT LOUIS	MO	63105
SZAMBECKI ANTHONY + DIANA		PO BOX 339	CAPTIVA	FL	33924
SZUMIGATA JOHN + DOROTHY		2129 CENTRAL AVE	SCHENECTADY	NY	12304
T + C LAND HOLDINGS LLC		PO BOX 349	SALEM	MO	65560
TANNER RICHARD A + LORI A		153 MORNINGSIDE DR	VERONA	NJ	7044
TARPON BAY RESIDENTS ASSN INC		PO BOX 366128	BONITA SPRINGS	FL	34136
	•		DOMINGS MINGS		37430

	PO BOX 366128	BONITA SPRINGS	FL	34136
FOR MARCY A TAUSKEY TRUST	209 VIRGINIA AVE	PITTSBURGH	PA	15215
	32049 109TH PL SE APT 301	AUBURN	WA	98092
	5225 E COOK RD	GRAND BLANC	MI	48439
FOR JENNIFER B TERRILL TRUST	363 E WASHINGTON AVE	LAKE BLUFF	IL	60044
	15 BATES FARM LN	DARIEN	CT	6820
	1813 GREENHILL RD	VIRGINIA BEACH	VA	23454
	3923 SAINT JOHNS LN	ELLICOTT CITY	MD	21042
THOMAS BRIAN R J/T	1900 BERREL CT	YARDLEY	PA	19067
	55 SANDPIPER CT	CAPTIVA	FL	33924
	21 BOCAGE DR	DESTREHAN	LA	70047
	567 EARLSTON RD	KENILWORTH	IL	60043
	1315 N LAKE ELBERT DR NE	WINTER HAVEN	FL	33881
				37069
MIVILLE RENE ANDRE W/H				33924
•				46260
				46032
				33957
				33908
RARRAGUA-TOMARO SUSAN ANN HAW				7059
DANDAGEIA-TOWANG SOSAWAWW II) W				33957
				33957
CIA/ANCTON COTTACE				33924
SWANSTON COTTAGE				
				22180
				34609
TUDHOPE NETTA ENGEL TR FOR DOUGLAS + NE				5474
				54235
				34284
BEATRICE BAILEY				66207
				49525
				63146
			CT	6410
SCUDESE TRUST			IL	61278
	610 CHARLES AVE	KINGSTON	PA	18704
VAN RIPER FAMILY ASSOC	1920 VIRGINIA AVE #1303	FORT MYERS	FL	33901
	P.O. BOX 159	CAPTIVA	FL	33924
FOR SYLVIA L VARGAS TRUST	BAYSIDEVILLE 5327 SOUTH SEAS RESORT	CAPTIVA	FL	33924
	28-07 157 ST	FLUSHING	NY	11354
	43 LAWRENCE LN	BAY SHORE	NY	11706
	1000 PHEASANT DR	EAST GREENWICH	RI	2818
FOR HOSKINS CAPTIVA ISLAND TRUST	2793 LAKESHORE BLVD W	TORONTO	ON M8V 1H4	CANADA
	PO BOX 446	CAPTIVA	FL	33924
	7979 N TERRITORIAL RD	PLYMOUTH	MI	48170
	PO BOX 1079	GREENS FARMS	CT	6838
MAJOR GLENN N TR H/W FOR USHA VYAS-MAJ	OR TRU 104 HACKNEY LN	VALPARAISO	IN	46385
	14 BROMLEY CT	MONTVILLE	NJ	7045
				1810
				78249
	13376 OAK BROOK DR	URBANDALE	IA	50323
	THOMAS BRIAN R J/T  MIVILLE RENE ANDRE W/H MARIANNE W TOBIAS TRUST  BARBAGLIA-TOMARO SUSAN ANN H/W  SWANSTON COTTAGE  TUDHOPE NETTA ENGEL TR FOR DOUGLAS + N FOR W ALLEN UNDERWOOD TRUST BEATRICE BAILEY  SCUDESE TRUST  VAN RIPER FAMILY ASSOC FOR SYLVIA L VARGAS TRUST  FOR HOSKINS CAPTIVA ISLAND TRUST	FOR MARCY A TAUSKEY TRUST  3209 VIRGINIA AVE 32049 109TH PL SE APT 301 5225 E COOK RD  FOR JENNIFER B TERRILL TRUST  363 E WASHINGTON AVE 15 BATES FARM LN 1813 GREENHILL RD 3923 SAINT JOHNS LN 1813 GREENHILL RD 3923 SAINT JOHNS LN 1900 BERREL CT 55 SANDPIPER CT 21 BOCAGE DR 567 EARLSTON RD 1315 N LAKE ELBERT DR NE 4001 LYNNWOOD CT  MIVILLE RENE ANDRE W/H BOX 9  MARIANNE W TOBIAS TRUST  6454 HOLLIDAY DR WEST 10330 LAUREL RIDGE LN 2429 WULFERT RD 12791 KERL IYSANDS WAY 5 BARBAGLIA-TOMARO SUSAN ANN H/W 7 BIRCHMONT LANE 2323 WOOSTER LN 4279 BELLA VISTA WAY PO BOX 1046  SWANSTON COTTAGE 108 SWANSTON ROAD 119 FOLLIN LN 4530 GOLF CLUB LN  TUDHOPE NETTA ENGEL TR FOR DOUGLAS + NETTA EN PO BOX 8  FOR W ALLEN UNDERWOOD TRUST PO BOX 466 FOR W ALLEN UNDERWOOD TRUST PO BOX 638 610 CHARLES AVE VAN RIPER FAMILY ASSOC 1920 VIRGINIA AVE #1303 P.O. BOX 159  FOR SYLVIA L VARGAS TRUST 28-07 157 ST 43 LAWSENDE BLVD W PO BOX 446 7979 N TERRITORIAL RD PO BOX 1079  MAJOR GLENN N TR H/W FOR USHA VYAS-MAJOR TRU 104 HACKNEY LN	FOR MARCY A TAUSKEY TRUST  209 WIRGINNA AVE 32049 109TH PL SE APT 301  420 SET SECONC RO GRAND BLANC FOR JENNIFER B TERRILL TRUST  363 E WASHINGTON AVE 1.5 BATTES FARM IN ARIEN 1813 GREENHILL RD 1813 GREENHILL RD 1813 GREENHILL RD 1813 GREENHILL RD 1814 GREENHILL RD 1815 GREENHILL RD 1815 GREENHILL RD 1816 GREEN GREEN 1816 GREEN GREEN GREEN GREEN 1816 GREEN	FOR MARCY A TAUSKEY TRUST  209 YIRGINIA AVE 32049 109TH PL SE APT 301  400 HINNIFER B TERRILL TRUST  363 E WASHINGTON AVE 1 EART STAMM IN 1 SEATES FARM IN 1 SE

WANG ANDREW M + KAREN M		290 WARREN ST	BROOKLINE	MA	2445
WATKINS HAMILTON L +	WATKINS FRANK M + WATKINS STANLEY P JR T/C	6017 S DIXIE HWY	FRANKLIN	он	45005
NATSON EMILY TR +	CZAPKA KAREN TR CZAPTIVA TRUST	85 VALLEYWOOD DR	ONTARIO	ON L3R 5E5	CANADA
WATT DAVID H + JULIA G		1750 HICKORY LN	WHEATON	IL	60187
WCN PROPERTIES LP		900 KRINER RD STE 1	CHAMBERSBURG	PA	17202
WEAVER K JAY + CARRIE L		3513 N BOSWORTH AVE	CHICAGO	IL	60657
WEAVER K JAY TR	FOR WEAVER PROPERTY TRUST	3513 N BOSWORTH AVE	CHICAGO	IL	60657
WEBSTER JACK T TR		670 OAK ST	GLEN ELLYN	IL	60137
WEHMANN NANELLE TR	FOR NANELLE WEHMANN TRUST	5721 SANIBEL CAPTIVE RD	SANIBEL	FL	33957
WEHNER CLARENCE L + CAROL R		15123 CAPTIVA DR UNIT 204	CAPTIVA	FL	33924
WEINBERGER RONALD J		51 HAWTHORNE DR	PRINCETON JUNCTION	NJ	8550
WEINER ALEXANDRA W		1731 VENUS DR	SANIBEL	FL	33957
VEISS MANUEL + KAREN		PO BOX 2301	DUXBURY	MA	2331
WEISS WALTER W + TERRI		1275 CASTLE POINTE DR	CASTLE ROCK	СО	80104
WELENCE CRAIG S + SARAH V		126 HAMILTON RD	RIDGEWOOD	NJ	7450
WELLS BRIAN H TR +	WELLS MEGHAN L TR FOR BRIAN H WELLS TRUST	155 WOODRIDGE RD	CARLISLE	MA	1741
VENDELKEN THOMAS A SR TR +	WENDELKEN MAUREEN L H/W TR FOR THOMAS A +		NORWOOD	NJ	7648
WESSEL MARK E	•	21 ORCHARD WAY S	ROCKVILLE	MD	20854
VEST THOMAS M		126 TACONIC RD	GREENWICH	CT	6831
WESTPHAL THOMS J TR +	WESTPHAL CAROLINE M TR FOR CAROLINE M WEST		SAINT LOUIS	MO	63141
WETMER DAVID B		21447 N ANDOVER RD	KILDEER	IL	60047
WETZEL CARROLL JR + BERTA		1248 GREACEN POINT RD	MAMARONECK	NY	10543
WETZEL CARROLL R JR + BERTA		1248 GREACEN POINT RD	MAMARONECK	NY	10543
WFLP FAMILY LTD PARTNERSHIP	GEORGE WILLIAMSON	32 W 82ND ST APT 8A	NEW YORK	NY	10024
WHEATLEY CRAIG A +	PEHRSON NANCY C H/W	5235 BALD EAGLE BLVD W	WHITE BEAR LAKE	MN	55110
WHEATON INVESTMENT COMPANY LLC		PO BOX 632	CAPTIVA	FL	33924
WIENER LEE RUSSELL		4200 TUCKAHOE RD	MEMPHIS	TN	38117
WILDS DAVID M		824 BELLE MEADE BLVD	NASHVILLE	TN	37205
VILLIAMS PATRICIA L TR	FOR PATRICIA L WILLIAMS TRUST	991 LAKE HOLLINGSWORTH DR	LAKELAND	FL	33803
WILLIAMS THOMAS W	TOTAL TRANSPORT	PO BOX 1088	CAPTIVA	FL	33924
WILMSEN ELIZABETH A + JOHN G		4 HUNTLEIGH WOODS	SAINT LOUIS	MO	63131
VILSON MICHAEL A TR	FOR CAPTIVA FAMILY TRUST	PO BOX 776	CAPTIVA	FL	33924
VILSON ORRIN A TR	FOR ORRIN A WILSON TRUST	2636 WOODSCREST AVE	LINCOLN	NE NE	68502
WING MARGARET T	TOR ORBINA WILSON TROST	571 SW 141ST AVE APT 312N	PEMBROKE PINES	FL	33027
WINSHALL ARNEE RAE TR +	GOLDSTEIN STANLEY MARK TR + DUPRE MARC F TR		WESTON	MA	2493
WINSLOW PAUL + CATHERINE	GOLDSTEIN STANLET MARK IN + DOFNE MARC F IN	950 LARGER CROSS RD N	FAR HILLS	NJ	7931
VINSTON GORDON C + MARY M		4 WINDFLOWER WAY	WILLIAMSTOWN	MA	1267
WINTERS RALPH E +	EVANS KATHERINE H/W	20 ESSEX RD		NJ	
WITHEROW RICHARD I + CHERYL A	EVANS NATHENINE 11/ W		MAPLEWOOD		7040
WOESSNER WARREN D TR		4696 STONEHAVEN DR	COLUMBUS	OH	43220
		34 W MINNEHAHA PKWY	MINNEAPOLIS	MN	55419
VOLFE CAROL A	MOLEE LICE LOTTE TO FOR MARTIN CLAVOLEE TRUCT	3941 HILLTOP DR	HURON	ОН	44839
VOLFE MARTIN S TR +	WOLFE LISE-LOTTE TR FOR MARTIN S WOLFE TRUST		WASHINGTON	DC	20016
WOLFF TIMOTHY E + LESLIE	FOR FU FEN KINGIGHT TRUCT	1804 OCEAN DR	VERO BEACH	FL	32963
VRIGHT EILEEN K TR	FOR EILEEN K WRIGHT TRUST	8 ANDREW CIR	HAMPDEN	MA	1036
VRIGHT LINUS J		16 PRINCE ARTHUR ROAD	LONDON NW3 6AU	UNITED KINGDOM	
VU STEPHEN W + JANE E		2627 134TH AVE NE	BELLEVUE	WA	98005
ANDO ENTERPRISES LLC		1925 LOVERING AVE	WILMINGTON	DE	19806
ARBOROUGH GARLAND + LINDA TR	FOR GARLAND W YARBOROUGH TR 1/2 FOR LINDA		WHITEFISH BAY	WI	53217
YEAGER FRED M + DORIS A +	YEAGER F M + DORIS A TR FOR DORIS A YEAGER TRU		SAINT PETERS	MO	63376
OGEL LOUIS R + SHEILA M		7711 NEWPORT LN	PARKLAND	FL	33067
OUNG JAMES K + SHERYL R		4143 E LINWOOD ST	SPRINGFIELD	MO	65809

YOUNG KAREN L		7725 FOX TRAIL LN	CINCINNATI	ОН	45255
YOUNG ROBERT H + TERRY B TR	FOR BEACH VILLAS III REALTY TRUST	22 HILLCREST ROAD	WESTON	MA	2493
YOUNG RUSSELL F		851 OHIO PIKE	CINCINNATI	ОН	45245
ZASHIN MARCIA G +	COOK GAIL G	21 HUNTING HOLLOW DR	PEPPER PIKE	ОН	44124
ZILKA MARY K + KENNETH J		1788 CHADWICKE CIR	NAPERVILLE	ΙL	60540
ZINK JAMES R TR	FOR JAMES R ZINK TRUST	PO BOX 270308	OKLAHOMA CITY	ОК	73137
ZOUTENDAM GARY L + JANICE L		800 COUNTRY CLUB DR	BATTLE CREEK	MI	49015

#### **CAPTIVA COMMUNITY SURVEY**

To launch its latest update to the Captiva Plan, the Captiva Community Panel wants to hear from you! Give us your opinion on land use and zoning topics, then join us at upcoming public meetings to discuss this survey and the next steps the panel and the island should take.

To complete the survey online, go to www.surveymonkey.com/s/2013\_Captiva\_Survey

To request a printed survey to complete and mail back, send an email to captivacommunitypanel@gmail.com or a fax to (239) 362-9771.

### Your response is needed by Nov. 15

• Results will be discussed at the Dec. 10 panel meeting •

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Captiva Community Panel P.O. Box 72 Captiva, FL 33924-0072

## **Captiva Community Survey**

We want to hear from you about important island issues.

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## **Captiva Community Survey 2013**



1. What should a landscaping plan for Captiva include? (Rank in the order of importance to you, with 1 being most important and 6 being least.)

	Response Percent	Response Count
Encouraging use of native or low-water species	65.7%	134
Removal of non-native, invasive species	52.9%	108
Restoring the canopy along Captiva Drive where possible	58.3%	119
Creating a vegetative buffer between homes where possible	37.3%	76
Using vegetation to enhance beach management	64.7%	132
Keeping low-rise vegetation to allow a Gulf view along the Tween Waters portion of Captiva Drive	45.6%	93
I have no opinion on this issue	2.5%	5
	Comments	48
	answered question	204
	skipped question	37

# 2. (To correct the set-up on the prior question, to allow ranking)... What should a landscaping plan for Captiva include? (Rank in the order of importance to you, with 1 being most important and 6 being least.)

	1	2	3	4	5	6	Rating Average	Rating Count
Encouraging use of native or low- water species	36.4% (40)	21.8% (24)	17.3% (19)	14.5% (16)	8.2%	1.8%	2.42	110
Removal of nonnative, invasive species	17.3% (19)	26.4% (29)	20.9% (23)	11.8% (13)	14.5% (16)	9.1% (10)	3.07	110
Restoring the canopy along Captiva Drive where possible	25.5% (28)	15.5% (17)	12.7% (14)	14.5% (16)	15.5% (17)	16.4% (18)	3.28	110
Creating a vegetative buffer between homes where possible	3.6% (4)	4.5% (5)	9.1% (10)	22.7% (25)	30.9% (34)	29.1% (32)	4.60	110
Using vegetation to enhance beach management	11.8% (13)	19.1% (21)	26.4% (29)	19.1% (21)	18.2% (20)	5.5% (6)	3.29	110
Keeping low-rise vegetation to allow a Gulf view along the Tween Waters portion of Captiva Drive	5.5% (6)	12.7% (14)	13.6% (15)	17.3% (19)	12.7% (14)	38.2% (42)	4.34	110
		e filoso de educações e e e e e e e e e e e e e e e e e e		ette formus men em em em et en en en em	en e e e e e e e e e e e e e e e e e e	answered	question	110
						skipped	question	131

## 3. Since public lands are very limited on Captiva, any vegetation rules must primarily focus on private property. Which of the following do you agree with? (Check all that apply)

	Response Percent	Response Count
If we offer landscaping guidelines, private owners will mostly follow them	53.1%	119
We will need greater enforcement to achieve any impact	28.6%	64
A public education campaign will convince owners of the benefits of any new rules	53.6%	120
People will plant what they want, regardless of what county rules say	25.0%	56
I have no opinion on this issue	4.9%	11
	Comments	28
\$ 10 per 12 per	answered question	224
	skipped question	17

## 4. Do you support preserving historic buildings and other resources on the island?

	Response Percent	Response Count
Yes.	69.6%	158
No.	9.7%	22
Not sure, I need more information.	19.4%	44
I have no opinion on this issue	1.3%	3
	Comments	22
	answered question	227
	skipped question	14

## 5. What do you consider criteria for a designation as a historic property? (Check all that apply)

	Response Percent	Response Count
Age or longevity	39.4%	89
Historical significance	86.3%	195
Cultural/social significance	49.1%	111
Archeological significance	50.0%	113
Not sure, need more information.	9.3%	21
I have no opinion on this issue	3.5%	8
	Comments	13
	answered question	226
	skipped question	15

### 6. What site(s) on the island do you think warrant preservation by a "historic" designation?

	Response Count
	111
answered question	111
skipped question	130

## 7. Which statement best matches your opinion of lighting on the island? (Check all that apply)

	Response Percent	Response Count
We need more lighting on the roadways to make it safer and easier to see at night.	14.4%	33
We need more lights at individual driveways to make it easier to see house numbers.	8.3%	19
We need more light in the Village area only at night to make it safer and easier to see.	10.5%	24
We need less or better directed light on the island at night to minimize light pollution.	32.8%	75
The lighting we now have works pretty well for me.	53.3%	122
I have no opinion on this issue	0.9%	2
	Comments	26
	answered question	229
	skipped question	12

8. Do you believe the island needs lighting rules, such as those that exist on Sanibel, to encourage nesting sea turtles and help keep the night skies darker by limiting the brightness of nighttime lighting or encouraging the use of lighting fixtures which prevent light from going up into the sky?

	Response Percent	Response Count
Yes.	63.8%	146
No.	19.7%	45
Not sure, I need more information.	15.3%	35
I have no opinion on this issue	1.3%	3
	Comments	18
	answered question	229
	skipped question	12

## 9. Are you concerned about maintaining the commercial core of the island in the Village?

	Response Percent	Response Count
Yes, we need to keep essential businesses in the Village	57.0%	127
Yes, but the commercial core will survive without regulatory intervention	32.7%	73
No, there are too many businesses there now	5.4%	12
Not sure, need more information.	3.1%	7
I don't care about the business community on the island.	0.0%	0
I have no opinion on this issue	1.8%	4
	Comments	24
	answered question	223
	skipped question	18

## 10. Which of the following statements do you agree with? (Check all that apply)

	Response Percent	Response Count
I like the current mix of commercial and residential uses in the Village.	70.1%	15
I think there should be more businesses and fewer residences in the Village.	12.7%	28
I think there should be more residences and fewer businesses in the Village.	5.4%	1:
There needs to be more of a buffer between businesses and residences in the Village.	11.8%	26
The Village needs more parking to make it easier to drive there.	22.6%	50
The Village needs less parking to encourage people to walk or bike.	16.7%	3
I have no opinion on this issue	4.5%	10
	Other (please specify)	2
	answered question	22
	skipped question	20
11. What's the one new bus	iness Captiva really needs?	
		Response Count
		117
	answered question	117
	skipped question	124

## 12. Do you believe Captiva businesses should primarily serve residents, or tourists and other businesses?

	Response Percent	Response Count
Residents	6.8%	15
Tourists and other businesses	5.0%	11
A combination of the two	88.1%	193
	Comments	20
	answered question	219
	skipped question	22

### 13. Do you feel safe walking or biking on Captiva's streets?

		Response Percent	Response Count
Yes.		60.6%	134
No.		35.7%	79
Not sure, need more information.	0	0.9%	2
I have no opinion on this issue		2.7%	6
		Comments	55
		answered question	221
		skipped question	20

## 14. Would you like to do more biking or walking on Captiva? If so, what's holding you back?

	Response Percent	Response Count
Yes, but I won't because (give reason below).	38.5%	80
No, I'm happy with the current situation.	49.0%	102
Not sure, need more information.	2.9%	6
I have no opinion on this issue	9.6%	20
	I won't bike/walk more on Captiva because	107
	answered question	208
	skipped question	33

## 15. Which of the following issues should be part of a community discussion about walking and biking on the island? (Check all that apply)

	Response Percent	Response Count
Slower traffic speeds in selected zones	24.5%	53
Faster traffic speeds in selected zones	7.9%	17
Separated bike/walk paths away from traffic	51.4%	111
Wider bike/walk shoulders in the Village	61.1%	132
More enforcement of traffic/speed laws	18.1%	39
More enforcement of bike/walk laws	9.3%	20
More parking to help eliminate cruising traffic	15.7%	34
Other alternatives to driving for on- island transport (e.g. trolleys, pedicabs, van shuttles)	27.8%	60
I have no opinion on this issue	6.5%	14
	Comments	40
	answered question	216
	skipped question	25

## 16. Which of these statements reflects your opinion?

	Response Percent	Response Count
I support more public parking and beach access on Captiva in general.	11.1%	24
I support more public parking and beach access only if it would guarantee more government funding for beach management.	27.3%	59
I do not support more public parking and beach access on Captiva.	55.6%	120
I have no opinion on this issue.	6.0%	13
	Comments	25
	answered question	216
	skipped question	25

## 17. Do you feel the panel should be looking into the following issues? (Check those issues you think the panel should pursue.)

	Response	Response Count
Establishing standards to maintain a Village "look"	46.1%	100
Putting island power lines underground	59.9%	130
Bringing sanitary sewer service to the island	44.7%	97
Creating wider bike/walk lanes on Captiva Drive	58.1%	126
Creating a bike/shared-use path separated from the road	38.2%	83
Having uniform rental rules for the entire island	14.3%	31
Enforcing leash laws on the beach	24.0%	52
Reducing stormwater runoff to improve water quality	28.1%	61
	Comments	36
	answered question	217
	skipped question	24

## 18. What other issue(s) should the Captiva Community Panel be focusing on for the future planning and land use of the island?

	Response Count
	63
answered question	63
skipped question	178

## 19. Prior to receiving this survey, were you aware of the Captiva Community Panel?

	Response Percent	Response Count
Yes	61.1%	135
No	38.9%	86
	Comments	9
	answered question	221
	skipped question	20

## 20. If "yes," what is your perception of the panel on a scale of 1 to 10, where 1 is very negative and 10 is very positive?

	Response Percent	Response Count
1 Very negative	2.5%	4
2	1.2%	2
3	1.2%	2
4	1.2%	2
5 Neutral	25.8%	42
6	3.7%	6
7	10.4%	17
8	19.6%	32
9	6.1%	10
10 Very positive	15.3%	25
I have no opinion on this issue.	12.9%	21
	Comments	18
	answered question	163
	skipped question	78

## 21. Have you attended any meetings or workshops conducted by the Captiva Community Panel in the past year?

	Response	Response
	Percent	Count
Yes	25.2%	55
No	74.8%	163
	Comments	1
	answered question	218
	skipped question	23
22. Other questions or comments?		
		Response Count
		21
	answered question	21
	skipped question	220
23. Where do you live on the island?		
	Response Percent	Response Count
Gold Coast	12.7%	28
Tween Waters stretch	8.6%	19
The Village	28.6%	63
South Seas Island Resort	50.0%	110
	answered question	220
	skipped question	21

## 24. Where do you own property on the island? (Check all that apply)

	Response Percent	Response Count
Gold Coast	13.1%	28
Tween Waters stretch	8.9%	19
The Village	29.0%	62
South Seas Island Resort	54.2%	116
	Comments	9
	answered question	214
4   1   1   1   1   1   1   1   1   1	skipped question	27
5. Do you own multiple pro	operties on the island?	
25. Do you own multiple pro	Response Percent	Response Count
2 <mark>5. Do you own multiple pro</mark> Yes	Response	Count
	Response Percent	Count 54
Yes	Response Percent 24.5%	Response Count 54 166

## 26. Which best describes you? (Check all that apply)

		Response Percent	Response Count
Full-time (9 months or more) resident & property owner		14.1%	31
Full-time (9 months or more) renter	0	0.5%	1
Part-time (3-9 months) resident & property owner		24.5%	54
Property owner, but on island less than 3 months per year		35.5%	78
Timeshare owner		25.0%	55
Business owner		3.2%	7
Employee		1.8%	4
		Comments	10
		answered question	220
		skipped question	21

27. OPTIONAL: Give us your name, mailing address and/or email if we need to follow up on your responses.

	Response Percent	Response Count
Name	93.1%	94
Address	82.2%	83
Email	92.1%	93
	answered question	101
	skipped question	140

28. If you are not currently receiving email updates from the Panel, would you like to be added to our email list? (We limit how many messages we send, and you can opt out at any time.)

		Response Percent	Response Count
	Yes	73.6%	89
	No	26.4%	32
		What is your email address?	81
		answered question	121
		skipped question	120

## 2013 CCP survey comments

#### Landscaping plan comments

NOTE: Question order was:

- 1. Encouraging use of native or low-water species
- 2. Removal of non-native, invasive species
- 3. Restoring the canopy along Captiva Drive where possible
- 4. Creating a vegetative buffer between homes where possible
- 5. Using vegetation to enhance beach management
- 6. Keeping low-rise vegetation to allow a Gulf view along the Tween Waters portion of Captiva Drive
  - Not interested in Sanibel-type regulation or enforcement.
  - I am interested in using vegetation to enhance beach management. We see "low rise vegetation" as the prerogative of the property owner. It's another form of storm protection.
  - People will want a vegetative buffer for privacy. I do.
  - · First two are 1 and 2, rest is make-work stuff
  - Restoring Captiva Drive canopy is most important
  - I think both native and non-native invasive (emphasis on invasive) species should be removed.
     E.g., gumbo limbo and sea grape trees can be very invasive, as well as non-native Brazilian pepper, moon flower, air potato, non-native scaevola. Whereas many palms may be non-native, but are NOT invasive, such coconuts (coco nucifera).
  - I don't feel I am knowledgeable enough about the specifics of the situation on Captiva to comment intelligently.
  - 1. Encouraging 2. Removal 3. Creating 4. Using
  - · Don't understand the use of vegetation to enhance beach mgmt.
  - Canopy #1, Enhance beach management #2, keep low rise vegetation to allow view #3, native low water #4, vegetative buffer #5
  - There is no enforcement by Lee County so the question is moot.
  - The sight of dead trees that was once a beautiful panorama of the area is now dreadful as you arrive.
  - Replanted areas should strive to be "natural" in appearance so the island does not look like a
    giant planned community.
  - The canopy was the most enchanting, unique and regal part of Captiva; the signature feature.
  - 1. Remove non-native, 2. Encourage low-water, 3. Create a vegetative buffer, 4 use vegetation to enhance...
  - If I may order in order of listed above: 5,4,1,6,3,2
  - 1) canopy 2) native or low-water species 3) vegetative buffer between homes 4) removal of nonnative species 5) vegetation to enhance beach management 6) low-rise vegetation in front of Tween Waters
  - 1.Using vegetation to enhance beach management 2.Encourage native species 3.Restore the canopy 4.Creative buffer between homes 5.Keep low-vise vegetation to allow Gulf view
     6.Removal of non-native species
  - Please leave existing Australian pines alone!

- 1. Using veg to enhance beach man. 2 encourage use of native 3 create veg buffer between homes 4 removal of non-natives Online survey will not take numbers
- 1. Removal of non-native species... 2. Encourage us of native species.... 3. Use vegetation to enhance beach... 4. Create vegetative buffer.....
- include toxic chemical control
- Improve the landscaping to enhance roadways to enhance the experience for both visitors and residents.
- Sea Oates and palm trees along Tween portion with all other tree species removed or trimmed very low. Homeowner approval required. Funded/maintained by county if possible
- 3/2/5/1/6/4 -- couldn't rank as only check marks appeared.
- I have ranked canopy #1. I support vegetation. It does not have to be native. Annuals add beauty.
- Let people plant what they want to plant. Stop trying to be so bossy!!
- 1/5/4/6/3/2
- As Hurricane Sandy illustrated, it's much more important to have vegetation that creates sand dunes than to preserve a Gulf view.
- Please leave the canopy of Australian pines alone. Rank in order of Questions: 5,6,1,4,3,2
- All are important. Removing the invasives is probably the most important. While I really loved the canopy on the Drive, the consequences in a hurricane must mitigate what is planted anywhere on the Island. In my opinion all the Australian Pines should be gone from Captiva as lovely as they are. Vegetation between the homes ensures privacy and is a noise buffer. Again, the type of vegetation is important. If your neighbor's tree hits your house when the wind blows hard, that is a big problem in a storm. Our only damage in Charley was roof damage from a neighbor's tree. Said tree is still there and still a danger. Regarding low rise vegetation to allow a gulf view.....yes, that makes a difference and goes with my first statement. What kind of tree or bush is not going to cause a problem with lines, etc. in a storm?
- Golly, there's a lot of busy body work to done. Lee County does a lot of this already. As to the Tweenies' stretch, isn't a lot of that the result of improving the dunes following H. Charley? That was good work and should not be undone.
- 1 encouraging use of native or low water species; 2 removal of non-native; 3.vegetation for beach management; 4canopy; 5 low density vegetation; 6 creating a buffer
- All are good issues
- In order above: 2,1,5,4,3,6
- 1 restoring canopy, 2 remove non-native, 3 encourage native, 4 vegetation beach, 5 gulf view, 6 between homes

### **Vegetation rules comments**

- People should be able to plant what they want within reason.
- Not in favor of "Big Brother" approach
- Based on the fact that there are multiple violations of permanent use of piling levels once the
  occupancy permit is final, I think there were be multiple violations of landscaping guidelines.
- Some people will plant what they want but many will follow guidelines
- We don't need vegetation rules
- Panel will have to use care in deciding which landscape policies are important enough to override individual property rights

- Educate, regulate and enforce. Stress self-interest to achieve compliance. Introduce new laws only in situations where environmental damage is measurable.
- A landscape plan should include that invasives (emphasis on invasives) species should be removed, whether native or non-native e.g., native Amelia pattens, gumbo limbo and sea grape trees can be very invasive, as well as non-native Brazilian pepper, moon flower, air potato, nonnative scaevola. Whereas many palms may be non-native, but are NOT invasive, such coconuts (coco nucifera).
- The county will not enforce regulations just as they do not enforce zoning regulations NOW.
- Not allow the size of the new homes which takes additional land, removes vegetation, and spoils the image that Captiva was and should be again.
- We don't need another set of rules.
- It will be very tough to enforce. We need the plant police, which will cost taxpayers more money.
- I believe that owners of private property will tend to their own views from a monetary and design criteria
- Homeowners will do what they want, especially the deeper the pockets. Regulations often impact on homeowner who is the little guy.
- As long as it is not invasive or illegal to plant, what people plant on private property should be their choice. I advocate public education and working with the local landscaping companies to encourage native low-water planting.
- None of the choices are true. A combination of guidelines and public education have the best chance of working
- Unless it affects their neighbors or island property values, owners should not be told by government what to do on their own property.
- We can encourage landscaping guidelines with the use of tax breaks, something to help the decision making process along
- I believe "rules" should only apply to invasive species. Freedom of choice otherwise but with an education campaign to at least inform what is recommended.
- I think working with the landscape companies who could then encourage the homeowner might be helpful. People come with preconceived ideas that the beach landscaping should look like their northern landscaping (very manicured) and to me grass and lawns do not belong here. I love Bob Walsh but he could be more helpful in this regard. I think many people would do it differently if they had it to do over. The people who come here now have a lot of money and are used to having things their own way. South Seas little homeowner's area has tried hard to maintain a laid back feeling with rules and regulations but people find ways around them and basically do what they want. With so much glitz in the world, if that's what they want, there are plenty of places to find it but that's not how it works. They want what's here but feel a need to improve on Mother Nature.
- Private property is strictly that! PRIVATE! We do not need nor do we want any vegetation rules. Captiva looks fine as is. Stay out of private property and keep your regulations!!!!!
- Again, why do we think we know better than the actual owner of the property
- I think guidelines, public education and enforcement are all necessary
- We disagree with the premise of the question. Private land is private land. We would not welcome any regulations.
- I am not sure that any of these is appropriate for the entire Island. Would like to think that people will follow some type of plan but those with established landscaping that works are not likely to totally re-landscape. Public education will help. Enforcement of what??? Is there now

- any law to enforce? Obviously people have planted what they want. Some of it is beautiful, if inappropriate. Witness some of the grassy expanses on the Drive and the very large trees.
- I do not favor regulation of plant species on private property except to the extent of controlling noxious weeds or invasive species.
- If we offer guidelines and do a public education campaign it may help, but some people will always do want they want. Landscapers play an important role.
- As long as they are "guidelines" and not rules

### Historic preservation comments

- They add to the charm
- The house owned by the Jackers is on a registry. Registry is the job of the individual owner, not the community
- More important to preserve the historic look of Captiva rather than specific structures
- The unique character, including the intimate and natural feeling of the island, is worth preserving.
- Preserve ONLY those already designated
- Houses north of Tween Waters are already gone, Andy Rosse houses are gone, South Seas historic cottage is now on Sanibel, so there is nothing left that is worth the effort. Island is scenic, minimally historic.
- History will not repeat itself, if it is destroyed. Enforce rules and regulations, and not let money and influence change the natural state of Captiva.
- Cultural history is the only link we have to our past. Our legacies (good and bad) shouldn't be discarded or reinvented.
- What is the heavy burden placed on property owners? Just the owners of historic sites or all local property owners?
- Very important
- Tween Waters and Chapel by the Sea and cemetery
- There is too much talk of restrictions which holds back the island from being a premier destination. Lack of restaurants, services, etc. Zoning should have been only commercial on Andy Rosse Lane.
- Would want to know the long run ramifications i.e. modifications, sale restrictions, etc. This would need to be an owners choice decision
- No control on this issue
- I do not support this! We do not need some board or historical society telling Private Property owners what they can and cannot do with their PRIVATE Property!!
- If the property owner receives benefits like reduced real estate tax by having their rights limited.
- Chapel by the Sea is fine and I don't think Tween Waters should be regulated.
- Captiva is losing itself. The older houses and buildings have something worth saving.
- Sounds like some people are too wrapped up in their perceived historic importance.
- Not sure what "other resources" means
- What historic buildings? The Chapel?
- Each property needs to be considered individually

### Historic criteria comments

- There are established rules for historic registration.
- All of these elements could represent a significant factor, but a decision would ultimately rest on the specifics of the case, including the broader context of the property under consideration.
- Longevity unto itself does not necessarily make something historic. Landfills will be around for a very long time but we probably don't want a monument to them--they are unto themselves.
- The older building that used to be a restaurant at South Seas
- I love the sense of history that little Useppa has and how well they have presented it. Our stories are what we are and what makes us real.
- The problem with granting historic preservation to structures that do not meet flood zone
  requirements, will selectively allow such owners special privilege under current zoning laws.
  Because of our barrier island and storm surge issues, no buildings should be given historic status
  unless they are elevated to meet current zoning requirements
- Once again I do not want a Historic property board on our Island!!! NO new rules or regulations for private property owners!!! Stay out of our lives please; we have enough regulations as is!!
- This should not be something to limit private property, like saying Indians build a mound here so you can't build your house here.
- I am not in favor of, and will fight against making any part of Captiva an Historic District.
- Age alone is not good enough. It must have significance. Already too many buildings in the Village have gone the way of the mega house.
- I oppose designation.
- Not sure about cultural/social and architectural; I would need more information.
- If you are saving the building it should have architectural significance.

## What site(s) warrant preservation by a "historic" designation?

- Chapel by the Sea, cemetery, Rauschenberg studio, stilt house
- The cemetery
- Island Store, Andy's dock
- Chapel by the Sea and Tween Waters.
- The chapel, the library. It's too late for Andy Rosse Lane!
- The cemetery, Ding Darlings House on Stilts on the Bay Side The Mucky Duck South Seas Resort
- Not enough information.
- Chapel and cemetery
- The chape!
- Island store, ding darling fish house
- The individual owner of a property is the only person(s) who can seek historic designation. These are useless questions.
- None
- Chapel By The Sea
- "Downtown" Captiva (Andy Rosse and SanCap Road) has interesting structures that appear historic and reflect the old island look. I like this element. However, a few have already been transformed. Is this process irresistible?
- Library
- Only those already designated
- Church

- Some of the "traditional" island homes and cottages that are of a particular age or design.
- Tween waters and the wedding chapel
- Possibly the Chapel by the Sea, maybe Tween Waters.
- The Church at Captiva town, The Island Store Bubble Room
- Graveyard
- Chapel By The Sea
- Chapel by the Sea and cemetery
- Don't know! Haven't been a time share owner long enough to have an opinion!
- Chapel by the Sea, Cemetery, Tween Waters Inn
- Perhaps a list could be drawn up I am a timeshare 'resident' and sadly when we are there, everything seems to be shut (i.e. museums). Very sad for us
- The Little Chapel by the Sea
- Light house
- Bubble room
- Both Chapel by the Sea and Tween Water Cottages. Are there others not mentioned under consideration?
- All but the Chapel area are gone already. Keep the chapel and cemetery as they are.
- Cemetery, Chapel, Preservation of trees, plants for the Captiva "feel"
- Don't forget the Calusa Indian mound at South Seas
- Near the Library and Little church
- The cemetery
- Ding Darling, Bailey structures, Captiva historical locations
- Not enough knowledge of all potential sites. Definitely the Chapel.
- Sanibel Lighthouse and ancillary facilities.
- Tween Waters Inn
- Chapel by the Sea
- Chapel by the Sea
- · Shell mound at the South Seas resort.
- Don't know of any
- Historical Museum
- Community Center, Library and Chapel. Andy Rosse Lane is already vastly changed. Public Beaches should be protected. Tween Waters
- Rauschenberg properties, Andy Rosse Lane
- Church/Cemetery
- Island Store, old cottages on Andy Rosse now mostly occupied by businesses, Old Captiva Inn.
- Chapel Island Store
- Island store, Bubble Room, antique store, Rauschenberg studio and fish house
- Captiva Chapel By the Sea
- Chapel by the sea
- Tween Waters, Island Store, Chapel and cemetery
- country store
- At this point I believe the appropriate designations are in place
- Graveyard, Chapel by Sea, Jensens', Island Store
- Chapel by the Sea and Tween Waters Cottages
- Any Calusa artifacts. Home once owned by Ding Darling.

- Tween Waters Cottages Chapel by the Sea Cemetery Don't know enough about the Rauschenberg compound
- Island Store, Bubble Room, Cemetery at Chapel by the Sea if not included with the chapel
- Buck Key (though I know not technically Captiva)
- cemetery, chapel
- Some of the original structures that may still be found, any buildings going back to before 1940s
- Don't know the island well enough
- I do not believe there are any sites that are historic. Maybe the island store. That's about it. Moving forward with quality services to better the experience is more important than preserving some old structure just because it is old. There really are no historic properties worth talking about.
- Caloosa mounds in South Seas
- Ding Darling Dock House
- None
- The Island Store, Jensens' Marina
- The Chapel, Tweenies', Rauschenberg's', nothing recognizable left of the So Seas that existed 40 years ago except some of the golf course. Calusa shell mounds are certainly of interest. Anne Morrow Lindberg is a great part of our history. History doesn't have to be ancient, it's going on all the time. Maybe Jensen's or the Bubble Room & Mucky Duck have a place. The biggest loss in my opinion was Timmy's Nook.
- Robert Rauschenberg's fishing house
- Island Store....
- Rauschenberg studio
- Community center, Jensen's offices, island store
- Nothing. Consider a historic structure that gets damaged for whatever reason beyond repair.
   Would the owner have the right to rebuild at grade as a historic structure and not elevated?
- Chapel by the Sea
- Church and library area
- Chapel by the Sea, Tween Waters cottages, Key Lime Bistro.
- Chapel by the Sea
- Chapel
- Chapel By The Sea
- NONE!
- Chapel, cemetery
- Cemetery....chapel...older buildings.....
- The Captiva General Store, the Bubble Room, the Antique Store, the store West of the Bubble Room, the Ding Darling Fish House and the Rauschenberg Studio.
- Several of the original beach cottages located in the village area.
- Chapel by the Sea if they request to be one.
- Chapel by the Sea, some older Victorian cottages
- Chape
- The Cemetery, the Chapel, some of the houses and the Fish House on the Rauschenberg property (Bob was so good at seeing the importance of this). Would love to see Jensen's on the Bay given special status.
- Chapel By the Sea, and Tween Waters Cottages
- Chapel by the Sea and the cemetery

- Chapel
- Chapel
- Chapel, cemetery, Island Store, Rauschenberg fish house
- None that I know of. The architecture is pretty bad. It is clearly not Nantucket Town.
- Chapel by the Sea
- Church, general store
- Chapel by the Sea Rauschenberg/Darling stilt house
- Captiva Chapel & Cemetery
- Don't know.
- Old cabin on SSIR
- Island store
- Island store, Bubble Room, Kings Crown

## Lighting on the island

- I do support signs being lit. I don't know enough about lighting to indicate which regulations would be best.
- It is very hard at night to see people walking on street
- Enforce what is on the books. We don't need more regulation.
- We don't have a lighting problem we have a driving problem, especially around Andy Rosse Ln and SSIR. People drive too fast. Lights may make it easier for drivers to see pedestrians but it won't make it safer until they slow down.
- Try to increase road safety, especially for pedestrians and bikers, by using directed LED lighting. Avoid overhead street lamps. Power with solar panels. The nearly universal use of GPS systems makes seeing numbers almost irrelevant.
- Where roads are narrow and pedestrians may be walking or bikers riding, more lighting would be beneficial.
- The atmosphere of the island is what makes it special. Certain lighting for safety on the roads and the village for liability issues.
- if you are going to walk and it is dark, carry a flash light or glow stick
- I like the less lighting is better except in the area between Andy Rosse and the entrance to South Seas. It would be helpful to have some lighting for the safety of walkers at night
- Actually, new Captiva Sign Regulations are less restrictive than the rest of the county for instance: roof signs are allowed on Captiva.
- If lighting is added it should be low glare, high efficiency fixtures. Losing the "star filled night sky" takes away from the island experience.
- Rauschenberg corner is dangerous to pedestrians
- It might be good to encourage owners to put a simple spot light on their house number/name of property.
- Lighting or some other way of highlighting the S curves at night (South of Tween Waters and north of Tween Waters) since there have been many accidents at both places over the years.
- better directed light with new additions
- Think it's fine as it is.
- The village area needs a total overhaul. Provide tax breaks to encourage new and better services increase the quality of the experience on the island.
- Upward directed lighting needs enforcement. The current regulations work well.

- I really don't want more lighting!
- More light is needed on the road from the South Seas Resort to the Green Flash. Many people
  walk along the road at night to restaurants.
- Businesses should not be allowed to have their outside lights on all night. Once the customers are gone, the lights should be out.
- Need lighting especially from South Seas to Andy Rosse, as there are always so many pedestrians at night, and hard to see them.
- There are some areas -- especially the curve at the Rauschenberg property -- that need more light. But light can be directed downward so it does not cause "light pollution."
- Home owners can install solar installations to light house numbers. The Village would be fine if
  the "visitors" would stick to the pedestrian paths and use lights on bicycles, wear light colored
  clothing and not ignore basic rules that they doubtless follow when not having an Island
  experience.
- Captiva should adopt a "dark skies" policy and enforce a Sanibel style lighting policy. No to more light in village. And, when, pray tell, were bright lights historically shunned?
- I love the peace, quiet and nature. 25w bulbs are all we need outside.

## Lighting rules comments

- I think we should get improvement by educating and encouraging owners not by legislation.
- We are supposed to eliminate lighting that affects the beach during turtle season
- Need rules to keep light levels low as they now are
- The value of the island ultimately depends on preserving its wonderful, natural character.
   Producing another suburb can be undertaken elsewhere, but why do that to a property as unique as Captiva?
- if you are going to walk and it is dark, carry a flash light or glow stick
- Voluntary rules now work well.
- The beach is dark so I don't understand how there would be too much light for the turtles, besides I think sometimes we get carried away with the preservation of animals.
- Within reason
- Especially yacht club and tween waters
- The rules already exist to protect our nesting turtles.
- Enforce existing rules
- Sanibel is ruined due to all the regulations; we do not need any more for Captiva.
- Sanibel is a wonderful illustration about how lighting, when properly done, can provide needed illumination while preserving the nighttime skies, improving ambience and protecting sea turtles.
- Fortunately, Captiva is NOT Sanibel. We like it the way it is.
- Within the proper distance of the beach.

## Preserving commercial core comments

- The businesses here are almost exclusively for the tourists and provide little benefit to residents of the island.
- Business people are able to change or evade rules as suits them

- Would like to see more businesses necessary for residents' needs, e.g. grocery, gas station, pharmacy
- A few basic businesses belong on the island, others could be placed elsewhere. Biking, sailing, and kayaking rentals should not be moved. Restaurants and grocery stores should also stay.
   Others like clothing, gifts and art may or may not have a place.
- We need to keep the businesses we have in the Village no more or no less. If we lose the businesses in the Village people will have to leave the island to get supplies and food.
- Lacking any real code enforcement, businesses have free rein to intensify uses beyond existing codes and regulations.
- Keep the hodge podge from making the village look like a summer resort of cheap shops that have the appearance of struggling from season to season.
- The village flourished after Charley. A business needs to survive on its own to ensure quality, fairness, and longevity.
- One person's identification of an essential business will be different from another's. For me, it is a good grocery store, like we have; an ATM; and a variety of good restaurants. A competitively priced gas station would probably be too much to hope for!
- This a critical discussion
- There are enough houses in the Village. What makes the place is the small restaurants, bars, live entertainment and art galleries.
- I believe we need to encourage business possibly looking at additional options with regards to mixed use. Not sure what regulatory intervention refers to in the second line
- We need a core, but small and solid business community in the Village. Most important to keep businesses consistent with look, feel and essence of historic, old Captiva. Fast food and chain operations should be prohibited through appropriate zoning.
- Restaurants used to be better and more diverse. Now one person owns all and the quality is poor.
- Tax revenue for all
- I think this is a very fragile situation as brought to light by the Roberts. It is obvious what their idea of civilization is and I can only imagine what plans they had for "the village". Next stop Disney World
- Should encourage zoning on Andy Rosse Lane for structures allowing commercial on lower level and living quarters above.
- Keep your regulations out of Captiva and let the free market work. What is wrong with you people? When has increased regulations ever helped business or reduced costs? Look at what is going on in DC, are you blind?
- The businesses are disappearing which ultimately negatively affects the tax base. As Sanibel is now admitting, it's smart to help the local business owner to survive. They are a vital part of the "economic ecology" of the islands.
- It can, and should, be done by zoning.
- Commercial businesses are important. The problem now is that too many properties are owned by the same individuals. Diversity is better in my opinion. We need the Bank, the Post Office, the Island Store, the various shops that sell both clothing and "tourist" items. That is part of the experience of being on vacation or running out of eggs at breakfast. Love the fish truck from Andy's. I do object to formula food served in a variety of same owner-operated restaurants, but do not think that it is up to the Panel to regulate commerce. It seems to be in balance. Now, just enforce the regs that will prevent them from the overflowing dumpsters and the septic systems that cannot be maintained. If there is no commercial business on Captiva and we all have to go

- to Sanibel for everything, there will be unrest among the property owners who actually live there for all or a good part of the year.
- What constitutes an "Essential" business??? Truth is the Village has become a hotel zone.
- Could you allow public parking on public land?

## Village current mix comments

- The economy governs what businesses succeed
- I would encourage businesses to develop in the Village and realize that may require a bit more parking space is needed but would be reluctant to use too much land on public parking.
- Biking, walking and busing (South Seas Resort) need to be encouraged. Additional parking development should be discouraged.
- In season, the comment is we will not go to Captiva as it is a grid lock, yet the businesses say they need the business. More convenient transportation, less traffic.
- I would like the idea of less parking and more walking, but my husband has Parkinson's Disease and therefore walking can be an issue, so more parking would be ideal
- Businesses should be limited to dining and shopping
- How about actually working with Lee County to enforce parking, seating, noise, truck delivery regulations?
- Not enough parking for the businesses already there...
- If you only want to serve residents and visitors who are local to the business then encourage
  only walking and biking. If you add parking visitors from further away will find it easier but with
  parking comes clearing land and losing ambiance. Nobody wants to walk or bike early evening
  when the bugs are especially ravenous.
- Maintaining the natural environment should be the number 1 priority as opposed to attracting more businesses / traffic.
- We need businesses that are respectful of the neighborhoods next door.
- I would like to see the possibility of additional business opportunities to continue the idea of mixed use.
- The Village can serve the Captiva residents and visitors without more parking. In the Captiva
  environs, an increase in parking will only draw increased automobiles usage. Captiva should
  encourage walking and biking. Parking, garbage, dumpster and septic regulations should be
  strictly enforced in the Village. Captiva has a large number of weekly renters. Day trippers
  should not be encouraged.
- Today's consumer wants more than what Captiva offers.
- Buffer in the form of noise control and excessive signage/lighting
- Parking is needed. However, more bike racks and foot paths will encourage people to drive less. I support both.
- Leave the Village as is? What is wrong with Captiva the way it is? Why are you so anxious to change what is working?
- Parking is a chronic, vexing issue. Beach day trippers who spend little or nothing are the least
  welcome as they contribute nothing to the economy of Captiva (other than parking fee). Yolo
  draws many customers to day long beach activities but provides only about 3 spaces. Most
  restaurants seem to have enough parking for their visitors. Not sure how to solve parking for
  those visiting Captiva for the day to shop and eat. Maybe some additional parking at CCA,
  charge small fee.
- The village needs better pedestrian and bike access to encourage people to walk or bike there.

- Ah!! Therein is a big problem. My husband always says "bring your own parking place." Captiva is not a big island. People will just have to live with what we have. While I feel sorry for those who try to find parking, this is a self-limiting situation. We cannot have it both ways. Too many of the properties are rented by their owners and not lived in by owners. These people want to drive to restaurants instead of walking. This is not possible during the busy season. People swarm the roads, flaunt ordinary rules of traffic, etc. It is just a fact of life on Captiva. How is one going to regulate that??? Captiva has grown past its own boundaries, advertised past the capacity to deliver and priced its Real Estate accordingly. As a property owner and half-year resident, I honestly feel as though the rental situation is the elephant in the room. Regulate that and so many of the problems will not be there.
- No to more parking. Do not encourage more day trippers. And, how would you provide "more of a buffer" between businesses and residences???

## What's the business Captiva needs?

- Drug store or garage
- Suggest more gift shops / clothing.
- Fabulous Bakery
- Pizza
- Business related to enjoying the general area's natural resources.
- A small-scale pharmacy, food, hardware
- Shake shack
- Anything affordable! How about a good reliable and reasonably priced pizza place to start.
- A good Italian restaurant
- Bakery/deli/sandwich shop
- Larger grocery market than Island Store
- Enterprises that help guests and owners to appreciate the place of Captiva Island in the ecosystem and world. Celebrate the past and strive for a beautiful, sustainable future.
- Office and computer supplies
- A decent restaurant
- Cat wash.
- Island Store
- Drug/grocery
- Take out sandwich shop
- Pack and Ship
- Medical facility/Drs office
- · Grocery store
- A store along the lines of Jerry's or Baileys of Sanibel, but on a smaller scale. We find the store in Captiva quite limited. Perhaps the existing store could be encouraged to have a better mix of food and a little less of knickknacks?
- I think the bases are covered! My family goes there to get away from the rat race of shopping, running errands etc.
- Dog kennel
- The stores that used to be on the second floor just outside South Seas
- Another larger grocery store for some price competition.
- Lee County Code Enforcement Annex

- Grocery store
- A good Italian restaurant
- Grocery/pharmacy
- Captiva seems to be losing its gallery/artsy shops but that could be the economy.
- Mailing store
- Hardware store
- Beach shack restaurant,
- Some place that has less expensive gift items.
- · Grocery store that is reasonable with prices
- We have a nice variety.
- Discotheque
- Small grocery
- Another restaurant
- A food market open until 8 PM
- Pharmacy
- Organic/Natural Health Food store
- Sushi
- A restaurant whose food is not awful! The Stilwell restaurants serve poor quality food and the Green Flash is terrible. We dine only on Sanibel.
- Gas station (the one at South Seas entrance doesn't really count).
- A small general store for local rentals that isn't so high priced that you want to leave the area to shop
- I believe Captiva has all that is needed! The Island Store sells all necessities, there are plenty of
  restaurant choices, and the SSR shops offer items as well. LESS is more. Sanibel is a short drive
  for any other needed items.
- Bakery
- Market
- McDonald's JK!!!
- Retail variety
- Hardware store
- Island Store
- Urgent care. Hardware store.
- Expanded groceries. More variety.
- Beach products (beach chairs, umbrellas, etc.) rental business.
- Small pharmacy
- Clothing/shoes
- Can't think of one we can't survive without!
- A gas station
- A small gas station.
- A jewelry store would be a nice addition. Possibly a takeout/catering type business.
- · Restaurants with better food
- Better, more varied restaurants. The current offers are weak compared to many parts of Florida. The downturn probably had an impact here.
- Better restaurants, better retail.
- Larger/better general store with more grocery choices and some hardware things

- Our own Chamber of Commerce. Sanibel Chamber does not truthfully acknowledge Captiva Island whether we are members or not.
- If a different style business was really needed it would already exist.
- What we have is fine.
- Retail shops
- If it is needed it will appear
- A larger grocery store
- Gourmet takeout
- Fish store/farmers market
- Hardware shop,
- Better ice cream store
- Food trucks, fresh food vendors, craft/art events. All on a much smaller scale, but planned events to draw more shoppers to the village.
- Grocery
- Decent deli/supermarket for all needs Jerry's and Baileys are too far.
- Self-serve frozen yogurt. Also, improved food at the Mucky Duck.
- Business center with high speed internet, copying, faxing, and computers.
- Hardware Store
- Good Restaurant
- A good restaurant
- An anti-regulatory business or committee. To keep the government out of our personal and business lives.
- Better market
- A restaurant that can actually prepare a decent meal.
- We need our own small chamber of commerce to tell people about Captiva's unique offerings and help guide visitors around our small area.
- A parking garage
- An outreach emergency care medical clinic
- PLEASE leave Captiva alone.
- GOOD restaurants!
- Gas Station.
- Grocer
- PEOPLE MINDING THEIR OWN BUSINESS.
- A good restaurant. The food in the village is pretty bad.
- Pharmacy
- Retail
- Permanent seafood store... the truck is nice when available
- A pharmacy
- A discount liquor store!
- Better grocery store

#### Residents or tourists comments

- Residents and tourists. Don't like traveling to Sanibel to shop.
- · Businesses should serve customers. DUH

- It seems to me that the two groups are interdependent. Consequently, a plan that supports coexistence should be developed.
- A mix makes visitors experience from the residents the atmosphere that makes Captiva.
- Residents and tourists...not sure what businesses serve other businesses.
- Business more and more on Captiva serve generally to budget minded tourists and much less to residents.
- Residential business will be stronger and have a more determined incentive to stay in business and not make it look like a shanty town
- Restaurants should serve both. Specialty shops and galleries probably cater to and depend upon tourists for physical sales volume.
- Businesses are going to serve their bottom line and whatever constituencies contribute to that.
- Without one, there cannot be the other. It's symbiotic in nature.
- Residents include weekly and monthly renters. Businesses should not be geared to attract day trippers.
- Residents do not support the local Captiva businesses.
- Demand determines business types and customers.
- Residents are able to enjoy the businesses we have.
- Whatever it takes to survive, hopefully capitalism is alive and well on Captiva.
- Themselves and their employees....and by doing so all will be served.
- They can serve the desires of whomever they want.
- considering how few residents are on island year round, tourists are a vital part of retailers' survival
- A combination of which two? The full time residents need accommodation. Those of us who live there half-time need accommodation. Property owners who are absent for all but 2 weeks of the year and use their properties for rentals almost exclusively should be sentenced to a week of spring break!! If the Island wants residents who live there and care about the Island, the Panel needs to address the situation and make the Island a place for all of us who really want to inhabit the Island; those who are willing to pay for the privilege of residence. Investors who buy to rent need to be regulated better. Perhaps we need fewer Real Estate Agents. (Sorry to my friends who work so hard to live and work on the Island selling Real Estate. Perhaps they should be the only ones allowed to sell property! They really do care about Captiva and are as legitimate a business as any other)
- This is an absurd question. They will do what they need to do to survive.

## Feel safe biking or walking?

- · Cars still going too fast and bikers are not always in the safety shoulder
- Safer here than in other place for traffic is much slower
- Time of day makes a difference. Clearly there is responsibility whether it be bikers, walkers or drivers to be alert and focus on safety.
- walking yes, biking no
- As a walker it is fine as a biker need bike path on one side of the road.
- Safety shoulder should have been wider
- The shoulder should be widened to accommodate pedestrians walking comfortably side by side. This would also be better for pedestrians and cyclists at night.
- · Rarely do either

- It seems to me the Village would benefit from having a proper sidewalk between Andy Rosse Lane and SSIR to encourage guests of the resort to go spend their money at businesses in the Village. A safe, comfortable sidewalk would encourage that and make everybody a winner.
- Safety shoulder is inadequate particularly at night
- Yes, but sometimes the traffic is too heavy and too fast. Walking, biking and busing should be emphasized. Adherence to speed limits is important.
- Encouragement and enforcement of speed limits, and better and wider walking and biking lanes will allow this to happen.
- Some of the curves are blind and I feel very uncomfortably when biking them.
- No from Andy Rosse to south seas entrance
- Though not at the blinking light bend north of Island Store.
- Too much traffic
- It's better but should be consistent all the way.
- Road and bike paths too narrow
- The Panel adding golf carts to Captiva encourages more congestion and underage unsafe driving.
- Too much vegetation overgrowing the walkways including the SSIR.
- A larger designated shoulder is important. Especially for pedestrians.
- Traffic and biking can be an issue.
- Again Rauschenberg Corner need lights
- We run and ride our bikes on Captiva Drive. You take your life in your hands. We really need a bike path. With driving speeds and distracted driving due to texting...tragedy is assured. In the short term, vegetation growth onto the road needs to be trimmed back.
- I find most people drive cautiously, even at night.
- Most of the time. Not on Captiva Drive during high season. Speed is an issue on the Tween
  Waters stretch in the early morning when it is dark. Once weekly monitoring between 6:30 and
  sun-up by deputies staggering the days they are out would help.
- except outside village
- Need sidewalks on Andy Rossi to separate cars and walkers.
- Safety shoulder could be bigger to be safer; however, don't know that there is room.
- Better bicycle lanes would be helpful.
- Except during the highest tourist seasons when there is a sharp increase in the number of drivers who drive too fast
- The body will always lose when meeting up with a motorized vehicle.
- The safety shoulder along Captiva Drive could be made wider for greater safety. Owners could also keep vegetation out of the safety shoulder. Other streets are OK as is.
- It's better than most places where cars and bikes and walkers have to get along. By the time
  most motorists get to Captiva, they are aware of others using the road and visibility is quite
  good in most areas. Mopeds seem to be the biggest problem and I don't see them much
  anymore, a new law?
- There are no dedicated walking or bike paths
- safe as most streets
- Less safe walking, especially along the beach area and gold coast.
- Low lighting on San-Cap Road in Village area needed.
- There needs to be a walking biking path along the main highway on both sides of Captiva Drive for the full length of Captiva

- Not around some of the bends.
- I bike every day, and feel safe except when the psycho owner of the Mucky Duck drives his fancy car. He's a nut. Who buys a very fast sports car to drive on Captiva? A nut, that's who.
- Large 18 wheeler delivery trucks that double park daily are dangerous; musicians, repair & lawn care trucks constantly blocking streets. Only a matter of time before someone gets hurt.
- OK, only in the very early morning, and mid afternoon
- Especially in season, the narrow shoulder is too close to the traffic.
- The area between South Seas and the Village is especially dangerous.
- I do feel the visual presence of our law enforcement patrol cars and perhaps a few more tickets issued would slow folks down.
- The buffer is working nicely.
- For the most part, the answer is "Yes". At night during the busy season, not so much at night.
   Other than that, if one follows the rules of the road and realizes that the roads are narrow and
   caution is needed, one is safe. (So glad that the too-wide South Seas busses are gone.) The
   Island has its own limitations that regulations are not going to solve.
- Bike/walk path is not wide enough. At night, the streets are too dark. Walk at night at your own risk. Even during the day, the path is simply too narrow and too close to car/truck traffic.
- My only issue is with motorists frequently exceeding the speed limit when I ride on Captiva Drive.
- Not in 'season"
- Some stroller is going to get flatten by a white Cadillac. It will be terrible. We need sidewalks from South Seas to tween waters. Big issue for me.
- Yes, but not on Captiva Drive.
- A painted bikers' lane would help.
- Better but still not safe -- especially mornings

## I won't bike/walk more on Captiva because...

- Shared use path is not safe
- It is not safe. People on bike veer into roadway and ride double. Cars go too fast and there is not
  enough speed enforcement. Safety shoulder not really wide enough and not really a bike or
  walk path
- No bike path
- There is not a safe path
- I won't bike on Captiva because there is no bike path and the road is too narrow especially around curves.
- No Bike Path
- Bike/walking path to narrow
- Shoulder is narrow and therefore uncomfortable to walk at night
- Not safe. Need bike/walking path
- Safety shoulder is inadequate
- Bikes are somewhat difficult to rent during popular times and expensive for families. It is an additional cost to car rental.
- Lanes too narrow for biking
- Dangerous on the "S" curves and the area between Jensen's on Gulf and South Seas Resort.
- it is too dangerous

- Need a wider/clearer bike path possibly on one side of roadway
- Narrow safety shoulder
- I do bike, but I still think we need more of a bike path like on Sanibel
- Need bike paths
- It is not safe, especially in the area between Andy Rosse Lane and South Seas Resort
- There are no bike lanes on the sides of Captiva Road
- Need more biking paths.
- There are safety issues for walkers/bicyclists because of no sidewalks or walkways designated to these groups. There is a lot of traffic on Captiva and nowhere to go especially on turns.
- ...because we feel unsafe on narrow paths
- It's dangerous to walk from parking at South Seas over to the restaurant. Need a sidewalk for safety
- Do not feel safe, the vehicles speed, that includes the local residents, and at night it is dangerous.
- My husband has Parkinson's disease, therefore walking can be troublesome. Same goes for cycling
- Need bike/jogging/walking path that is not on or next to Captiva Drive.
- Blind curves are a little scary, walkers and bikers can't be on the same shoulder.
- inadequate trail/path
- But better lighting or walkways at night would be helpful
- Limited access to beach areas, private property designation etc...people should not be able to own the sand...
- Wider bike paths would be helpful, especially south of the turn at Jensen's, to Blind Pass.
- It's too dangerous
- Walking area needs to be widened so bikes and walkers can both be on the path.
- My timeshare is on South Seas and I like to walk to the fitness center but the road is so narrow and doesn't have walking or biking lanes.
- Layout of Captiva not set up for walking (only beach) and riding a bike can be really hazardous on the island because of the bends
- Road and bike paths too narrow
- More access to affordable bike rentals
- Need real bike paths but no ROW available.
- Traffic
- Roads are too congested and dangerous for pedestrians in Captiva. Incorporate bike / walking / running paths as they have near Ding Darling.
- It is dangerous to walk/ride on the safety shoulder. It is not even kept clean and open
- Shoulder is very narrow with the turns in the roads
- Safety concerns
- Wider paths.
- Closeness of traffic
- We need the bike paths extended from Sanibel Blind Pass to the end of Captiva (Post Office).
- I don't feel safe walking and frequently have to move to uneven areas.
- Cars and trucks drive aggressively. Speed cyclists are also aggressive.
- People often walk in the middle of Captiva Drive and I fear for their safety and my driving responsibility.
- As stated above, it is very dangerous.

- Unsafe walkways/bike paths
- Side shoulders are too narrow, especially around the two S curves and the curve right before South Seas.
- We walk everywhere!
- I do a lot of biking and walking but I don't feel safe doing either
- Need more lighting on village streets
- Walking, running path would encourage people to walk and run longer distances. Many people do not feel comfortable walking and running so close to cars. They stop at the Jensen S curve.
- It would be nice to have some more bike trails like those on Sanibel.
- Too dangerous due to cars.
- Need better bike path to connect with Sanibel and down to South Seas
- It's dangerous the way it is.
- The walking/biking lane is quite narrow in some places
- Better walkways are needed in the village as tourists tend to wander into the streets
- Need bike paths TOO Dangerous now!
- I would bike except for the fact that it is very dangerous to do so on Captiva Drive or Andy Rosse
  Lane. The delivery trucks along Andy Rosse are allowed to double park, triple line up each &
  every morning at the four-way stop. Vehicles weave their way to their destination while
  avoiding walking visitors or bikers.
- Wider shoulders would encourage me to walk more in the village along Cap. Dr. and Tween stretch
- The traffic.
- Too much car traffic!
- I bike a lot, but I would like to walk my dogs on Captiva Drive if there were a wider bike lane or sidewalk, the cars drive too fast to feel safe with such a narrow side to the road
- There are no true safe bike paths like Sanibel
- Need a better path from south of the curve to the bridge
- The setback on both sides of Captiva Drive needs to be better cleaned. Sand and plants should routinely be cut back and cleaned to keep the original space that was installed when the road was redone. Also better notice/markings to bike should areas.
- Walking or biking positions me too close to cars
- I'd like better walking/bike lanes and slowing mechanisms (rumble strips, rather than police control) especially on the corners, which are dangerous. The speed laws are too slow on the straight areas of road.
- No walking paths
- I do not like the pedestrian safety issue at the turn past the old firehouse. Something should be done there to provide additional pedestrian safety perhaps an easement over the corner property for a sidewalk?
- The walks are too narrow!
- Insufficient width sidewalks or biking paths
- Some of the bends need wider bike paths
- Leave Captiva alone, it is beautiful as is!!!
- Runners are the problem. They run on the wrong side of the road and think the bikes should get out of their way, but they are a moving object on the wrong side of the road.

- Sharing the narrow road with large beer trucks and other massive vehicles makes the walk to
  the post office quite daunting. Our favorite is walking tourists with strollers weaving in and out
  of the traffic.
- Heavy traffic, not sure what the solution is...other than restricting further commercial development, or very well thought out development.....I consider the addition of Doc Ford's positive.
- There is limited room for vehicular and pedestrian traffic with the current width of the roads.
- Shoulders are too narrow and close to cars.
- I do plenty of biking and walking on Captiva, but as a pedestrian, biker and motorists, I should wish it could be safer for everyone.
- The edge stretch in front of the cantina, beach stuff and sunshine cafe needs to be paved. The drop down can be treacherous for biking.
- People go too fast around the curves.
- It's so dangerous. The bike, walking path needs to be wider. I feel very strongly about this.
- Island has limitations that do not allow everyone to walk, run, drive, bike (especially bike) at all times of the day. Part of the problem is just plain following the rules of the road.
- The space between the road and the bike path is too narrow
- Distracted drivers, narrow road, and most importantly impatient drivers ignoring speed limits.
   Would favor speed bumps or other speed reducers in village area.
- Lack of trail to ride on.
- There's a real need for wider paths on CAPTIVA for both bikes and walkers.
- Safety shoulders are too narrow, especially on the S curves
- Inadequate bike path
- Inadequate bike paths
- No room for walking or biking.
- Spandex riders in large groups ride aggressively. Sand and vegetation overgrows the safety paths. Minors driving golf carts are hazardous to all, including themselves. Large trucks and cars drive as though they are on the freeway especially around S curves. Aggressive drivers
- Too much traffic going to Andy Rosse and South Seas that are non-residents.
- There is no speed enforcement on Captiva Drive and there needs to be.
- it's too dangerous
- I'm too old.
- Wider shared use path or a buffer between the path and traffic.
- Narrow roadways-dangerous for walking and biking
- Would like bike/pedestrian paths, but realize space is limited. Love to ride on Sanibel

## Issues for community discussion

- Separate paths discussed for many years, no solution has been found. Allow more golf carts.
- Too many cars drive far too fast on the lower section of the island. Walkers need to be trained to walk facing the traffic. Every rural kid knows that, but a lot of folks on Captiva don't seem to know it.
- Slower speeds on the entire island!!! Widen shoulder along Captiva Drive
- This is a real make-work question. It is really not an issue.
- Restrict cars at certain times. Pedicabs are a great idea.

- Cyclists can be very dangerous to pedestrians; the cycle clubs come in large numbers and are not pedestrian sensitive. Cyclists should not be allowed to ride in safety shoulders.
- There is no way to make it better. The "Safety Lane" should not have been added to the roadway.
- There are long stretches on the island where speeds could be increased without impacting safety
- It was great when the South Seas trolley would take you to Andy Rosse Lane. It was much safer. I do realize the liability, but another trolley or shuttles would be great and make it much safer
- Transportation between South Seas and the Village or end of Island would be nice
- Too many commercial vehicles that don't obey speed rules.
- No trolleys!
- The island needs to have safer biking and walking paths.
- I feel the current laws/road sides etc. work well. Adding more parking, enforcement, shoulders with markings etc. will make our Island look more like a city. I would certainly be against trolleys, cabs etc.! We would feel like we were in NYC. The Island is so small; we don't need it to be more organized. I find both drivers and walkers to be cautious and courteous.
- Parking for golf carts. It will cut down on cars being used.
- Enforcement of slow driving laws to keep the tourists from driving ten miles an hour and not paying attention. Also arrest a few bicyclists who zip through stop signs as if they don't pertain to them.
- Allow golf cart traffic to go to tween waters like before new rule
- During peak times of the year, Captiva is at capacity. Nothing should be done to further encourage greater usage. Buses and van shuttles should not be encouraged.
- Think the balance is ok but it takes a long time to get out of the island.
- Enforcement of delivery truck parking. Seems it must be a law enforcement nightmare to see the congestion at the 4-way stop & allow it to continue. Also, musicians park within the street to unload all their equipment without regard to oncoming traffic. They'll finish their task with absolutely no regard to the rest of the street's activity.
- Walking safety when facing traffic (the prescribed method) is very dangerous on the three, 90
  degree inside turns, north of the first turn coming from Blind Pass. As stated earlier the safety
  shoulders should be widened the length of Cap. Dr. and separated from the driving zone by
  small tabs causing tire noise. Separate paths would be nice but would be a major battle.
- Current speed limits are fine. Traffic enforcement should be limited to dangerous violations, as we need tourists and business workers to come here.
- The traffic moves so slowly thru the village and there is so much congestion that everyone is aware of others. It pretty much takes care of itself
- NO to other alternatives! No to parking garages!
- A trolley between Tween Waters and South Seas would be very helpful
- Extend the area of permitted golf cart use.
- Much traffic is caused by people cruising to the end of the island. There should be disincentives
  for people to just drive to Captiva, turn around and go back.
- How about letting golf carts drive the entire Island.
- No trolleys please...they are too slow and just make it worse
- Would be a grand plan but somehow have a connected brick walk path throughout the village on up to South Seas. Try walking in the dark from the Bubble Room to South Seas...scary!!!
- Posted speeds are OK, no further enforcement, people generally follow the limits.

- I especially would like to see a separated pedestrian, or pedestrian/bike pathway that goes through the Rauschenberg property, behind the complex of buildings at the Sunshine Café, at the west edge of the Bubble Room parking lot and between the General Store and RC Otters to Andy Rosse Lane (and possibly through Sunset Captiva to the Library).
- The commercial parking that is now "sold" to day trip people for beach usage needs to be stopped. One charm of CAPTIVA is that those using the beach are also paying to stay on the island or have homes here which contribute to an appreciation and care for our beach.
- More parking will bring MORE cruising traffic, if they think there's a better chance to park.
- There are several that I would love to check but the real answer is that Captiva is a small Island and not everyone can be accommodated. The roads are already narrow. How will wider bike paths be created??? Bikers and pedestrians/strollers, etc. cannot all be in the same place at the same time. SO...who is entitled???? This becomes a philosophical issue about speed and the need to get somewhere coupled with the idea that "I am spending big bucks to be here and I want my own way".
- NO to wider shoulders in village. Leave us alone. And, as to speeds, it's already 25 mph.
- Things seem OK the way they are.
- Slower speed in Village area all the way up to S-curve @ Jensen's on the Gulf. Many
  inexperienced bikers, mothers with children, teens, tourists etc. walk in that area. Really scary to
  see them on the curves, especially where the vegetation has overgrown.
- Eliminate the passing zones. Cars when passing are traveling at a high rate of speed and impact cars exiting driveways and pedestrian traffic.

## Public parking and beach access

- I do not want to see parking along Captiva Drive EVER!
- I support alternatives such as shuttles. I am unaware of public land that could be used and I do not support the purchase of any for parking.
- Parking has basically remained the same for years, only this time the CEPD failed to get funding.
- Support more public parking to serve existing needs. Do not want to increase day visitor traffic on island unless it supports CEPD funding.
- Beach access could be increased and tied to a new transportation system that does not increase the number of cars on the island.
- Allowing more parking with regulations that must be enforced. Our enforcement policy is minimal; likewise we do not enjoy what is there to be enjoyed.
- Captiva's capacity to expand is very limited. The atmosphere of such a beautiful place can be ruined very easily by trying to cram 'A quart into a pint pot"
- How about more beach access if needed at no increase to public parking?
- I am a resident of South Seas and some of these issues do not affect me.
- If a fee was charged to island property owners it should be tied to the value of their private property to try to balance the amount charged. It should not be put onto the back of every timeshare owner who already pays for many fees.
- A public parking area in the village would be nice, as parking for restaurants is limited.
- Adding more public access will increase the number of vehicles, day visits etc. Keeping Captiva
  quiet and more of a vacation destination keeps the peace. We don't have a lot of active night
  life so the majority of vacationers are families; therefore the trouble etc. is kept to a minimum.
- We have plenty of beach access throughout the island. Parking is the issue.

- Though I believe we need more parking on one hand, having a lot more could possibly cause
  more congestion and wear and tear on the beaches with regards to trash etc. We don't have
  enough service to take care of trash generated by an abundance of public access. That would
  have to be addressed as well. It seems we walk a fine line in this regard.
- We could do with some beach access by the church and cemetery currently it is difficult. In general, I think the situation is ok as it is.
- Beach access should be for people staying on the island. We do not want the public able to come on the island. This is asking for trouble. Captiva should be a high end, exclusive experience. Attract a high end hotel operator to buy South Seas. Let them build a 5 star, exclusive hotel. Develop the island for a contemporary and quality experience.
- Parking is brought up again & again. I wonder where anyone will propose to put this "additional" parking. Of course we would like it! However, some businesses do nothing to direct their customers as to where to leave their car for the day. Yolo is one. They have only 3-4 parking spaces & leave their customers to grab a spot anywhere they can. They often form a line of cars down Andy Rosse Lane while making reservations, etc. It seems every business should have the room to accommodate their customers. Unfair situation.
- There doesn't seem to be room for more parking on Captiva.
- How about leaving things as is and not charging us anymore than we are already paying? Why
  are you so anxious to change things and increase costs and regulations? How about finding ways
  to reduce costs and regulations?
- Drawing more day tripping beach goers does little to help Captiva economy. Costs for
  renourishment should be shared county wide since it draws tourists from everywhere and
  greatly benefits the county coffers. Having the burden fall only on locals serves to chase local
  residents and businesses away, turning the island into even more of one big rental property.
- NO MORE PUBLIC PARKING!!!
- NO, NO, NO. Please NO. If people want to use the beach here, they need to come and stay somewhere on the island. That means people using the beach are helping to pay for it.
- This is a barrier Island! Where is the parking going to be created? Neither we nor anybody else is going to make this Island anything but what it wants to be. If we want to be here we will have to pay for that privilege.
- Parking is a major issue, as is beach access, but space is so limited and parking buildings are totally unacceptable.
- Adding public parking will require enforcement and maintenance. After dark, parking beyond
  the village area creates safety issue for pedestrians on the dark streets walking to the Village.
  Walkers tend to wear dark clothing, walk in the street and not pay attention to traffic. Village
  businesses might provide shuttle service at night, but not thru neighborhood streets. Shuttles
  are disruptive to residential areas.

## Do you feel panel should be looking into other issues?

- Sep path can't be done. Leash laws -- just a rule that dogs be under voice control
- Captiva is a special place now and we all must work to keep it that way. My thanks to everyone
  involved.
- I do think that some of the businesses on Andy Rosse need updating and maintenance. This is the responsibility of the owner but it diminishes the "quaint" when it becomes unsightly or neglected.
- This is an unnecessary make-work list of useless issues.

- A village "look" that makes Captiva resemble Disney World is not what we need. Authenticity and uniqueness should be part of the formula.
- None of the above needs panel attention.
- If underground power lines would eliminate all the power outages I would be for this
- As much as rules are disliked, there would be chaos if we did not have them. We can still
  maintain the charm of Captiva, and have comfort and security.
- Absolutely NO RENTAL RULES!!!
- Maybe sewer service but is this possible? How would it be financed?
- If you start to try and over regulate the island it won't look or feel like an island anymore and it will just feel like another place that lost its character to a committee
- Since when does Captiva have a storm water runoff issue?
- Standards do get complicated. Inevitably it will create a conflict between who is grandfathered and god bless whomever is building new. There should be a master plan of some type that interprets what is visually important about and to Captiva. It can be as simple as signage standards and entrance landscape or as complicated as cataloging the vernacular architecture of the island (which includes the McMansions).
- Maintaining the safety shoulder and keeping landscaping from creating blind spots
- Need clear regulations and enforcement to eliminate weekend or day rentals, especially for weddings, graduations and other parties at rented houses in residential zones. Renting for those purposes is a commercial use of the property and not permitted in residential zones.
- Village look standards should not be too restrictive. Should encourage walk-ability and character. We have rental rules in place.
- also wider bike/walk lanes on Captiva Drive in village area
- Sewer service cannot be a condition precedent to permitting greater development and growth on Captiva. It is a serious issue.
- Think is mostly ok as it is.
- Captiva owners pay enough tax and it all goes to Lee County and we do not get much for our tax dollars. All this and more should be done for Captiva without raising taxes.
- We have heard many horror stories from people actually renting while stuffing the place they are staying in with many more people than expected.
- Nice but too expensive.
- It's a shame that underground power lines were not approved before. Tween Waters has set a beautiful example.
- See previous comment about the Village "look"
- None of above.
- Why do you want to make so many changes to our beautiful Island? Please go away and leave us alone
- Current issue for rentals seems to be over capacity on many homes in the village. 6-8 cars spill
  over into the street on each driveway. Stories of clogged septic systems and trashed homes are
  common.
- So many rental houses detract from a true community, as one never knows who is supposed to be next door, the renters often don't know beach rules, noise, etc.
- I support putting power lines underground if it provides safety to the grid in the aftermath of a
  hurricane and storm surge. If power lines are put underground, that might provide a good
  opportunity to put a bike path on top of the buried power lines. There are some places the
  existing shared-use path needs to be widened -- especially between the village and South Seas,

- but much of the problem is maintaining the width of the existing path by removing sand, debris and vegetative encroachment.
- Please, Please put the utility lines underground. They are ghastly & ugly now that we have lost the lovely canopy along Captiva Drive.
- LEAVE US ALONE.
- OOH! So many good topics. I would have checked the bike path, but honestly cannot see how it
  will work with property owners. Sewer is a huge problem. I think that it is necessary but only if it
  will NOT bring the Sanibel look to Captiva.
- NO, NO! My God, it's apparent that members of the panel need something to do. Please leave us alone. All this goes way beyond the Panel's County defined mission. Much of this has been rejected by the community over and over again. Quite acting like a Chamber of Commerce.
- We must continue to allow dogs on the beach regardless of the leash law enforcement. We do not need the sheriff or anyone else enforcing the leash laws
- Most important for me.
- The shared use path would not have to be widened if it was properly maintained. Sand needs to be kept back and landscaping trimmed so as not to over-run existing path. Widening the path encourages people to walk and bike 3 or 4 abreast instead of 1 or 2. Why not keep what we have but take better care of it?

## What other issue(s) should the Panel be focusing on?

- Noise level at nights at private parties, i.e. wedding receptions
- What is the wish list of land for parking and or public use
- Preserving wetlands and their buffers, beach buffers. Reducing removal of mature vegetation.
- Its demise.
- Crime prevention. Increase support for stronger property values thru increase in minimum length rentals.
- Architectural review to maintain at least minimum conformity to present "look" of Captiva
- Restrict development of undeveloped properties. More efforts to preserve mangroves and wild
  life.
- Fishing in public spaces should be better managed and facilities should be added to allow
  disposal of waste, monofilament, fishing line, hooks, bait and fish cleaning trash, etc. Fishing
  should be allowed on the Gulf-side of Blind Pass bridge only. Rules should create a buffer to limit
  boat anglers from getting in the space of private docks and property.
- Making the County enforce the EXISTING zoning and land use regulations
- Keep out commercialization. Keep its rustic, "old Florida" feel
- Lake Okeechobee dumping the water into the ocean is unbelievable!
- Additional garbage pick-up on Saturdays to decrease rodent population and improve sanitation.
- Encourage better markers in Bay channels for boating
- More activities that would encourage visitors to see and experience the outer islands as well as Captiva. An appreciation of nature could be good for business.
- Beautiful though the large houses on Captiva are, it would be nice if some of the plots of land for sale could be used to build more than one very large scale property which seems to be shut up more than it is open
- Maintain an island look with low rise buildings
- Reduced vehicular traffic

- Making sure that the island is not further developed by "tear down housing with McMansion replacement"
- More Holiday/Community Annual events
- Consistent and reasonable enforcement of existing zoning and codes. No point changing what will not be enforced.
- With the coming change of the weather they should be thinking of how to protect the island
- Maintain the intimate atmosphere of the island and village.
- Protecting our water quality
- Walks over the dunes to prevent erosion in those path ways many other beaches have them in place
- Lowering the height limit of structures in the Village
- Future development of Rauschenberg Triangle of land
- Wish there was some way to maintain historical charming look of the island (i.e. cottages).
- Raise enforcement of existing zoning and noise laws to prevent the final drift of Captiva from being the quiet, tranquil, clean residential community it once was to the compromised, weekly rental tourist resort it now mostly is. I know that twenty one of the twenty four houses on Wightman Lane are now weekly rentals and I am confident that a similar rate exists for the entire village. Quietness, tranquility and cleanliness in the Village now reflect the standards of the weekly renters. Sanibel does not have this problem generally speaking because they actually enforce their regulations.
- To us it's about keeping the beach beautiful. That is why people love Captiva. We do not want
  Captiva to become more commercialized or busy. People love the Island because of its
  simplicity.
- Keep the Island quaint like Nantucket.... NOT high-rise Disney like Marco
- Storm sewers do not remove the water and prevent first floor flooding.
- Keeping the islands ambience and not allow overbuilding and overcrowding. Limiting daily beach
  access to people not living or staying on island by limiting parking. Don't let the island become
  another Periwinkle Way.
- Do not over-regulate
- Ease of transition of certain properties to allow for mixed use.
- Garbage collection at dumpsters--keeping them closed; limiting number of persons in rental houses consistent with bedrooms and septic capacity; enforcing parking regulations; clean-up of beach in heavily used areas, especially from village to South Seas
- The Panel has to focus on maintaining Captiva's traditional, non-commercial, low-rise, low
  impact feel. Increased parking, overcrowding and over-development will damage the island for
  resident, visitors, and eventually, businesses with a long-term perspective. Also, there needs to
  be some thought about how best to maintain and keep clean the sections of beach that receive
  the greatest use.
- Consider a study to incorporate Captiva as its own city without Lee County. We may find we can get better services, attract better retail, enhance the island and lower taxes.
- Fixing dips in Captiva Road and resurfacing Binder Drive
- I wonder why Yolo is allowed to extend that business onto the beach whereas no one else can. Have you seen how they tear up the sand on a daily basis with all their equipment? Go check it out, especially now since we are all paying for the beautiful beach renourishment...
- Providing more information about community matters being discussed by the CCP to all island stakeholders
- Separate representation at the county to protect and preserve the uniqueness of the island

- Stay on top of Height restrictions I would ban grass but that's probably not going to happen
- Stop the jet ski rentals!
- Size and height restrictions on building
- Access for boating and rules for using boats in the bay
- Allowing golf carts to travel all the way to Tween Water.
- Limit the big foot housing projects
- We residents are grownups so let's use deterrents rather than laws. We are an island community and want to remain happy and neighborly, rather than afraid we're breaking some laws all the time. I have a dog and pick up after it - so maybe allow our furry friends on all beaches - but accumulated penalties for irresponsible actions. As far as tourists go - fine them if they trash our island!
- There needs to be a charge added to all rentals on the Island to cover the costs of beach renourishment instead of the residents footing the bill. They use it and we pay for it!
- Stop dredging!
- Keep current zoning.
- Reducing costs, reducing regulations. Stop trying to add new rules because someone does not like their neighbor's yard or the businesses in Captiva. Get out of our lives and off our PRIVATE properties.
- Public restrooms
- To keep the exclusivity of the Island while maintaining its simple charm, natural feel, beauty, and the quiet, open beaches.
- The charm of Captiva is that we who live here love it and are willing to pay to keep it as charming and lovely as it always has been. People who want to come and visit are always welcome and can stay in the many available places. Beyond that, the island is almost too tiny to really accommodate many more than are here to live and stay for a vacation time.
- Improving cell phone and cable TV service. We have too many black outs, get the public electric utility company to improve service.
- Wasn't all of the above enough? Am still concerned about the use of barrel tiles and the similar style roofs during hurricanes.
- I wouldn't dare say anything to encourage to meddle further.
- Limit size of buildings. Limit building height. Limit building square footage.
- Limiting the size of new buildings. The mansions on Wightman, etc. are too big for the area.
- No jet skis, no parasailing, no floating restaurants selling food
- More golf carts Extend to Tween Waters for golf carts

## Aware of panel?

- I totally support this group and attend meeting when possible.
- I am aware the CPOA determines how 8 of the 10 panel seats are appointed which does not make for a representative community planning panel.
- Yes, we are very grateful for their work. That said I'd like to see property owners that rent their properties get a greater voice on issues. Is there a way to use technology to allow people to attend meetings without being there physically? I seem to recall some division with the CPOA and agreeing more with CPOA more than the panel.
- Unfortunately, I am not able to attend meetings as I am only down for short periods. However, my father attends the meetings regularly.

- A very important part of our community!
- Keep up the good work
- I am completely disgusted that we have one. Nothing good ever comes out of community panels, they are always taken over by one political view or the other and ALWAYS increases costs, regulations and ruins a community. It should be abolished immediately.
- The word "Panel" is what's confusing me. We wish to take an active role. ARE you the Captiva Civic Association? WHAT have you done with them, if not!!!!!?
- So far, so good. A work in progress.

## Perception of panel?

- Still wish panel and CCA had better relationship, but there are too many people that are antipanel and think it is only for businesses and financial gain for members.
- Not enough effort to inform residents of issues pending or to encourage other residents' participation in decision-making.
- Was aware of the panel but not sure just what it was all about
- I am concerned about the amount of public input solicited.
- has not been effective
- Panel should be independent entity.
- My father speaks very highly of the panel and its goals to date
- Thankless job that takes much time and effort. I am appreciative for the community members
  who serve. I wish there could be a venue to get more exposure with absentee owners to get
  them more involved and focused on the community aspect of the island. If I had an idea, I would
  submit.
- As a newly elected homeowner association President, I suggest that the Panel members meet
  with the leadership of the various Captiva homeowner associations at least once a year for
  input, improved communication and to jointly focus on goals for Captiva
- Negative feeling about failure of Panel to follow through with underground power lines. It seems that relatively few, outspoken, people stopped this.
- I am not really neutral. I think there is a decided business bias. The panel serves some purposes very well, but I think there should be a spirit of cooperation between it and the Civic Association. We might do good things together.
- Thank you for all your hard work as volunteers!
- Do not know the make-up and opinions of the panel.
- Any decision made by this panel should have 100% unanimous consent of every property owner or business on the Island. Otherwise it is an unfair representation of the Island itself as a large portion of owners do not live on the Island full time
- Even though the CCP advertises its meetings, when I have attended I did not feel particularly welcome and the "audience" is basically ignored by the board.
- Overall it is positive, but I would like to see broader representation on the panel and better cooperation between the panel and the Captiva Civic Association.
- I wish to find out all about you.
- The folks on the panel care and ask for comments to try to understand how the people feel.

## Have you attended panel meetings?

- in the past years I have attended
- We are timeshare owners living in the UK, so would be unable to attend
- Only because I have not been on the island when they were held.
- Please consider a way to use technology to record and share the meetings or use some sort of media (gotomeetings.com?) to provide greater access.
- Due to my work schedule, I often am not able to attend. I try to keep up by reading the minutes.
- We have in previous years.
- This panel is not a true representation of Captiva and I do not recall voting for any of its members.
- We have received no notice.
- I admire and respect those who have given so freely of their time to serve on this Panel.

## Other questions or comments?

- A plan without action is no plan but a plan to failure
- If the CCP exists to do planning and review land use policies, etc. Why are some property owners allowed to hold review meetings in venues other than the CCP?
- What is this survey supposed to achieve?
- Keep up the good work, and protect what I believe is a little paradise right here in Southwest Florida
- I love the feel of 'Old Florida' when I'm in Captiva. Please don't let that go. Matching storefronts are not natural!
- We have timesharing since 1981. We have come to think of the island has paradise, frightened of the prospect of another catastrophe of losing one of the most beautiful spots we have.
- Captiva has suffered a lot from Charley. It is just getting back some of the rustic or more natural appearance. In design, sometimes less is more.
- Wall to Wall Mansions on Andy Rosse needs not to be repeated
- Thank you for caring about Captiva, and working hard to protect its beauty.
- Thank you for your work
- I know that the panel does updates. I don't have an answer as to who would do it and how to pay for it but possibly a regular newsletter like a constant contact program that sends updates and asks that people share it with other property owners could get more people involved. The CEPD, CIHS, etc. send out newsletter updates and ask for subscribers. Or possibly be included in the others newsletter? Just thinking of how to grow the following.
- Captiva Community Panel is the Island's best resource to keep everything here nice.
- Let me know when they are. I'm not on the island all the time.
- Leave our Island as!
- I'm curious about how you came to be. How many "members" you have. How many people are on the "panel" and if they represent varied or similar viewpoints.
- When and where does the committee meet?
- I do not rent my home. It is not fair to expect others not to rent theirs but I do favor fewer tourists and would be pleased if the number of renters/tourists were to decline.
- Quit trying to be our local government.
- Keep CAPTIVA unique. Limit development.

# Captiva Community Panel survey/workshops

Emails sent via Mail Chimp; statistics collected by Mail Chimp

#### SURVEY SOLICITATION TEXT:

## Captiva Community Survey seeks your input

To launch its latest update to the Captiva Plan, the Captiva Community Panel wants to hear from you! Give us your opinion on land use and zoning topics, then join the panel at upcoming public meetings to discuss this survey and the next steps the panel and the island should take.

To complete the survey online, go to www.surveymonkey.com/s/2013 Captiva Survey. To request a printed survey to complete and mail back, send an email to captivacommunitypanel@gmail.com (mailto:mcaptivacommunitypanel@gmail.com) or a fax to (239) 362-9771.

Your response is needed by Nov. 15. Results will be discussed at the Dec. 10 panel meeting and at subsequent public meetings.

The Captiva Community Panel provides a public forum where property owners and residents can discuss issues affecting land use, zoning and the community in general, to share opinions and reach consensus on ways to best protect and preserve the island. It serves as a county advisory committee on land use and zoning issues, and as a mechanism to express the wishes of island residents to county officials. You can find out more online at www.captivacommunitypanel.com.

#### **EMAIL CAMPAIGN REPORTS:**

Title: 101113update

Subject Line: Captiva update... Community survey seeks your input

Fri, Oct 11, 2013 11:00 am Delivery Date/Time:

**Total Recipients:** 420 Successful Deliveries: 419

Bounces:

Bounces:

Recipients Who Opened: 153 (36.5%)

1 (0.2%)

Title: 103113update

Subject Line: Captiva update... Happy Halloween! Delivery Date/Time: Thu, Oct 31, 2013 11:23 am

**Total Recipients:** 418 416

Successful Deliveries: Bounces: 2 (0.5%)

Recipients Who Opened: 147 (35.3%)

Title: 111213ccpNews

Captiva update... deadline for community survey is this Friday Subject Line:

Delivery Date/Time: Wed, Nov 13, 2013 8:30 am

**Total Recipients:** 416 Successful Deliveries: 413

3 (0.7%) Recipients Who Opened: 135 (32.7%)

#### WORKSHOP EMAIL TEXT:

## Help plan Captiva's future!

The Captiva Community Panel is updating the existing Captiva Plan, which sets out the land use and zoning policies the county uses for island properties. As a follow-up to the community survey the Panel conducted last fall, it will hold public workshops to let Captivans discuss key issues identified in the surveys. We invite the public to participate in one or all of these workshops to provide your input and insights on Captiva's future.

#### Tuesday, Feb. 11

Community Panel meeting 9 a.m.

Auger Room at Chadwicks Square, South Seas Island Resort

Public workshop 10:30 a.m.-noon

Auger Room at Chadwicks Square, South Seas Island Resort

Overview of Captiva Plan update and previous panel planning efforts, review of community survey results.

#### Thursday, March 6

Public workshop (Time and location to be determined) Focus on lighting and bike/ped issues.

## Tuesday, March 11

Community Panel meeting 9 a.m.
Cone Rooms at Chadwicks Square, South Seas Island Resort
Public workshop 10:30 a.m.-noon.
Cone Rooms at Chadwicks Square, South Seas Island Resort
Focus on landscaping and historic preservation.

#### Tuesday, April 8

Community Panel meeting 9 a.m.
Cone Rooms at Chadwicks Square, South Seas Island Resort
Public workshop 10:30 a.m.-noon
Cone Rooms at Chadwicks Square, South Seas Island Resort
Discussion of other issues and summary of workshop discussions.

#### Tuesday, May 13

Community Panel meeting 9 a.m.

Cone Rooms at Chadwicks Square, South Seas Island Resort

Review of community input, discuss possible actions and timetable to develop any desired Plan language for community review.

If changes in the Captiva Plan are recommended based on community input, new language would be drafted by the panel over the summer for public review and discussion next winter. For more

information: Online: www.captivacommunitypanel.com ■ Email: captivacommunitypanel@gmail.com. Call: Administrator Ken Gooderham, (239) 489-2616 ■ Planner Max Forgey, (239) 560-5864

#### **EMAIL CAMPAIGN REPORTS:**

#### 012714update

Title: Captiva update... community cruise, planning workshops and more!

Sent: 478 Bounces: 7 Opened: 197 Open rate: 41.21%

#### 020614update

Title: Captiva update... library re-opens!

Sent: 475 Bounces: 9 Opened: 183 Open rate: 38.53%

#### 021814news

Title: Captiva update... Planning workshops schedule revised and Monday After The Masters is coming

Sent: 478 Bounces: 7 Opened: 178 Open rate: 37.24%

#### • 030314news

Title: Captiva update... Hurricane seminars and planning workshops ahead

Sent: 480 Bounces: 5 Opened: 166 Open rate: 34.58%

#### 031814update

Title: Captiva update... Vote for Captiva, Monday After The Masters and more!

Sent: 477 Bounces: 4 Opened: 174 Open rate: 36.48

#### • 032514update

Title: Captiva update... still time to vote for Captiva and for your vision of Lee County

Sent: 476 Bounces: 3 Opened: 162 Open rate: 34.03%

# 2014 community survey/Executive summary

## Landscaping:

- 1) Encouraging use of native or low-water species
- 2) Removal of non-native, invasive species
- 3) Restoring the canopy along Captiva Drive where possible
- 4) Using vegetation to enhance beach management
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  - Save the existing pines, landscape for hurricanes and natural appearance.
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#### **COMMENTS:**

 General dislike for rules here and respect for private property rights, perhaps only regulating for non-natives or invasive species.

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- Good support for historic preservation, less so for rules and rewards systems.
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- Many feel it's too late to save truly historic structures.
- Chapel/cemetery tops the ones worthy of preservation, followed by Tween Waters cottages (both of these are on National Register of Historic Places), then the fish houses, shell mound at South Seas, Island Store and Bubble Room

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- Many concerned about safety for walkers in Village and Rauschenberg corner, need for more enforcement.
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- Current mix of business/residential backed by 70%
- Urge more walking to curtail traffic and parking issues.
- New business needs: Pharmacy, grocery, something with hardware. Lots of comments.
- Strong support for businesses serving both residents and tourists, as a recognition of the obvious

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- Half of the respondents happy with current bike/walk conditions
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- Making safety shoulder wider raised repeatedly in comments, as was enforcement of speed limits. Aggressive drivers and cyclists cited as issue.
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- 25% of respondents were timeshare owners

## CAPTIVA COMMUNITY PANEL

Dec. 10, 2013, meeting

## **AGENDA**

Meeting convened at 9 a.m. at South Seas Island Resort

9:00 a.m.	Introductions and roll call; approval of Nov. 12 minutes
9:05 a.m.	Captiva Fire District update – Chief Rich Dickerson
9:10 a.m.	CEPD update — Kathy Rooker
9:15 a.m.	LCSO update — Deputy Mike Sawicki
9:20 a.m.	Hurricane Preparedness & Response Committee — Doris Holzheimer
9:25 a.m.	Committee reports (as necessary):

- Fund-raising Paul McCarthy (5 minutes?)
- Communications Susan Stuart (1 minute)
- Planning Max Forgey (5 minutes)
- Financial & 2014 budget— Ken Gooderham (5 minutes)
- Panel Confirm returning 2014 members (five) and 2014 officers (5 minutes)

9:45 a.m. Update on community survey, discussion of workshop schedule – Ken Gooderham

10:15 a.m. Bylaws revision on panel structure – discussion and vote (?)

10:45 a.m. Property tax and appraisal issues – Mike Mullins

11:00 a.m. Other business and public comment

- Confirm dates for next meeting (Jan. 14)
- Confirm 2014 meeting schedule

#### Adjourn

"The Captiva Community Panel provides a public forum whereby Captiva property owners can present projects requiring variances and get feedback from and answer questions of the panel members and other Captiva neighbors attending the public meeting. The panel has no decision-making authority on variance requests but does advise Lee County as to the point of view of the panel and the point of view expressed by other interested Captivans attending the public meeting at which the variance request was presented."

# Next Captiva Community Panel meeting tentatively scheduled for Jan.14 in the Cone Room at South Seas Island Resort, Captiva

The Captiva Community Panel is sponsored by the Captiva Property Owners Association Inc., a 501(c)3 nonprofit organization by IRS determination. The association is registered under account number CH28824 with the state of Florida under Chapter 496, Florida Statutes, the Solicitation of Contributions Act. A copy of the official registration and financial information may be obtained from the Division of Consumer Services by calling toll-free (800) 435-7352 within the state. Registration does not imply endorsement, approval or recommendation by the state.

#### Captiva Community Panel obligations

- 1) Publish an annual schedule of 2014 meetings after the December meeting.
- 2) Re-elect panel members whose terms expire at the end of 2013 (see below).
- 3) Develop and approve a 2014 budget no later than the December meeting.
- 4) Bylaws revisions as necessary -- requires 60 days' notice prior to vote.

#### PANEL SEAT ASSIGNMENTS:

- CPOA: Susan Stuart, Mike Kelly, Jay Brown, Jerry McClure, Sandy Stilwell
- CCA: Jack Cunningham, David Rohn
- PANEL: Paul McCarthy, Robert Baugh, Mike Mullins

#### **TERM STATUS:**

- Expires in December 2014 and termed out(?): Mullins, McCarthy, Stuart
- Expires in December 2013 with another two-year term possible: Brown, Cunningham, Kelly, McClure, Rohn
- Expires in December 2014 with another two-year term possible: Baugh, Stilwell

#### Article 6, Section 2 - Terms of office

Panel Members shall serve terms running for a period of twenty-four (24) consecutive calendar months, commencing at the Regular January meeting. Panel Members may serve for up to two consecutive twenty-four (24) month terms, for a maximum of forty-eight (48) consecutive months. 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 twelve (12) months has expired since the completion of the last term served by such Panel member. In the event no community member is available to serve in the capacity of Panel member and after adequate public notice has been provided as to the vacancy, either extant or upcoming, the Panel may elect to accept another term of office from the departing Panel Member who has already completed two (2) consecutive terms. In such event, the twelve (12) month waiting period shall be waived.

#### **CURRENT OFFICERS:** (elected January 2013)

President: Mike Mullins
 Vice president: Susan Stuart
 Secretary: Jerry McClure
 Treasurer: Mike Kelly

#### Article 5, Section 1 - Election of Officers

At its annual meeting in December, the Panel shall elect, in the manner herein prescribed, Officers of the Panel who shall serve terms of up to two years 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 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.

2:54 PM 12/06/13 Accrual Basis

# Captiva Community Panel Balance Sheet

As of December 6, 2013

	Dec 6, 13
ASSETS Current Assets Checking/Savings	
Cash in bank - operating	12,045.29
Total Checking/Savings	12,045.29
Accounts Receivable Accounts receivable	800.00
<b>Total Accounts Receivable</b>	800.00
<b>Total Current Assets</b>	12,845.29
TOTAL ASSETS	12,845.29
LIABILITIES & EQUITY Equity	
Unrestrict (retained earnings)	21,569.50
Net Income	-8,724.21
Total Equity	12,845.29
TOTAL LIABILITIES & EQUITY	12,845.29

2:56 PM 12/06/13 **Accrual Basis** 

# Captiva Community Panel Profit & Loss YTD Comparison December 1 - 6, 2013

	Dec 1 - 6, 13	Oct 1 - Dec 6, 13
Ordinary Income/Expense Expense Business expenses Service charge	0.00	3.00
Total Business expenses	0.00	3.00
Consulting Administration Planning & coordination	1,650.00 1,000.00	4,950.00 2,000.00
Total Consulting	2,650.00	6,950.00
Misc expenses List rental Mileage & tolls Storage rental Web site/computer services	0.00 39.90 95.40 200.00	28.00 126.48 95.40 600.00
Total Misc expenses	335.30	849.88
Non-personnel expenses Community survey costs Postage, shipping, delivery Printing & copying	39.90 5.60 75.72	652.34 17.31 251.68
Total Non-personnel expenses	121.22	921.33
Total Expense	3,106.52	8,724.21
Net Ordinary Income	-3,106.52	-8,724.21
Net Income	-3,106.52	-8,724.21

## Captiva Community Panel

## **2014 BUDGET**

	December 6, 2013	
Revenues:	Proposed	2013 YTD
"Monday After The Masters"	\$20,000.00	\$25,300.00
Lee County reimbursement	\$25,000.00	\$0.00
Solicited donations	\$15,000.00	\$0.00
Cash forward 11/11/2013	\$15,154.81	\$33,165.49
Total 2013 balance	\$75,154.81	\$58,465.49
Expenses:	Proposed	YTD
Forgey Planning Services	\$12,000.00	\$12,000.00
Planning outside contractors	\$0.00	\$0.00
Gooderham & Associates	\$19,800.00	\$19,800.00
Copies and mileage	\$960.00	\$945.73
Webmaster	\$3,000.00	\$2,489.02
Storage	\$192.00	\$185.80
Advertising for meetings & events	\$1,000.00	\$971.60
Fund-raising mailing/postage	\$1,500.00	\$49.60
Insurance D&O	\$970.00	\$1,888.43
Insurance Hole in One	\$920.00	
Accounting	\$400.00	\$300.00
Taxes & fees	\$200.00	\$132.50
Processing & service charges	\$400.00	\$380.75
Other (2% contingency)	\$826.84	\$0.00
Operations total expenses	\$42,168.84	\$39,143.43
Committee expenses	)	
Hurricane committee	\$2,250.00	\$0.00
Community survey	\$850.00	\$0.00
Land Development Code committee	\$0.00	\$0.00
Water quality committee	\$0.00	\$0.00
Committees total expenses	\$3,100.00	\$0.00
Total expenses	\$45,268.84	\$39,143.43
Year-end cash position	\$29,885.97	\$19,322.06

## **Important Dates January-April 2014**

Month	Date	Event	
Jan	1 (Wed)	New Year's Day	
Jan	14 (Tue)	CAPTIVA COMMUNITY PANEL REGULAR MEETING	
		Probable date for First Workshop (10:00 to 12:00)	
Jan	20 (Mon)	MLK Holiday	
Feb	2 (Sun)	Super Bowl XLVIII @ MetLife Stadium—East Rutherford, NJ	
Feb	7 (Fri)	Winter Olympics begin in Sochi Russia	
Feb	11 (Tue)	CAPTIVA COMMUNITY PANEL REGULAR MEETING	
		Probable date for Workshop (10:00 to 12:00)	
Feb	15 (Sat)	Edison Festival of Light Parade Fort Myers	
Feb	17 (Mon)	Presidents' Day (Washington's Birthday) Holiday	
Feb	23 (Sun)	Winter Olympics end	
Feb	23 (Sun)-	Ken out of area	
	27 (Thu)		
Mar	6 (Thu)	Hurricane Education Program probable time 3:30 PM.	
Mar	11 (Tue)	CAPTIVA COMMUNITY PANEL REGULAR MEETING	
		Probable date for Workshop (10:00 to 12:00)	
	*	Daniel Noah, US Weather Service Skywarn Tween Waters Ding	
		Darling Room probable time 1:30 PM.	
Mar	18 (Tue)	NCAA Mens' Tournament begins	
Mar	27 (Thu)-	Max out of area	
	29 (Sat)		
Apr	5 (Sat)	NCAA National Semifinals @ Arlington TX	
Apr	7 (Mon)	NCAA Tournament Finals	
Apr	8 (Tue)	CAPTIVA COMMUNITY PANEL REGULAR MEETING	
		Possible date for Workshop (10:00 to 12:00)	
Apr	13 (Sun)	Palm Sunday—Final round of Masters' Golf Tournament	
Apr	14 (Mon)	MONDAY AFTER THE MASTERS GOLF TOURNAMENT	
		Passover begins at sundown	
Apr	18 (Fri)	Good Friday	
Apr	20 (Sun)	Easter Sunday	
Apr	26 (Sat)-	American Planning Association National Conference in Atlanta	
	30 (Wed)		

#### Questions to be resolved:

- Is Community Center available? Yes, per Jack C.
- Is 10:00 AM to 12:00 noon a good time for workshops? Yes, per consensus.
- What would be good time for a fourth workshop? To be addressed 12/10.
- Would Panel like to focus on specific topics at workshops, or keep them open? First one general; remaining three will focus on a narrower range of topics.

# 2014 Community Panel meeting dates

	CCP	CEPD	
	Proposed	Approved	
January	Jan. 14	Jan. 8	NOT ON SAME WEEK?
February	Feb. 11	Feb. 12	
March	March 11	March 12	
April	April 8	April 9	
May	May 13	May 14	
June	June 10	June 11	
July	July 8	July 9	
August	Aug. 12	Aug. 13	
September	Sept. 9	Sept. 22 (plus 9/5	and 9/22 budget hearings)
October	Oct. 14	Oct. 8	NOT ON SAME WEEK?
November	Nov. 11	Nov. 12	
December	Dec. 9	Dec. 10	

#### POTENTIAL CONFLICTS:

- FSBPA technical conference: Feb. 12-14 possible conflict for CEPD if anyone attends
- ASBPA Summit: Feb. 25-27 no conflict
- FSBPA annual meeting: Sept. 24-27 no conflict
- ASBPA Coastal Conference: Oct. 14-17 Gooderham conflict

Monday After The Masters – April 14 Easter – April 20 Labor Day – Sept. 1

#### POSSIBLE PLANNING WORKSHOPS

Feb. 11 – after panel meeting March 5 or 6 – early afternoon?/in Community Center? March 11 – after panel meeting April 8 – after panel meeting Introduction and overview Topic discussions Topic discussions Summary session

# 2014 community survey/Executive summary

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of recommendations on community planning for environmental and land-use initiatives and such other related information including dissenting perspectives for the further edification of Lee County.

- 2. Contracting as needed for the services of staff and/or other professionals and always working in concert with regulatory agencies which have oversight on Captiva- related issues.
- 3. Proceeding with any research, data analysis, and result compilations in an objective, organized and deliberate manner which recognizes and elicits input from separate zones of common interest, i.e. the Gold Coast, the 'Tween Water's area, the Village and South Seas.
- 4. Funding and consensus will require obtaining cooperation, support, financial and other assistance from both public and private organizations as well as property owners.
- 5. Informing Captiva property owners and organizations of dates, hearings, and overall progress of specific planning and zoning matters, to encourage active participation in the process of these specific planning and zoning matters.
- Following the procedures and criteria of the Lee County Administrative Code AC-13-3.<sup>3</sup>
- 7. Providing an accessible public forum whereby Captiva property owners can:
  - a) Present projects requiring zoning variances,
  - b) Receive feedback from and answer questions of the Panel Members,
  - c) Receive feedback from and answer questions of neighbors and other Captiva property owners, residents and organizations.
- 8. Advising Lee County of the planning perspectives of the Panel and other interested Captiva participants, including but not limited to those attending the public meetings wherein any variance request is presented. It should be noted that the Panel has no decision-making authority concerning such variance requests. 4
- 9. Presenting a balanced perspective on community planning and Panel views in all requests and recommendations offered to Lee County, including dissenting opinions.

## ARTICLE TWO GENERAL

#### Section 1 - Panel structure

The Panel structure shall be determined according to the aforementioned Lee County agreement. The Panel shall consist of ten (10) voting Members. The Panel shall consist of five (5) representatives appointed by the Captiva Island Property Owners Association, Inc. (CPOA), two (2) representatives appointed by the Captiva Civic Association, Inc. (CCA) and an additional three (3) Members to be appointed from the Captiva community by the Panel with consideration given to supporting a reasonable geographic representation. <sup>5</sup>

## Section 2 – Conflicts of Interest

No Panel Member may participate in any vote in which said Member may have an economic or otherwise self-serving interest. Should an organization or other business or

<sup>&</sup>lt;sup>3</sup> Adapted from Estero Community Planning Panel bylaws

<sup>&</sup>lt;sup>4</sup> Language formulated by the Captiva Community Panel for variance discussions.

Agreement between Lee County and CPOA; PANEL actions in February 2002 and March 2006.

## Section 2 - Qualification of the Officers

Preference in choosing a President will be given to the Panel Members who have been on the Panel and have previously attended a minimum of twelve (12) Regular meetings prior to his or her nomination as President. As to other Officers, including Vice President, Secretary and Treasurer, preference will be given to the Panel Members who have previously attended a minimum of six (6) Regular meetings prior to his or her nomination and shall serve a term ending at the second December meeting of their regular Panel term or for the period ending with their regular term, whichever is the lesser period.

## Section 3 - Nominations and Voting

The Nominations Nominating Committee (NC), see Article 7.3.b, will provide nominations for vacant Panel seats.

# Section 4 - Responsibilities of Officers

#### A. The President shall:

- 1) preside at all meetings of the Panel,
- conduct meetings in accordance with the Bylaws and Robert's Rules of Order,
- 3) act on behalf of the Panel in carrying out the purposes and decisions of the Panel; including but limited to: authorizing and executing in the name of, and on behalf of, the Captiva Community Panel (Panel) all certificates, contracts, and other documents or legal instruments authorized or issued by the Panel
- 4) perform such duties as may be assigned by the Panel
- 5) be an ex-officio member of all committees of the Panel, with the exception of the Nominating Committee, without power to vote.

#### B. The Vice President shall:

- 1) perform all duties and exercise all powers of the President when the President is absent or otherwise unable to act or serve.
- 2) perform such other duties as may be prescribed and delegated by the Panel.

#### C. The Secretary (or from time to time, a designee) shall:

- keep full and accurate minutes for all meetings of the Panel, transmit all notices required of the Panel by the By-Laws to Members and the community,
- 2) keep custody of all official records of the Panel,
- perform all duties incident to the office and such other duties as may be required of the Panel by the By-Laws,
- 4) attest to the signature of the President on any Panel document as required.

## **D.** The Treasurer (or from time to time, a designee) shall:

- 1) keep charge and custody of all Panel funds and financial records.
- 2) keep and maintain adequate and correct accounts of the Panel business transactions consistent with applicable fiduciary principles and

terms on the Panel shall not be eligible for re-appointment to the Panel unless and until a period of twelve (12) months has expired since the completion of the last term served by such Panel member. In the event no community member is available to serve in the capacity of Panel member and after adequate public notice has been provided as to the vacancy, either extant or upcoming, the Panel may elect to accept another term of office from the departing Panel Member who has already completed two (2) consecutive terms. In such event, the twelve (12) month waiting period shall be waived.

## Section 3 - Staggered Terms of office

Staggered terms of office will commence in 2007 following the adoption of these bylaws. All Panel seats shall be assigned a number, such that each Panel member shall know which seat the member occupies, as well as whether the seat is an at large seat, appointed by the CCA or by the CPOA. Terms will subsequently follow a staggering of seats at the annual meeting such that odd numbered seats will change on odd numbered years and even numbered seats will change on even numbered years.

## Section 4 -- Nomination and election of Panel Members

Nominees to fill vacancies on the Panel shall be nominated by the Nominating Committee (NC), Article 7.3.B.A. Panel Members shall be nominated in a timely manner to fill positions on the basis of the process by which they were originally appointed. Those seats designated for appointment by the Captiva Property Owner's Association (CPOA) shall be filled by the Captiva Property Owner's Association (CPOA). Those seats designated for appointment by the Captiva Civic Association (CCA) shall be filled by the Captiva Civic Association (CCA). In the event of a vacancy which has not been filled in a timely manner (i. e. sixty days or less) by the respective organizations, the Panel board may fill the vacancy upon two weeks written notice to the respective organization, as if the seats were at large seats (see Article 6.4.B below). The appointed Member filling such a vacancy which was previously designated for the Captiva Property Owner's Association (CPOA) or the Captiva Civic Association (CCA) will serve a regular term or the balance of the term of the seat being filled, but upon conclusion of such term, the respective organization shall again be offered their designated seat to fill.

B. Nominees to fill those seats so designated for appointment by the Panel at large shall be nominated by the Nominating Committee, Article 7.3.a. Additional nominations for these seats will be accepted at the General October Panel meeting, Article 7.3.a

#### Section 5 - Attendance

It is important to have as many Members as possible present at every meeting. To accomplish this, unless previously excused by the President, and/or Panel, any member who misses more than three Regular meetings in a calendar year is subject to removal from the Panel at the discretion of the Panel, such seat to be replaced by the Panel.

#### Section 6 -- Removal and resignation

A. Any Panel Member may be removed for cause by a two-thirds vote of the full Panel. Such vote must be scheduled and noticed at least forty-five (45) days in advance of the

committee meetings must be publicly noticed and recorded pursuant to Florida law. The common concerns explored by the committees must be presented to the full Panel during a properly noticed public meeting as outlined in Lee County Administrative Code 13-3. <sup>16</sup>

Section 3 – Definition and Responsibilities of Standing Committees
The following Standing committees shall always be active:

#### A. The Finance Committee

The Finance Committee, chaired by the duly elected Panel Treasurer, shall be responsible for establishing the fiscal policy of the Panel, including budget and spending. It shall make regular reports to the Panel of current financial standing, and expected future financial needs and requirements. The Finance Committee shall also develop and recommend to the Panel such fiscal policies as deemed appropriate. It shall arrange for keeping of the books, records and accounts of the Panel.

## **B.** The Nominating Committee

The Nominating Committee shall be comprised of three (3) five (5) members appointed by the President Captiva Community Panel. The Nominating Committee shall be appointed on a yearly basis no later than May of the calendar year in which nominations shall be offered and shall be ratified by the Panel at the May meeting. No more than one (1) of the members of the Nominating Committee shall be a sitting member of the Panel. At a Regular meeting, no later than the Regular October meeting, the Nominating committee shall present to the Panel its formal nominations for Panel Members. The Nominating committee shall at all times operate pursuant to, and in accordance with the terms, obligations, qualifications and requirements of these Bylaws. The Panel shall not be bound by the recommendations of the Nominating committee and may accept the recommendations as presented, or suggest other names of its own choosing and on its own accord. The Panel will not vote on the nominations until December but may, by the Regular November meeting, submit additional nominations as follows:

- Nominations will be accepted in writing at a public meeting no later than November, prior to the annual public meeting.
- 2) Panel Members shall be allowed to vote in December for a single nominee included in the formal list for each available position. In the event a nominee fails to receive a majority of all votes, then the Members shall immediately recast their ballots in a run off election. The only nominees eligible to receive votes shall be the two nominees receiving the largest pluralities in the original election.
- 3) The nominee with the most votes in the run off election will be appointed to serve.

## C. The Development Committee

<sup>&</sup>lt;sup>16</sup> Adapted from the agreement between Lee County and CPOA.

The Development Committee shall review, approve, and recommend to the Panel all major fund raising initiatives for the Panel. The Development Committee shall establish all policies for the methods and manners of solicitation, receipt, stewardship and recognition of all gifts to the Panel. At least the Treasurer, or one member of the Finance committee, shall sit on the Development committee.

## Section Four -- Meetings of the Committees

Each committee shall determine its own schedule of meetings throughout the year. The day, hour and place of such meetings shall be determined by the Chairperson of each committee and reported where applicable through the Secretary pursuant to rules on Notices.

# Section Five – Committee Members of all Standing Committees except the Nominating Committee (NC)

- A. The Chairperson and/or Co-Chairpersons of the Nominating Committee and of all other Standing Committees shall be designated annually by the President, subject to the Panel's approval, no later than the regular March meeting.
- B. The President may conditionally remove and/or replace the Chairperson of any committee at any time, are subject to ratification by the Panel.
- C. Committee Members shall be appointed by the Chairperson of the committee subject to the approval of the Panel.
- D. Members of the Panel may be Committee Chairpersons and committee members.

#### Section Six - Committee Procedure

There shall be no quorum required for the transaction of business of committees. The vote of a majority of the members of a committee present at a meeting of the committee shall represent the decision of the committee. Each committee shall keep a record of its meetings and other proceedings, except as defined otherwise in Article 3.2.A.5. The chairperson of each such committee shall be responsible for recording the committee meetings. Any action required or permitted to be taken at any committee meeting may be taken by the committee in lieu of a physical meeting of the committee, provided the action so taken shall be set forth in writing, and shall be signed by a majority of those members of the committee entitled to vote on the subject. The actions and decisions of the committees are purely advisory as applied to and by the Panel and shall require a vote of ratification by the Panel to have any force and effect. The Panel may at any time modify or set aside any action or decision of a committee by a majority vote of the Panel.

# ARTICLE EIGHT COMMUNITY SURVEYS

From time to time major community planning issues of common concern will be presented to and/or initiated by the Panel which affects a significant number of the properties on Captiva. Examples of such issues include: Captiva specific changes to the Lee County Comprehensive Land Use Plan, sanitary sewer systems, changes to septic inspection quality standards, burying of electric power lines/utilities, and widening of Captiva Drive to include safety shoulders. On such planning issues the Panel shall be

# **Captiva Community Survey 2013**



1. What should a landscaping plan for Captiva include? (Rank in the order of importance to you, with 1 being most important and 6 being least.)

	Response Percent	Response Count
Encouraging use of native or low-water species	65.7%	134
Removal of non-native, invasive species	52.9%	108
Restoring the canopy along Captiva Drive where possible	58.3%	119
Creating a vegetative buffer between homes where possible	37.3%	76
Using vegetation to enhance beach management	64.7%	132
Keeping low-rise vegetation to allow a Gulf view along the Tween Waters portion of Captiva Drive	45.6%	93
I have no opinion on this issue	2.5%	5
	Comments	48
	answered question	204
	skipped question	37

# 2. (To correct the set-up on the prior question, to allow ranking)... What should a landscaping plan for Captiva include? (Rank in the order of importance to you, with 1 being most important and 6 being least.)

	1	2	3	4	5	6	Rating Average	Rating Count
Encouraging use of native or low-	36.4%	21.8%	17.3%	14.5%	8.2%	1.8%	2.42	110
water species	(40)	(24)	(19)	(16)	(9)	(2)	2.42	110
Removal of nonnative, invasive	17.3%	26.4%	20.9%	11.8%	14.5%	9.1%	0.07	440
species	(19)	(29)	(23)	(13)	(16)	(10)	3.07	110
Restoring the canopy along	25.5%	15.5%	12.7%	14.5%	15.5%	16.4%	0.00	440
Captiva Drive where possible	(28)	(17)	(14)	(16)	(17)	(18)	3.28	110
Creating a vegetative buffer	3.6%	4.5%	9.1%	22.7%	30.9%	29.1%	4.60	
between homes where possible	(4)	(5)	(10)	(25)	(34)	(32)		110
Using vegetation to enhance beach	11.8%	19.1%	26.4%	19.1%	18.2%	5.5%	2.00	446
management	(13)	(21)	(29)	(21)	(20)	(6)	3.29	110
Keeping low-rise vegetation to allow	5.5%	12.7%	13.6%	17.3%	12.7%	00.00/		
a Gulf view along the Tween		(14)				38.2%	4.34	110
Waters portion of Captiva Drive	(6)	(14)	(15)	(19)	(14)	(42)		
						answered	question	110
						skipped	question	131

# 3. Since public lands are very limited on Captiva, any vegetation rules must primarily focus on private property. Which of the following do you agree with? (Check all that apply)

	Response Percent	Response Count
If we offer landscaping guidelines, private owners will mostly follow them	53.1%	119
We will need greater enforcement to achieve any impact	28.6%	64
A public education campaign will convince owners of the benefits of any new rules	53.6%	120
People will plant what they want, regardless of what county rules say	25.0%	56
I have no opinion on this issue	4.9%	11
	Comments	28
	answered question	224
	skipped question	17

# 4. Do you support preserving historic buildings and other resources on the island?

	Response Percent	Response Count
Yes.	69.6%	158
No.	9.7%	22
Not sure, I need more information.	19.4%	44
I have no opinion on this issue	1.3%	3
	Comments	22
	answered question	227
	skipped question	14

# 5. What do you consider criteria for a designation as a historic property? (Check all that apply)

	7	Response Percent	Response Count
Age or longevity		39.4%	89
Historical significance		86.3%	195
Cultural/social significance		49.1%	111
Archeological significance		50.0%	113
Not sure, need more information.		9.3%	21
I have no opinion on this issue		3.5%	8
		Comments	13
		answered question	226
		skipped question	15

# 6. What site(s) on the island do you think warrant preservation by a "historic" designation?

	Response Count
	111
answered question	111
skipped question	130

# 7. Which statement best matches your opinion of lighting on the island? (Check all that apply)

	Response Percent	Response Count
We need more lighting on the roadways to make it safer and easier to see at night.	14.4%	33
We need more lights at individual driveways to make it easier to see house numbers.	8.3%	19
We need more light in the Village area only at night to make it safer and easier to see.	10.5%	24
We need less or better directed light on the island at night to minimize light pollution.	32.8%	75
The lighting we now have works pretty well for me.	53.3%	122
I have no opinion on this issue	0.9%	:
	Comments	26
	answered question	229
	skipped question	12

8. Do you believe the island needs lighting rules, such as those that exist on Sanibel, to encourage nesting sea turtles and help keep the night skies darker by limiting the brightness of nighttime lighting or encouraging the use of lighting fixtures which prevent light from going up into the sky?

		Response Percent	Response Count
Yes.		63.8%	146
No.		19.7%	45
Not sure, I need more information.		15.3%	35
I have no opinion on this issue	0	1.3%	3
		Comments	18
		answered question	229
		skipped question	12

# 9. Are you concerned about maintaining the commercial core of the island in the Village?

		Response Percent	Response Count
Yes, we need to keep essential businesses in the Village		57.0%	127
Yes, but the commercial core will survive without regulatory intervention		32.7%	73
No, there are too many businesses there now		5.4%	12
Not sure, need more information.		3.1%	7
I don't care about the business community on the island.		0.0%	0
I have no opinion on this issue		1.8%	4
**	×	Comments	24
		answered question	223
		skipped question	18

# 10. Which of the following statements do you agree with? (Check all that apply)

	Respor Perce	
I like the current mix of commercial and residential uses in the Village.	70.	1% 155
I think there should be more businesses and fewer residences in the Village.	12.	7% 28
I think there should be more residences and fewer businesses in the Village.	5.	4% 12
There needs to be more of a buffer petween businesses and residences in the Village.	11.	8% 26
The Village needs more parking to make it easier to drive there.	22.	6% 50
The Village needs less parking to encourage people to walk or bike.	16.	7% 37
I have no opinion on this issue	4.	.5% 10
	Other (please spec	sify) 21
	answered quest	ion 221
	skipped quest	ion 20
11. What's the one new bus	siness Captiva really needs?	
		Response Count
		117
	answered quest	ion 117
	skipped quest	ion 124

# 12. Do you believe Captiva businesses should primarily serve residents, or tourists and other businesses?

		Response Percent	Response Count
	Residents	6.8%	15
	Tourists and other businesses	5.0%	11
	A combination of the two	88.1%	193
		Comments	20
Ī		answered question	219
		skipped question	22

# 13. Do you feel safe walking or biking on Captiva's streets?

		Response Percent	Response Count
Yes.		60.6%	134
No.		35.7%	79
Not sure, need more information.	0	0.9%	2
I have no opinion on this issue		2.7%	6
		Comments	55
		answered question	221
		skipped question	20

# 14. Would you like to do more biking or walking on Captiva? If so, what's holding you back?

	Response	Response
	Percent	Count
Yes, but I won't because (give reason below).	38.5%	80
No, I'm happy with the current situation.	49.0%	10:
Not sure, need more information.	2.9%	
I have no opinion on this issue	9.6%	2
	I won't bike/walk more on Captiva because	10
	answered question	20
	skipped question	3:

# 15. Which of the following issues should be part of a community discussion about walking and biking on the island? (Check all that apply)

	Response Percent	Response Count
Slower traffic speeds in selected zones	24.5%	53
Faster traffic speeds in selected zones	7.9%	17
Separated bike/walk paths away from traffic	51.4%	111
Wider bike/walk shoulders in the Village	61.1%	132
More enforcement of traffic/speed laws	18.1%	39
More enforcement of bike/walk laws	9.3%	20
More parking to help eliminate cruising traffic	15.7%	34
Other alternatives to driving for on- island transport (e.g. trolleys, pedicabs, van shuttles)	27.8%	60
I have no opinion on this issue	6.5%	14
	Comments	40
	answered question	216
	skipped question	25

# 16. Which of these statements reflects your opinion?

	Response Percent	Response Count
I support more public parking and beach access on Captiva in general.	11.1%	24
I support more public parking and beach access only if it would guarantee more government funding for beach management.	27.3%	59
I do not support more public parking and beach access on Captiva.	55.6%	120
I have no opinion on this issue.	6.0%	13
	Comments	25
	answered question	216
	skipped question	25

# 17. Do you feel the panel should be looking into the following issues? (Check those issues you think the panel should pursue.)

	Response Percent	Response Count
Establishing standards to maintain a Village "look"	46.1%	100
Putting island power lines underground	59.9%	130
Bringing sanitary sewer service to the island	44.7%	9
Creating wider bike/walk lanes on Captiva Drive	58.1%	120
Creating a bike/shared-use path separated from the road	38.2%	8
Having uniform rental rules for the entire island	14.3%	3
Enforcing leash laws on the beach	24.0%	5
Reducing stormwater runoff to improve water quality	28.1%	6
	Comments	36
	answered question	21
	skipped question	24

# 18. What other issue(s) should the Captiva Community Panel be focusing on for the future planning and land use of the island?

	Response Count
	63
answered question	63
skipped question	178

# 19. Prior to receiving this survey, were you aware of the Captiva Community Panel?

	Response Percent	Response Count
Yes	61.1%	135
No	38.9%	86
	Comments	9
	answered question	221
	skipped question	20

# 20. If "yes," what is your perception of the panel on a scale of 1 to 10, where 1 is very negative and 10 is very positive?

	Response Percent	Response Count
1 Very negative	2.5%	4
2	1.2%	2
3	1.2%	2
4	1.2%	2
5 Neutral	25.8%	42
6	3.7%	6
7	10.4%	17
8	19.6%	32
9	6.1%	10
10 Very positive	15.3%	25
I have no opinion on this issue.	12.9%	21
	Comments	18
	answered question	163
	skipped question	78

# 21. Have you attended any meetings or workshops conducted by the Captiva Community Panel in the past year?

	Response Percent	Response Count
Yes	25.2%	55
No	74.8%	163
	Comments	1
	answered question	218
	skipped question	23
22. Other questions or comments?		
		Response Count
		2
	answered question	2
	skipped question	220
23. Where do you live on the island?		
	Response Percent	Response Count
Gold Coast	12.7%	28
Tween Waters stretch	8.6%	19
The Village	28.6%	63
	50.0%	110
South Seas Island Resort		
South Seas Island Resort	answered question	220

# 24. Where do you own property on the island? (Check all that apply)

	Respons Percen	The second of th
Gold Coast	13.1	% 2
Tween Waters stretch	8.9	% 1
The Village	29.0	% 6
South Seas Island Resort	54.2	% 11
	Commer	ts
	answered question	on 21
	skipped question	on 2
25. Do you own multiple pro	operties on the island?	
25. Do you own multiple pro	operties on the island?  Response	
<mark>25. Do you own multiple pro</mark> Yes	Respons	t Count
	Respons Percen	t Count % 5
Yes	Respons Percen	t Count % 5 % 16

# 26. Which best describes you? (Check all that apply)

		Response Percent	Response Count
Full-time (9 months or more) resident & property owner		14.1%	31
Full-time (9 months or more) renter	0	0.5%	1
Part-time (3-9 months) resident & property owner		24.5%	54
Property owner, but on island less than 3 months per year		35.5%	78
Timeshare owner		25.0%	55
Business owner		3.2%	7
Employee		1.8%	4
		Comments	10
		answered question	220
	•	skipped question	21

# 27. OPTIONAL: Give us your name, mailing address and/or email if we need to follow up on your responses.

	Response Percent	Response Count
Name	93.1%	94
Address	82.2%	83
Email	92.1%	93
	answered question	101
	skipped question	140

28. If you are not currently receiving email updates from the Panel, would you like to be added to our email list? (We limit how many messages we send, and you can opt out at any time.)

Response Percent	- 7
Yes 73.6%	6 89
No 26.49	6 32
What is your email address?	? 81
answered question	121
skipped question	120

# **WORKSHOPS**



# Help plan Captiva's future!

The Captiva Community Panel is updating the existing Captiva Plan, which sets out the land use and zoning policies the county uses for island properties. As a follow-up to the community survey the Panel conducted last fall, it will hold public workshops to let Captivans discuss key issues identified in the surveys. We invite the public to participate in one or all of these workshops to provide your input and insights on Captiva's future.

# Tuesday, Feb. 11

Community Panel meeting 9 a.m. Auger Room at Chadwicks Square, South Seas Island Resort

# Public workshop 10:30 a.m.-noon

Overview of Captiva Plan update and previous panel planning efforts, review of community survey results.

# Thursday, March 6 Public workshop

(Time and location to be determined)
Focus on lighting and bike/ped issues.

# **Tuesday, March 11**

Community Panel meeting 9 a.m. Cone Rooms at Chadwicks Square, South Seas Island Resort

Public workshop 10:30 a.m.-noon.

Focus on landscaping and historic preservation.

# **Tuesday, April 8**

Community Panel meeting 9 a.m. Cone Rooms at Chadwicks Square, South Seas Island Resort

# Public workshop 10:30 a.m.-noon

Discussion of other issues and summary of workshop discussions.

# Tuesday, May 13

Community Panel meeting 9 a.m.
Cone Rooms at Chadwicks Square,
South Seas Island Resort

Review of community input, discuss possible actions and timetable to develop any desired Plan language for community review.

If changes in the Captiva Plan are recommended based on community input, new language would be drafted by the panel over the summer for public review and discussion in next winter.

## For more information:

Online: www.captivacommunitypanel.com ■ Email: captivacommunitypanel@gmail.com Call: Administrator Ken Gooderham, (239) 489-2616 ■ Planner Max Forgey, (239) 560-5864

# Captiva Community Panel MINUTES

Feb. 11, 2014

**Attending**: David Rohn, Bob Walter, Sandy Stilwell, Mike Mullins, Paul McCarthy, Jay Brown, Jack Cunningham, Susan Stuart, Jerry McClure, Mike Kelly

Audience: 20

Following introductions, the Jan. 14 minutes were unanimously approved.

**CEPD**: *Kathy Rooker*: Planting underway about halfway done. Expect to hold sand in place from winds and waves. Plants actually accumulate sand. *Mullins*: Discussion of how much sand gathers with plants. *Rohn*: Extra plants for people to plant themselves? *Rooker*: No. Update on billing. *Rooker*: Public hearing in June, will send assessments by then. Apportionment plan will be accepted then. *Mullins*: When we do capture tax assessments? *Rooker*: What's on your bill now. Get letter from tax appraiser about any tax change, we will forward to update your assessment.

**CFD**: *Chief Rich Dickerson*: Physicals, station status. Builder selection at today's meeting, demo midlate March, will be really fast. TJ Klein coming back from Afghanistan, planning some special even for his return.

**LCSO**: *Deputy Mike Sawicki*: More people more activity. Quiet so far. Updating records. As always, let us know if you see anything strange or unusual. JM: New pre-stop stop sign, looks good. Past Jensens', higher than regular sign.

*Mullins*: Island resident and artist Stella Farwell recently died, asked for a moment of silence. Introduced Bob Walter as new panel member.

Hurricane: *Doris Holzheimer*: Feb. 18, StormReady proclamation at BoCC 9:30 a.m. Recognition of renewal of SR status. March 6, Hurricane Committee education program at South Seas, not sure of room. 3:30 p.m. At shift change. Rich Dickeron, Mike Sawicki, Gerald Campbell, Amy from EOC. March 11 SkyWarn training with Daniel Noah with NOAA in Ruskin. At Tween Waters in Ding Darling Room. Send changes in authorization form to LCSO and CFD. Passes at meetings or from Sanibel.

**Fund-raising**: *McCarthy*: Explanation of brochure distribution. Cruise tonight, informal way to meet the panel and express any concerns you may have. 5 p.m. From McCarthy's Marina. *Mullins*: Discussion of funding and benefits to island from panel.

**Communications**: *Stuart*: Will get photos on cruise. Photos of panel.

**Planning:** *Max Forgey*: 5/16 symposium on how growth management and planning work in Florida. Good for community panel members to attend. No charge. Palmetto Pines CC in Cape Coral.

**Financial**: Gooderham: Update. Monday After The Masters April 14. StormReady proclamation time confirmed.

**Bylaws**: *Cunningham*: Number of members on the panel? Like to see consider changing number down to nine. *Mullins*: Not this meeting, but perhaps after next meeting. Include on March 11 agenda. *Brown*: Go through same process as last time, committee discussion and 60 days' notice. *Cunningham*: Preceding next meeting? Yes. Include in agenda, ran through members. Community Center not available for March 6 meeting, schedule at SSIR.

**Other business**: *Stilwell*: Rides to Village... S Car Go, looks like a snail. Holds 12 people, runs during busy times only. From Chadwicks through Village and back. Not more than 35 mph. Will not hold up traffic however. Set stops, not hop-on, hop-off.

The meeting adjourned at 9:40 a.m.

# Public planning workshop

Convened at 10:30 a.m. *Forgey*: introductions... First in a series of four, more if necessary. On status of Captiva Community Plan. Schedule of workshops. Handouts.

Overview... 1984 Lee Plan first adopted. Adopted by ordinance, not purely advisory documents. Enforceable in circuit court. Captiva Plan is part of Lee Plan. First adopt by BoCC in 2002, prepared by Captiva Community Panel. About the panel... liaison to county government. History via handout.

Gooderham: Presentation on community survey. Cunningham: When do we get in the weeds? Forgey: Now, plan comes first but we can discuss LDC as well. Kathie Ebaugh: Plan is main mission, code changes that need to be made from that as necessary. Ebaugh: Discussion of plan vs. code. If code is inconsistent, you can fix it now. Cunningham: When?

Parks and rec issues at future workshop. More detail at those workshops. *Mullins*: Undergrounding. Assessment policy. Bike paths... Sewers. Water quality in the Gulf. Fertilizer ordinances, sewers, storm water runoff. Specific language to update plan. Goals to policies. *Rohn*: Make workshops educational as well. *Nathalie Pyle*: Expert knowledge in the room for context in the recommendation.

Experts?

Landscaping – BobWalsh, SCCF (Jenny Evans?) Bike/ped – Dan Moser, LeeDOT Historic preservation – Gloria Sagjo Lighting – Dark skies... Sanibel? Water quality – SCCF,

McCarthy: Consensus on plan issues. Forgey: Sewers, noise, power lines, parks & rec issues, water quality, Captiva Drive, community appearance, landscaping,

- Landscaping, aesthetics, community appearance, Captiva Drive, dark skies
- Water quality, septics, sewers, wastewater treatment & quality, runoff, fertilizer
- Not historical preservation NO
- Bike/ped safety, transportation, recreation areas of concern? Lighting safety
- The Village appearance, heights, uses, rentals, mixed use, commercial/residential interface, quality of life... neighborhood character and quality of life
- Community facilities and services NO



# Help plan Captiva's future!

The Captiva Community Panel is updating the existing Captiva Plan, which sets out the land use and zoning policies the county uses for island properties. As a follow-up to the community survey the Panel conducted last fall, it will hold public workshops to let Captivans discuss key issues identified in the surveys. We invite the public to participate in one or all of these workshops to provide your input and insights on Captiva's future.

# Thursday, March 6 Public workshop

(Cone Rooms —10 .a.m.)
Focus on community design: Landscaping,
Captiva Drive and community appearance

# **Tuesday, March 11**

Community Panel meeting 9 a.m. Cone Rooms at Chadwicks Square, South Seas Island Resort

# Public workshop 10 a.m.-noon.

Focus on transportation:
Bike/ped issues and lighting for safety.

# Thursday, March 27 Public workshop

(Cone Rooms —10 .a.m.)
Focus on commercial core and mixed uses:
Commercial and mixed uses in the Village

# **Tuesday, April 8**

Community Panel meeting 9 a.m.
Cone Rooms at Chadwicks Square,
South Seas Island Resort

# Public workshop 10 a.m.-noon

Focus on water quality: Waste and storm water management, other issues.

# Tuesday, May 13

Community Panel meeting 9 a.m.
Cone Rooms at Chadwicks Square,
South Seas Island Resort

Review of community input, discuss possible actions and timetable to develop any desired Plan language for community review later in the year.

If changes in the Captiva Plan are recommended based on community input, new language would be drafted by the panel over the summer for public review and discussion in next winter.

## For more information:

Online: www.captivacommunitypanel.com ■ Email: captivacommunitypanel@gmail.com Call: Administrator Ken Gooderham, (239) 489-2616 ■ Planner Max Forgey, (239) 560-5864

# Captiva Community Plan Workshop 'Character, Design & Quality of Life' Thursday March 6, 2014 South Seas Resort @10:00 AM

Edited versions of easel pad notes. [Bracketed items were reconstituted from memory]

## **Key Elements**

#### Max's Table

- Great beach
- Low building height, density
- Beautiful natural vegetation
- Small, remote—but not isolated, community feeling
- A tranquil island environment (except during season)
- Transitioning to a more-rental community
- Getting noisier as the transition takes place
- High seasonal population—new community every Saturday
- Great weather

#### Patrick's Table

- Small Town
- Old Florida
- Neighborly
- Heavily landscaped
- Dark, no street lights
- LA light pollution [?]
- Similar to Island Beach Preserve
- Travel & [tourism]

## Wayne's Table

- People (Corporate and Human) include:
  - o Investors
  - o Inhabitants
  - o Transients
- Sacred spaces & Holy Sites
- Beach
- One road in; one road out; it's the same road
- Built-out village
- Dark skies
- Structures transition to and from rentals and ownership

- The 'Clean Slate' of hurricane is game changer
- Randomness of vegetation adds character because (due to the youth of the island [i.e. as a land mass] everything is invasive, but in character.
- [If Central Park is Manhattan's sacred place] Captiva Island itself is Captiva's sacred place.

## Design & Architecture

#### Max's Table

- The last change in building height (2011-12) was generally good
- Unfortunately, new construction is not taking advantage of the sloped-roof option.
- Insufficient attention to how a building fits on the site, especially in the Village
- People are building to the limit.
- Buildings are square and blocky on Wrightman (in particular) and block the sun.
- Not enough light
- Admitting light, especially in upper stories, is key to good design
- Economics are at work here—it's too expensive to maintain a seasonal single family unit in the Village—[you have to rent it out part of the year to pay taxes and maintain the property, therefore you must build the biggest building possible to generate income.]
- SSR and Gold Coast are generally OK
- Good design on most of the island, [but Village needs some attention]
- SSR employee lots are a future concern. Anticipate management may replace them eventually
- Consider upper limits on number of bedrooms and mandatory upper story setbacks for light
- Owners try to shoehorn as much house as they can on to their lots—height, setback, all stories
- Need planning designs that fit community standards
- Bulk, façade, massing of elements, landscaped area, tree preservation on lot
- Landscape program
- Village building design and landscape
- Recess second floor [to let in the light]
- Consider designs other communities have used—Sanibel is a good example but there
  are others
- Homes with character
- Consider 30 day rental minimum periods in village
- Or 2-weeks
  - o The above will be hard to implement
- Wrightman, Rosse are the core of the village
- Building Code-Septic. [State could help us by imposing stricter rules
- Realtors advertise downstairs rooms [that shouldn't be occupied to begin with]

- Sanibel---Tougher code enforcement. [That's possible when you have your own municipality.]
- We cannot be Laissez-Faire any more
- Yes, we can
- Consider different building heights in Village
- Consider returning to old height standard in Village
- Village stretches to South Side of South Seas (including the Boyle property)

#### Patrick's Table

- Enforcement of Landscaping Code of Captiva Plan
- Intended consequence of roof height and code encouraging?????
- Roof code needs graphic design, drawing explanation
- Cheaper to pay fine than relocate trees
- Nothing on regular
- 42 foot height limit
- Types of roof lines needs graphic clarification
- Potential minimum building lot width
- Oversized rental homes
- Contradiction in standards
- Multijurisdictional issues
- INDIVIDUAL RIGHTS
- Setbacks and heights
- Property appraisers (taxes)

## Wayne's Table

- Individualism is encouraged, but each site should respect its setting and that of its neighbors through size [restrictions.]
- No Naples-ization!
- Achieve through influence, not (unenforced) regulation
- Promote awards for success in development and redevelopment, that exceed [the expectations of] Code Enforcement
- Promote education for encouraging the eclectic, the creative, the native, and the natural.
- But there is a need for a [re]source center/site for the information and point a [long?] look for the 'ties that bind' the community together through sacred spaces/holy sites.

#### **Environmental & Landscape Practices**

#### Max's Table

- The mangrove problem
- Septics—on the 3<sup>rd</sup> week of March, the smell can be quite ripe. Not good for business.

- Mike K: We struggled with that the last time around. When property changes hands, you can require pumpage and certification, but you can't enforce it on an annual basis
- Difficult to enforce
- Panel could make recommendations for stricter rules to state. No guarantees.
- Panel could notify Code Enforcement of the need[ this time of year when it is most acute]
- Panel could speak to neighbors through realtors—that may be the most effective approach
- Sanctuary gumbo limbo trees are instructive example [Jack C]
- Tendency to finesse [enforcement] post-Charley.
- People reluctant [to pursue the 2002 comp plan commitment to have a landscape code for Captiva]
- Would be great to have a booklet [which will educate residents and newcomers about native vegetation]
  - o Max advised Jack C that he will send the table from the Lee LDCs.
  - Max advised that he knows of someone who might be interested in that project and will advise Ken

#### Patrick's Table

- Invasive are not equal exotic
- Brazilian Pepper spreading—Big Problem
- Tropical landscaping "Recommended Plantings of Captiva"--- education issue.
- Mangrove Preservation--- not enforced
- Restrict invasive species
- People buy homes thinking suburban landscape design as oppose to Tropical or Caribbean style

#### Wayne's Table

- Maintain beaches as complete [?]
- Plant native species—or let natives self-start
- Vegetation is key for design
- [Issues are] indistinguishable from Environmental issues.
- Maintain screening with its covering of utilities
- Award the [cropped?] lawns

#### Lighting

#### Max's Table

- San moving to [tougher regulations]
- Safety issue—from Green Flash to SSR
- Problem Captiva Drive to Andy Rosse around to South Seas
- Danger –Don't want to hit a kid

#### Patrick's Table

- No lampposts, streetlights
- Down lighting on signs **not enforced**. Potential for regulation.
- Frequent deliveries, EMS, trades
- Sign regs, no big neon sign.

#### Wayne's Table

• To be consistent with dark skies, lower and directed lights for pedestrians rather than lighting signs.

## 'Transportation' Tuesday March 11, 2014 South Seas Resort @10:00 AM

Edited versions of easel pad notes. [Bracketed items were reconstituted from memory]

#### Key Elements Overall Mobility

#### Max's Table

- If you try to get anywhere [this time of year, all the way to South Seas you will] encounter trucks
- Smaller delivery trucks would help
- Walking is helpful; [it's good for you]
- Bicycles, people, and motor scooters cause problems for deliveries
- Safety strips [and remember they aren't sidewalks or bikepaths; they don't meet the minimum requirements for those designations] over-run
- Don't have two lanes in reality when delivery vehicles are parked in the ROW
- Can't walk on safety strip
- Bike/Pedestrian--almost blind on bridge---issue for bikes
- Bicyclists become a threat; "spandies" don't respect rules.
- Cyclists don't stop at STOP signs
- They don't use horns or bells
- Bicycle groups—[they travel in pelotons of 20 or more cyclists and pay little heed to others on the road]
- Shared Bike/Ped on safety strip
- They freak out when they see oncoming vehicles
- It's contrary to the established rule but it may be safer to walk with traffic
- Driving on Rosse interferes with pedestrians
- Also motor bikes
- Rosse became a pedestrian street—sidewalks ignored
- Wightman—sometimes problem with golf carts
- 3-wheel motorbikes; no reverse—problem all over the island

#### Julia's Table

- Bikes, Walking, Golf Carts, Cars
- Cars=not a lot of issues getting around island, but getting on/off a problem.
- Not a lot of traffic

- One stop sign
- Table was in Agreement on this point about Cars.
- Cars in Village--intermittent parking problem. More so in high season
- Build more > more problems
- Parking enforcement issues
- Mexican Restaurant parking on street
- Not "need more parking" but people put parking wherever they choose
- How's Sandy's trolley doing?
  - o To Dave's observation, it is empty in daytime but full at night
  - In operation past few weeks SSR to A Rosse
  - o Do enough people know about it?
- SSR has [few] restaurants, [so visitors] go to A Rosse
  - o Danger of walking down Captiva road at night
- Back to panel mission
  - o Need mode [of transport] between Tween Waters and SSR
  - Support for some type of trolley
- Haphazard parking
- Mediating number of cars
- Who would fund the trolley?
  - o Between Tween Waters and South Seas Resort
- Tween Waters has parking issue at peak
- SSR used to run trolley at peak times
  - Turnaround locations
  - o Fumes
  - o Noise

#### Tony's Table

- Beautiful island
- Can walk it
- Solutions
  - Pedestrian wide path
  - o Cut through R. Park, A. Rosse
  - o Beach path (to Andy Rosse)
  - o Park & Ride
- Do it right or don't do it
- Traffic
  - o 9-12 3-6 weekly
  - Season & summer (Tarpon)

#### Sharon's Table

- S-Curve safety
- Golf carts
  - Allowing them to go farther—especially along Tween Waters stretch
  - o Can accommodate more golf carts than cars—parking, etc.
- Connectivity
- S Car Go—expand to other businesses
- Evening vs day traffic---plus day trippers
- There are five dangerous 90° curves causing safety --- Safety issues. Cars going into pathways
- Green Flash to South Seas
  - Lighting—very dark, can't see pedestrians
- Opposed to additional lighting—some like it "dark"
  - o Maybe reflective clothing or surfaces
  - o Down lighting
- Balance between safety and lighting is tricky
- Rental bikes should have front/back lights

#### Pedestrian Pathways & Bikeways

#### Max's Table

- It is a concern because there are lots of people on road—kids, golf carts...
- Potential for acquisition of new ROW via eminent domain only. It may be worth it.
- [Some ROW could be acquired via] voluntary means
- Old tree cut down at Jensen's curve. DOT was not flexible
- Captiva Drive is on private property in places
- People encroaching on Captiva Drive with pavers have been tolerated [but now that they are grandfathered, their neighbors don't get the same privilege]
- Mile long strip between S-Curve—can it be moved?
- It is unusable private property
- Wider strip would be ideal
- Dune path would be costly—move boulders and riprap
- People walk in the dark [wearing dark clothing]
- Meandering pathway through dunes would be great!
- Consider lowering speed limit at night (similar to Collier County with the panthers)
- Consider allowing golf carts islandwide
- Consider 25 MPH island wide all the time
- Some traffic calming options:
  - o Brick strips
  - o Do not want speed bumps or washboards

- Would consider experimenting with rubber bumps
- Really important between Village and Green Flash
- On Blind Pass Bridge keep cyclists on one side
- Captiva Plan [could consider eliminate overhead electric lines]—would room to expand, esp southernmost ½ mile
- Other options:
  - Consider Intelligent bike paths
  - Consider boardwalks on beach, understanding that feral cat and rodent problems seem to go along with boardwalks
    - Meandering pathway
    - Seaward of private property to protect turtles
  - Find ways to encourage bicyclists to behave better

#### Julia's Table

- Where do the cars come from?
- Are most cars at restaurants going from sunsets to restaurants? From Gold Coast to town?
- Trolley would help
- Places with parking lots/shared use/Paul's Marina [Park & Ride]
- Need traffic count
- Jay says majority are SSR & renters
- Pedestrians
  - o From SSR [southward a concern]—not much issue at SSR
  - o But they need to be registered [???]
  - o SSR entrance to S-curve to A Rosse down to Green Flash
- Walking, particularly at twilight—Eyes don't see as well
- What fixes?
  - Lighting
  - Trolley
  - Solar footlights –not uplights
  - Discussions with Sanibel as to what they are doing
  - Could we consider widening ped path?
  - o Is that a waste of time to try?
  - Now ROW—only side to walk due to drains on other side
  - Put structure on top of drains
  - Trim overgrown brush
  - Help from fire dept
  - Maybe talk with Rauschenberg Property?
  - Have they been approached?
  - Panel should say "there is a pedestrian safety issue from SSR to Green Flash
  - How about white line, flap sticks, go to Rauschenberg property
  - Bikes. Same as peds/but harder for bikes

- Bikes can use roadway
- Can you have bike only path?
- Gold coast
- S-curve
- Tween Waters. In these places you couldn't get ROW to put in bike path inland, separated by grass. We asked—was any incentive offered?
- Vegetation is special. People put time into that.
- Village—nothing to do, except encourage bikers to use road
- Bikes---kids!
- Bikes are rentals (Do they supply helmets and is use of helmets enforced?)
- Little lights will help (downlights)
- Approach as safety issue. 25 MPH limit
- Remind everyone "Bikes Share Roadway"
  - o 15 MPH through town
  - Bikes should use roads [not safety strip]
- Establish safety shoulder (1 1/2 ft.) each side
  - o The path is wide enough for bikes, as long as cars do not drift
- Storm drains—No accidents so far
- People look at Sanibel—We could have a bike path
- Speed Limit—don't change it again!

#### Sharon's Table

- Pedestrian concerns (survey)
  - o Bikeways
  - Pathways
- Pedestrian—S Curve dangerous
  - o Southside
  - o 1st. Curve east side
  - o Bike & walkers interface
- Expanding existing path to 5 ft.
- Ideally—stand alone bike and walk paths
- Blind Pass to South Seas (all 5 miles)—bike/walk path along side of dunes to protect shorelines
- Concerns—maintenance of path, storms, etc.
- Put path along shorelines
- Bike/walk separated by greenbelt
- Doesn't like expanded path--safety
- Cannot require bikes to use pathway
- Pathways
  - o If pathway along shoreline limit lighting or buffer to protect turtles

#### **Vehicular Access**

#### Max's Table

- Double lines on roadway
- Allow golf carts islandwide
- Consider trolleys
- Water taxi a possibility but concerns with dolphins an issue
- Pedi cab advertising a possibility
- Jitneys, but keep in mind Long Island example

#### Julia's Table

• Dead issue—no more beach parking!

#### Sharon's Table

- Parking—no new parking or additional beach access
- Post office parking lot—wanted to put in parking spaces there.
- Revisit question with owners—if it was a shared meter revenue
- Infrastructure
  - Humps/bumps resurfacing needed at Tween Waters
  - Bike safety
  - Corners need to be safer

#### Transit/Alternatives

#### Max's Table

- Valet Parking—Village and South Seas Plantation
- Shirley lot potential
- If you offer more parking, you get more people --OR--
- If you offer more parking, you may have fewer violations.
- Beach parking should accommodate golf carts—several will fit in one car space.
- Seasonal speed limit

#### Julia's Table

- Ferry boat
  - Or something that connects to buses if public would deliver

- Car ferry from community to community
- O Where would it land?
- Back to [Sandy S's] trolley
  - o How is it funded?
  - o Is Sandy keeping data?
  - o What happened to SSR trolley?
    - Noisy—different routing, no "jingling bells"
    - o Smelly
    - Turning (annoys owners)
  - o Electric—quiet
  - Quiet trolley –10 minute [length of island trip]
- Possible stops
  - o SSR, Green Flash, Tween Waters
  - o Educate, "Use our Trolley"
  - o Bars/Tween Waters
- Walkers and Bikers—little lights
- Need to use reflective clothes
- Golf Carts
  - Need to have lights that work
  - o Kids need to be using seat belts
  - o 6 year old drivers?
- Highway legal GC—why is run limited? Because they are slow
  - o People live in Villages (Ocala) —so they don't need a car
- The more folks who use non-cars, the better for all
- Why were people upset with trolley?
  - Fumes, noise, "neighborhood tours," mostly empty, resort was losing money (it could not charge for it), turnarounds
  - Not a lot of incidents because people feel it isn't safe

#### Sharon's Table

#### **Alternatives**

- Dedicate part of Ding Darling lot for trolley service (owned by Dept of Interior)
- (Mobility plan requires places for cars to park)
- Trolley service to Captiva
- Off-island trolley service (e.g. Punta Rass, Summerlin Square)

#### Off-Island Circulation

#### Max's Table

- Captiva does not want day trippers
- Consider one or two buses a day
- Here's the Big Question: Do we encourage or discourage day trippers? [When you answer that question, a lot of subsequent questions are easy to answer.]
- Businesses, especially SSR, do OK with employee parking; some restaurants not so much.
- Don't have a free shuttle to/from outside if you don't want day trippers.

#### Julia's Table

- February Sanibel Day tripper Bottleneck
- Go Early; Go Late
- Does Sanibel want to control day trippers—they just turned down "Packed Van" coming over
- There was a Ding Darling study of where to drop off people

#### Sharon's Table

- Off Island parking & transportation
- Day trippers/vacationers---beach etc
- (if parking & congestion problems are solved it would equal more people)
- Not sure if that is what we want
- Water taxis form Punta Rassa to Mucky Duck. Need new docks
- Circulation
  - o Getting where you need to go from Captiva to mainland
  - No to bus service (would not be used)
- Causeway-2 lanes in/out based on traffic needs
- Public parking for boats

#### **Planning Workshop**

March 11, 2014

Convened at 10:20 a.m. Four tables. Max Forgey, Julia Davis, Tony Palermo, Sharon Jenkins-Owen facilitators. Kathie Ebaugh led introductions and session.

- Cindy Brown, Doris Holzheimer, Natalie Pyle, Jack Cunningham Sharon
- Tom Rathbone (?), Susan Stuart, Jack?, Mike Kelly Julia
- Bob Brace, David Rohn, Mike Fascati Tony
- Jerry McClure, Mike Mullins, Sue Rathbone (?) Max

**Mobility**: SSIR to TWI, alternate ways to move, shoulders inadequate. Combine lanes in Village to make them wider and on one side. Utopia would be a real separated bike path, not going to happen here. Electric jitneys from SSIR to TWI to move people.

Cars... not a problem on island, issue is from off-island. Pedestrians: safety issue in Village. Ideal is defined walkway from SSIR to Andy Rosse. Construct path over drainage, make it safer with more lighting. Revive trolley system, electric and noiseless and fume-free. Bikes... ideal is like Sanibel, not going anywhere.

Overall, S curves are dangerous, drivers cut into shoulders. Clean up corners, road barriers or bumps, traffic calming measures. Bike/ped: 1) bike path on beach seaward of dune Erosion Control Line... boardwalk or path. Blind Pass to Redfish Pass. 2) Separated bike path like Sanibel on one side of the road. 3) Combine shoulders to one side or expand shoulders on both sides. Through Blind Pass, including bridge. Seasonal issue... Feb.-March heaviest. Reducing traffic vs. additional congestion on island.

Basic issue is do we want more day trippers on island? That affects what you do with transportation. Might attract bike groups if you expand shoulders. No trolleys off-island, keep them on island. Day trippers bring impact without income. Vary speed limits day/night or in congested areas. Not more signs.

Day trippers a big issue, need to decide that first. Balance of day trippers vs. addressing resident problems. Accepting constraints to keep people from coming out here. Cars vs. other modes. Intraisland trolleys vs. on-island trolleys. Could you put parking on south end to keep cars from entering island?

#### Other comments:

Replicate Darling tram system, running out of Ding parking lot to bring day trippers to island; stops at Blind Pass, TWI and SSIR. Park and ride on mainland? Do survey to figure out where the cars are coming from – off island or from SSIR? Then design solutions to that problem. Expand golf cart area to TWI or whole island. Will be safety issue. Reflective clothing for peds and bikers, hotels could give them out as promotional. Seasonal speed limits. Water taxis.

Workshop adjourned at 11:50 a.m.

- Is The Village a commercial area with some residential uses, or is it a residential neighborhood with intense commercial activity?
- Given current trends, what do you think the Village will look like in 2024?
- Does existing infrastructure support the businesses that we already have?
- Is there any single thing (regulatory or not) that can be done to reduce conflicts between the Village and island residents?
- Is there a fundamental difference between rentals in the Village from rentals in South Seas or Tween Waters or the Gold Coast? If so, what is it?
- Is the rental business generally positive for the island?
- What traits distinguish the most desirable renters? What can be done to encourage them?
- Is the 7-day minimum working? Should it be expanded islandwide?
- How do you view mixed-use development... good for the island, bad for the island or neutral?
- Should current mixed-use rules be expanded or left as is?
- Do mixed-use projects need incentives to get started?
- Due to the smaller lot sizes in the Village, should there be limits on how big houses can be? If so, what limits are needed?
- Are the new building height rules working?
- Are current setbacks sufficient? Too much? Not enough?
- What would make the Village a better place to live?
- What are the biggest causes of conflict between island residents and businesses, and what can be done to improve the situation?
- What brings tourists to Captiva? What turns them off?
- What are the biggest opportunities for Captiva businesses to embrace in the next ten years?
- What are the biggest threats to our business climate?
- What do you think island businesses need?

#### Captiva Community Plan Workshop Economic Development Thursday March 27, 2014 South Seas Resort @10:00 AM

#### Ken's Table

- Residences run as a business
- Zoning vs Use→residential with commerce core
- Maintain mix over time
- Replacements, not new businesses
  - More renters/rentals with more turnovers
- Renewals-→enforcement
- Encourage resident owners or longer rentals for ownership in community
- Rentals→Economic reality
  - Homes designed for multi-family rentals
  - No ownership necessary → stake in community
  - Septic impact & solid waste overload
  - Noise issues
- Rental vs Business
- 7-Day Code enforcement. Codify [islandwide] and make it longer?
- How to enforce?
- Change in market? Could they get younger and louder?
- Ambiguity in rental practices
- Marketing Captiva:
  - o Agents→Sell as businesses, not residences
- Encourage owners not to rent
- Mixed uses:
  - Contain mixed use to commercial zoning
  - o Rentals tied to business
    - Employees
    - Not Multi-Units
  - No incentives necessary
- Structures:
  - Wightman Ave → House Mass Issue
  - o Look at Floor Area Ratio (FAR) enforcement
  - Height → Design for max business use/rental space
    - Flat roofs
  - o How many rules are needed?
  - o How are rules enforced?
  - Clarify building heights (and revisit?)
  - o Legal issues with platted lands

- Bert Harris [Act] How solid is it?
- Vested Units
- Septic Issues & permitting; # of people allowed
- Biz Climate
  - o [There are] issues, [but there is] no conflict between business [and residents]
    - Garbage
    - Parking biggest issue
      - · Cannot build enough
      - Seasonal maximum
      - No off island shuttles
      - Do not expand golf cart area
- Lower impact area an asset
- Preserve Captiva → Keep it attractive to all!
- Enforcement → How much of it is needed?
  - o Formal vs informal action
- How to pressure existing businesses?
- Can rental homes be considered commercial use?
- Better understanding laws & zoning overlay

#### Max's Table (Mike M, Paul, Dave J)

- [Business and residential]—It's a mix
- Mostly residential
- Agree with 80% [of survey respondents]—it's a good mix
- A bit shabby
- New house-50' possible [frontage] on Wightman—People get jammed
- Regs—setbacks; make it more more European, with vertical intergrating, more exciting foot traffic
- Don't want regulations to push it either way
- Can be more restrictive
- Building heights restriction –island wide or RSC-2? [Max confirmed—it is only specified by
  ordinance in RSC-2, although County appears to regard it as applying countywide as a standard.]
- Need to go street by street
  - o Rosse different from Wightman & Laika & Chapin
- 75' on Chapin; 50' on Laika & Wightman
- Deed restrictions in Village—must allow walking
- 10 Years from now—Rental rules should apply county wide
- Infrastructure
  - Delivery trucks too big
    - Not likely to change
  - o Need sewer—septic systems overloaded
- Rentals & Intensity
  - o Gold Coast rules [re short term rentals] should apply islandwide
  - o 1 person can sign lease
  - o As always, who will enforce?
  - o At 1-2 acre density [ie RSC-2], there is buffer
  - o Restrict number of people

- o Too many people in multifamily units
- o Easy to regulate → 2 families rent 2 units on same property
- Enforce through realtors!
- Ideal renters—ones who spend lots of money
  - o Family oriented

#### Mixed Use

- Post Office
  - o could do home delivery—3 days a week
  - o Interaction good [with USPS; good meeting place for community]
  - o Would do better if centrally located
- Goals, incentives work; Cannot restrict or mandate business types
- Some community expansion likely especially in vicinity of the Boyle property
- Like Village walkability
- Turn CBD lot into valet parking
- Noise—too many kids [in large family groups; not referring to small family groups]
- 4-5 families [on one property] not good
- · Kind of commercial
  - Not a many dining choices
- What would stop DQ, P. Hut? [Two things—design standards; economics-- Not profitable enough doesn't match business model.]
- Awnings, signage, walkability, aesthetics important
- Want high-end retail with high-end residences
- [If you have] kids want [dining to be] cheap
- European village with liner buildings [at SSR entrance]
- [It would be] nice to have a town center

#### Tourism, the 'Captiva brand'

- What about Raushenberg property?
- Take what we have, make it nicer.
- Go after a [non-rowdy] audience---not [looking for the] wet T-shirt experience
- **Don't** need large groups
- We have a brand
  - o Don't [let it] get trashy
- Restaurants not as good as old days
- Doesn't have to be Ritz Carlton [kind of clientele]
- Character
- Rental rules are diminishing crowds?
- Ideal
  - o People who used to own 2<sup>nd</sup> homes
  - o 50 to 60 years old with 2-3 kids, no pets
  - o Six figure income
- Target-off season
- From major urban centers
- [Looking for] quality experience and good meals

- Exclusivity which results from pricing
- Not rowdy
- Creative, fun, friendly, natural
- [Looking for their own] Paradise
- Some come from Sanibel [for quieter experience]
- Caribbean Island on mainland with emergency services
- Some fall in love with village
- Escape
- Quality vs Quantity
- Better 10 good than 100 lousy visitors
- 1 week with family
- 1 month with old folks
- They fly in and rent cars
- Special time with kids
- Memories
- With other families
- Compete on quality
- Where New England Village meets Caribbean
- Sanibel island may be better for biking
- Captiva better for walking
- Not crowded, mostly
- It is getting that way at Christmas, though
- High retention! Return business, year after year
- Tweak, protect!
- 7-11 would kill it
- One week on Captiva is a Reward! You've earned it.
- Some people don't know that they have building height options, so they choose the boxy option.

#### Sharon's Table

Village—located between Jensen's and South Seas Resort

- More residential than commercial
  - Acreage measurement?
    - o Mucky duck
    - Galleries
    - Dress shops
    - Real Estate offices
    - Key lime
    - o La-Te-Ca Coffee and ice cream shop
    - o Etc..
- Would like zoning map to identify which areas are zoned commercial
- Rentals—commercial-like, but do not want [to be considered] that way

- Do not want to be a bedroom community for Fort Myers
- Keep and protect commercial zoning
  - Mixed use maybe OK
    - Was not an option at the time (had to live there—not rental)
- Only way to have residential in village is to have mixed-use
- S Car Go—brings business awareness
- Hard to make living retail here (come and go)
- South Seas Subsidizes
- · Parking issue-would like-pay to park (night); use parking from businesses that are closed at night
- Some like balance as is; another wants more retail and to retain what we have now.
- Want more retail or maintain what we have now
- · Future example Mucky Duck could be mixed use

#### Rentals & Intensity

- American Realty—140-plus rentals on Captiva
- Condo docs restriction to weekly rental
- Some 2 week min
- South Seas—daily
  - No to daily throughout Captiva
- · Becoming a rental island
- Impact different
- Air BNB-mini B&Bs (Google it) airbnb.com
  - o No meals
  - International trend
  - o Rent bed and bath
- State license and restriction
- Charging \$2000 without paying bed tax
- Density issue if you rent
  - o 1-2 rooms of home
  - o Impact
  - o B & B happening now without paying taxes, etc.
- Appeal to families
  - Important to keep
- Tighten up rental restrictions
  - Start out as 3 bedroom and then cut them into more
- Infrastructural demands
  - o Sewer etc
- Mixed use Development
  - o Devise control—protect and maintain commercial use kept for commercial
  - Use residential as part of development
  - o Maintain existing commercial
    - No additional commercial unless mixed use
  - o Future: Make it mixed use
  - The residential should be allowed to be rental in mixed use or even vacant

#### Residential

- Yes limits to house size
- Height limit important
- · Too boxy—shadows cast by larger buildings
  - o Need set back increased?
- Some height aesthetics—one thing to allow for nice roofline
- Vegetation buffer
- Existing Zoning & Property Rights
  - o 10' setback required---20' better
  - o Village flood restrictions inconsistent
  - # of stories vs # height
  - o Intent was to preserve 2 stories of living—but now not happy with height
  - o Keypoints: Setbacks, shadows, replacing vegetation, septic limitations

#### **Business Climate**

- Brand that is Captiva
  - o Exclusive
  - Happy
  - o Family-oriented
  - Beach community
  - Nature/beach
  - o Quaint
  - o Family friendly
  - o Small
  - Limited new things (no big development)
  - Not a place you go for a day
  - Come for a week/not day trip
  - o Unlikely to change
  - Want to see "same"

#### Conflict Residents/Business

- Residents peaceful but accepting of tourist season
- "holiday Village" work together
- Chapel-historic/business help
- Historic-tourism attracts/distractors
- Should be tax benefit for historic building
- Store is historic designated

#### Tourism

- Historic structures
- Activities
- Boats/marina at South Seas/Tween Waters

- Kayaks
- Holiday Village
- Kayak & nature symposium etc.
- Natural beauty
- Eco tourism
- Trams
- Negative
  - o Parking
  - o Access for bikes and pedestrians
  - o "Tight"
  - o More beach parking
  - o Potholes

## Captiva Community Plan Workshop Water Quality Tuesday April 8, 2014 South Seas Resort @10:00 AM

#### TABLE 1 (Tony)

#### **Water Quality**

- Any Proof? (Septics?)
- The Cape Coral sewer system model is a good way to fund sewer expansion
- SCSF→Excess water; Sanibel has capacity; can create incentive
- SCSF→Sewer vs Septic
- New sewers are expensive
- Majority would or might accept sewer
- Bubble Room has install aeration system and has had outstanding success.
- What are we supposed to do? Public ignorance
- Absentee owners—that's sometime true. Communicate.
- Not sure whether there is a water quality problem
- Issue #1
  - o Bay/Beaches (closure?)
  - Algae Bloom/Red Tide
  - o Lake Discharge
  - Storm Runoff→Off Island
  - o Bad Septic?—need proof
- Is it over-rated?
- Not functions—testing Package Plant
- ID Problem→Odor Pollution
- Solution
  - o Sewer = Growth? At a Cost
  - Better Septic Incentives
- Sewer/Septic (not sewer)
  - o Incentives to upgrade septic?
  - o More Inspection?
  - We don't know [what the direct impacts of Greywater
  - Need more information about costs
  - Need some group to explain
  - Economics of sewers—need workshop
  - They must know the costs—how to mitigate? What is it?
  - How to assure no overdevelopment as a result of sewer building

- Alternative issues—identify the nuisances [and get them fixed]
- Enforce new & old septic [rules]
- Will Incentives work? Or education info?
- For sewer or Package Plant
- Landscape/fertilizer standards
  - o Give landscapers 5-star ratings, and do the same for rental agents
  - Flora/fauna—no Braz pepper!
  - Exotics in general
  - Need rule re maximally invasive species
- Political influence when we choose to exercise it. So use it!
- Inter-local cooperation
  - o OK with Sanibel
  - Get costs for sewer study
  - "Study Group" (sewer issue)—costs, how to.
  - Smart Growth Commission
  - Lift stations in Cape Coral are a big issue (outside)
- Rental Rep on Package Panel
- Stormwater
  - o Poor/Flooding/Pollution
  - o Roads Flood/What system?
  - o It has to go somewhere
  - There are drains—partial system, not consistent
  - o Do they fill up? Yes
  - o Bridge higher than road
  - Catch basins
- Ad Hoc
  - County Needs System (roads)
  - Quantity/Quality
  - Rate Landscapers → fertilizer standard
    - What regs to use?
- Environment
  - Don't forget exotics
  - o Invasive species i.e. Brazilian Pepper
  - Turtles (OK)
- Highly populated beach, but no authority
  - o Could be CEPD
  - Possible use for bed tax funds
  - o Beach maintenance

- o Shouldn't be law enforcement responsibility
- Pets—no dogs on beach!
- [Want higher standards than FM Beach]
- No containers

#### Wrap up

- o Incentives
- Enforceability
- Role of rental agencies—rent consistent with # of rooms
- Drains don't accept sufficient water

#### Table 2 (Julia's)

- Need Data; need "proof" in order to make decision
- Septic Study was done 2-3 years ago
- Water Quality
  - Language in code and change to ownership→ then septic system evaluation, function & size
- Lake O is biggest issue that is generated off the island
  - What can be done—discuss, awareness
  - Nothing can be done in our lifetime
  - Lady notes that there is signage at the Lighthouse, advising that the discoloration of water is caused by runoff from Sugar; that is educational and helpful
  - o Maybe there are individual steps at Lake O.
  - o Incremental, small steps
    - "don't buy Sugar"

#### Water Quality

- Different waters [are impacted], not just Lake O, but [Caloosahatchee] River, Gulf, & Bay/[Charlotte Harbor]
- Fertilizer (use less)
- o More education [is needed] here
- Residents (snowbirds vs year rounders) overloading septic
- Septic need to be sized to building and use (they get pumped out often)
- o This is something we can fix
- o Is this a State or county issue?
- o It's a State issue

#### On the Island

- Septic should fit development
- o In St Louis County [MO] they have mandatory inspection and pumpage.
- At my lake house in Minnesota, there's inspection, even if you're only adding a stairway; any change to building sets off a new permit.

- Tie into development/building permit (no sewer problem?)
- Sewers can be worse that septic. [If one septic tank overflows, that's bad, but it can be fixed; if a sewer is breached, that is really bad.]
- "It's stupid to live here on a sandbar, which nature tries to convert [to something else] on a daily basis, but we do." ☺
- Re Treatment Plants-- would love to have sewers rather than septics & pumping trucks on the road every day
- By the way where are they dumping the sludge and where does it go when it rains?
- Questions [effectiveness of] South Seas package plant
- o [Sewers require] tearing up R.O.W. to install
- Sewer plant works for Sanibel but is costly
- o Prove that septics harm the environment!
- o Is it too late to hook up to Sanibel Wulfert Plant?
- o "Sewer in the answer" for the management of waste, but what cost?
- o It costs more than Beach Renourishment→this is an ongoing project
- Tearing up ROW will be [complicated]
- o Tear up road once & you are done
- Argument—Sewer facilitates development [and higher densities, which is what we are trying to avoid]
- Mayor Kevin liked idea of sewer study—can talk to John Manning. What will it cost?
- Most Over-rated issue → that "water quality is poor" [Is it really?]
- When Blind Pass is closed, it reduces water quality
  - Try keeping it open
- Misunderstanding with investors—that the changes they make have an impact to island as whole
- Wastewater:
  - Greywater/water reuse—on South Seas use other people use irrig wells
    - To do this islandwide, it would be part of sewer upgrade
  - But Captiva does not have "water shortage." Water comes fresh comes from Aquifers
- Encourage native landscape
  - o Reduce lawns, sell your lawnmower
- But people want to be left alone-- don't regulate me!
- Yet, we could educate people
- People move here and love the island look then they miss lawns and 'Spring'
- Inter-local Cooperation
  - o Do Sanibel & Captiva work well together on various issues?
  - o There is no cooperation
  - We could talk to them about what they are doing
    - Sanibel has a mayor and Captiva is incorporated

- SCCF is a common resource
- Captiva is part of unincorporated County,
- We (C) don't know what (S) is doing and they don't know what (C) is doing
- o COI—Committee of Islands---nongovernmental, They deal with issues
  - eg. Fireworks ok on Captiva, but not on Sanibel
  - Very interested in Dark Skies
  - Captiva could implement what Sanibel is doing
- S & C do work together on Big Water issues SCCF
- Planting & vegetation: SCCF helps Captiva with this, nursery
- There is informal cooperation on Water Quality issues (not working on it, formally")
- **Biggest problem** is Blind Pass & re-nourishment (Captiva sand runs down to Sanibel and only comes back is trucks)
- They should at least let Captiva to hookup to Sanibel treatment plant for all the sand
- Plenty of organizations in place
- Not enough of year-rounders to keep momentum going
- Sanibel does more than Captiva does on fertilizer reduction
- Captiva does it without rules-- Sanibel is very restrictive
- People move to Captiva because lack of rules/reg
- People from Captiva move to Sanibel because Captiva is changing—too much like FM Beach)
- How long will the island look stay?
  - As long as the little cottages stay.
  - Because when they go away, Big Development (lots of units) will come in its place
- It is only three months out of the year
- Ferry to Cape Coral?—Facetiously—they **do not** want this!
- More people are finding out about Captiva
- Storm Water Management?
  - o Minimally, "French Drain" in Village → to Bay
  - o No way to treat that mostly-rainwater but fertilizer
  - Now a lot of lawns in those areas
  - Swales—best way to slow Stormwater; and more native landscape and less grass
  - If your neighbors build "hills up", you can request that they add swales
  - o Permeable membranes?
  - Less grass, too. Where to put swales in Village?
- Environment
  - Sea Turtles, Mangroves, Birds all equally important
  - o "Landscape" important to have natural landscape
  - Dark Skies important

- Why do they come here? **Because it is beautiful, but that is hard to maintain**. Good things:
  - o Native vegetation
  - Water quality
  - Nice beach
  - o Birdlife
  - o Fish, dolphins
  - o To see the night sky; downlighting helps
- They don't want to see--invasives
  - o Coyotes
  - Burmese pythons (not sure about bobcats)
- Those cottages—how many are left in the Villages
  - When they go away, they get converted to cubes of condos
- Rauschenberg..... did it nice; we need another Rauschenberg
- Art communities are wonderful, low impact business
- Captiva should do all it can to support this-to help artists help Captiva
- Rauschenberg estate & how it looks
- Jungle Road.....
- "The Good Old Days" How Captiva used to be. Come down here & CHANGE IT!

As you may be aware, the Captiva Community Panel is currently updating the Captiva Plan, the Captiva-specific section in the county's comprehensive land use plan. As part of the process, the panel has been conducting public workshops along with its regularly monthly public meeting, discussing a range of land use and community issues while seeking community input on the plan changes.

One of the frequent recurring topics at these workshops has been private-home rentals on the island:

- Their proliferation in recent years and the impact that has on the island's character.
- The intensity of use at some rental properties.
- Frequency of rentals at some properties.
- The impact of rentals properties on neighbors, natural resources, and community infrastructure.
- Encouraging renters' compliance with local codes and ordinances.

In response to these comments, the panel is trying to schedule a workshops with rental agents and agencies working on Captiva, to discuss concerns and look at possible solutions – both formal regulation (if feasible) and informal education. On behalf of the panel, I'm checking to see whether anyone (or everyone) from your agencies would be available to attend such a workshop as part of the panel's next regular meeting, which will be held on Tuesday, Sept. 9, in the Cone Rooms at Chadwicks Square. The panel meeting start at 9 a.m., but the workshop portion probably would not begin until 9:30 a.m.

As part of this workshop, county staff – including the Building Official and someone from Code Enforcement – will be invited to attend as well, both to participate in the discussion as well as to be available for any questions you all might have.

If you and others from your agency are able to attend the Sept. 9 meeting, please respond to this email with that information. If you cannot attend that day but would like to participate in such a workshop at another time, let me know what dates in September or October might work for you (FYI: The next panel meeting after this one is Oct. 14, if that works better.)

Thanks for your consideration, and please let me know if you have any questions.

The Captiva Community Panel provides a public forum whereby Captiva property owners can present projects requiring variances and get feedback from and answer questions of the panel members and other Captiva neighbors attending the public meeting. The panel has no decision-making authority on variance requests but does advise Lee County as to the point of view of the panel and the point of view expressed by other interested Captivans attending the public meeting at which the variance request was presented.

#### **Captiva Community Panel**

#### **MINUTES**

Sept. 9, 2014

Attending: Jerry McClure, David Rohn (phone), Sandy Stilwell, Mike Mullins, Jack Cunningham, Jay Brown (phone)

Audience: 15

The meeting convened at 9 a.m. Introductions and roll. The Aug. 12 minutes were unanimously approved (McClure/Stilwell).

**CEPD**: *Kathy Rooker*: Budget hearings held in Sept. Millage rate 0.3124 last year, will be 0.3053 due to increase in property values. No increase in taxes to property owners even through values have gone up. 9/22 last hearings, 5:01 p.m. Board meeting same day 1 p.m.

**CFD**: *Chief Rich Dickerson*: Tri this weekend, explanation of impact and staffing. Building... Good progress, will look far different than it does now. January still completion likely.

Hurricane: Terry McClure: No news. Still need web backup for Beth Oden.

Mullins: Move property discussion to October? Discussion of process, pay attention to bills.

**Financial**: *Ken Gooderham*: Update included in packet. Fund-raising appeal letter went out in late August, picked up a number of envelopes this morning, will have totals next month. Also county reimbursement check is in.

**Planning**: *Max Forgey*: River Hall decision delayed, Sept. 15 hearing moved to Oct. 22 at least, while "overriding public necessity" language is defined. Explanation as to why it is important to Captiva. *Mullins*: Need anything further from us?

**LCSO**: *Sgt. Mike Sawicki*: Last week two golf carts stolen from Jensens, recovered by Rauschenberg staff. Also some paddle boards stolen at SSIR, minor incidents. Keep your eyes open, call us or dispatch.

Rentals: Max Forgey: Introductions and explanation. Issues include intensity of use, frequency of use (how long and how many?), septic concerns. Renter information about turtles, noise, neighbors. Dealing with complaints, who should respond first if there are problems? Is this hurting the Captiva brand? How to mitigate if island loses prestige. What do rental agencies expect, how can we work together? Summary of suggestions. McClure: Are we looking at language to send to the county? Impact? Forgey: Possible policies if appropriate, perhaps Land Development Code language. Also how to reach informal agreement on island. Cunningham: What is county's position right now? Forgey: Introduced Bobbie Stewart and Rick Roberts. Explanation of county stance, which is complaint driven and as spelled out in code or ordinances. Rental agents in attendance introduction: Elaine Smith and Lisa Wheeler with AMRC; John Brooks and Brooke Pfautz, All Star; Fred Newman and Barb Harrington, Royal Shell.

Mullins: Most things have been addressed via survey and workshops. This issue got raised to a different Page 1 of 3

level, built in to the body of the meeting. Stilwell: Explanation, not just rules, but how to get along. Help to make problems go away, issue by issue. Not new code enforcement, but one-week rental periods. Stewart: Minimum rental period and intensity? No intensity or rental period now in place. There are some minimum housing standards for permanent occupancy, such as size of house, number of bedrooms and bathrooms. Cunningham: For any community? Stewart: Nowhere in county. Stilwell: State rules for hotels for less than one week. Mullins: There are RSC-2 regulations in place. Gooderham: Explanation how those were included in LDC update. Mullins: Look at a more broad area eventually? No rules basically. Gooderham: Explanation of how dwelling unit language was used to construct a de facto one-week minimum. McClure: Not RSC-2, but all Captiva. Not trying to bring up RSC-2 again. Mullins: Feedback from agents? Elaine Smith: Interested in being good neighbors. Outside of Village, we don't know about problems unless someone tells us. Rules in every home. Turtles, beach, septic system. Always complaint driven. Mullins: That's important, and also to go to agencies first. Smith: Owners can make their own deals, we can't always say no to that. When we speak to them, we're very clear about what they can and cannot do, numbers and usage, if we're handling the rental.

Mullins: Hotels have to post information, what about rentals? Poster for rentals? Smith: Flip chart that is by phone or modems, each is custom for that home. John Brooks: Same thing, no online booking, contact with guests. No partying, etc. but it can happen. Have to rely on neighbors to call us directly. Discussion. Brooks?: Legislature dealt with this in last session, in a rental homes bill. Length of stay cannot be restricted. Occupancy, code, parking restrictions allowed. We base occupancy on beds. Mullins: Control once was local, then went to state, move some control back to local issue. Bob Brace: Are you reachable at night? Response from agents was they can be called 24/7. Harrington: We do the same thing as well. Check in person get them info about island and home. Number of people clearly stated. We do rely on the neighbors, and we do respond. Very conscious of local residents. Mullins: Summary of discussion. Willing to keep this dialogue going in committee, contact me if interested.

Brown: Some concerns about occupants, reluctant to call police. More likely to call agencies. Mullins: How to find out who the agency is? Smith: Most have signs on single family homes. Cunningham: From workshops, issues that arise are time period and behavior. Agencies do have instructions, but we still have problems. This action impacts Captiva brand, image of a premier community, nice homes, concern about environment. Transition from owner island to rental island is changing its character. Agents have to control this, you're the ones bringing people in. Have to go beyond written instructions and 24/7 access, and work on more communication and advise to renters and neighbors. Consider if rental agencies would put someone on the panel to enhance awareness and our understanding of issues. Mullins: Subcommittee of panel faces Sunshine issues, encouraged them to form their own committee. Sharon Michie used report on that to us. Smith: Owners of rental properties also need to be engaged. They need to know the issues and concerns as well.

Nathalie Pyle: Agencies here are always responsive when I contact them. My neighborhood has a lot of rentals, only 3 full-time owners on one street, none on the other. Endorse proactive role for rental agencies. Don't like being in the position of being the policeman on my street. Not enough of us to be the eyes and ears on these heavily rental streets. Help renters understand this is just like their neighborhood back home. Stilwell: These were questions emailed to me. Mimi Schwartzel; Wish we had more agents here, thanks for coming. Issues she's concerned about... beach furniture and use, outside inspections, surprise inspections. Rene Miville: Smith was one of the first panel members. ???: How many homes are not represented here? Wheeler: 75/25 maybe, but BRBO is becoming more popular. Miville: This is more a summertime issue, when state visitors come here. Always been a rental

community. Seven-day rule is unenforceable and will pit neighbor against neighbor. Why spend energy on a moot point? *Sawicki*: Handful of properties generate bulk of complaints. Design of house to accommodate people, and design of house to magnify noise or other issues. Identify some of the more persistent problem properties, address issues at those properties more.

Forgey: Read questions and possible solutions break into four areas. 1) Plan policy. 2) LDC regulation. 3) Some informal community action. 4) No problem, doesn't need to be addressed. McClure: Not sure if seven-day minimum would be allowed by state. Stewart: Keep in mind enforceability. County does not get a copy of your lease, so it's hard to make a code enforcement case here. Sawicki: Element of offense, with penalty behind it. Hard to establish this with some of these issues. I can persuade, but I can't always enforce. Agencies have more power over renters sometime than police. Mullins: Rental agencies contact me, try to create a non-panel committee to set up some meetings. YouTube video, other way to communicate. Look at things in context. Issues may not always be caused by renters, could be owners at times. BRBO people can be giving others a bad name, what can we do to address that? Discussion.

Stilwell: Thanks to agents for being here. Make things personal, gets renters to keep it better. Keep a notebook for guests to track problems. Be very proactive in your approach. Pyle: Include rules about dogs on Captiva in homes. Mullins: Contact me if you want to get involved. Issue of intensity and concentration, lots sizes in Village as an example. Home mass and scale. Address bigger homes on smaller lots? Miville: Look at how other communities address some of these problems. Way to scare off the 2% troublemakers. Sawicki: Anyone can call the police, but there are limits on what we can do. Writing that law is difficult, rental agencies can do more and we can support their actions. Cunningham: Envisioning one set of rules for all agencies? Mullins: Talk about issues and see what we have in common. Universal package to share with anyone. Facilitate to make it useful. Cunningham: More owners doing direct renting, agencies can tell them what the rules are as well. Mullins: Separate renters, rental agencies, and hybrid to two. Harrington: BRBO is an issue for us, since we still get the calls. We can contact owners, after that our hands are tied. All want to be good neighbors. Everything you're addressing we are doing in house. We have established a penalty for over-occupancy recently.

*Forgey*: Second iteration of plan language available for panel and community review. Email me or come to the next meeting. Send rental email to panel.

Mullins: October... agenda, rental progress. Tri, other issues. Miville: Panel should focus on sewers and underground power lines. Better issues than what's being done now.

The meeting adjourned at 10: 25 a.m.

-- Ken Gooderham

## Captiva Community Plan Workshop

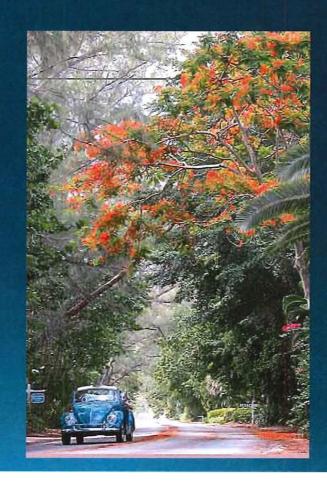
# Design

March 6, 2014 10:00 AM ■ South Seas Resort

Captiva Community Panel

### **DESIGN**

- Aesthetics
- Community appearance
- Landscaping
- Captiva Drive
- Quality of life



## What Captiva Plan Says

- Goal 13: "... low density residential use..."
- Policy 13.1.2: Limitations on building heights, appearance and slope of roofs. Policy applies island-wide.
- Policy 13.1.3: "... strengthen existing vegetation ordinances to establish a landscaping code... promote, and enhance the existing native vegetation..."

### What Captiva Plan Says

- Policy 13.1.4: "... support the effort of the Captiva Erosion Prevention District...to maintain Captiva's beaches..."
- Policy 13.1.9: "... Encourage the siting of buildings and structures
  consistent with the historical character of the island."
- Policy 13.1.10: "New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted."

## What Captiva Plan Says

- Policy 13.1.13: Mangrove protection
- Policy 13.1.14: "Indigenous or native trees will be replanted and maintained along Captiva Drive [between Blind Pass and Captiva Drive]...."
- Policy 13.1.15: Telecommunication tower
- Policy 13.2.1: Mixed-use developments

# What Captiva Survey Told Us: Landscape

- A public education campaign will convince owners [of private property] of the benefits of new rules 53.6 % agreed.
- If we offer landscaping guidelines, private owners will mostly follow them — 53.1% agreed.
- We will need greater enforcement to achieve any impact 28.6% agreed.
- People will plant what they want, regardless of what county rules say 25.0% agreed.

# What Captiva Survey Told Us: A landscaping plan should ...

- 1. Encourage use of native or low-water species 65.5% favored
- 2. Use vegetation to enhance beach management 64.7% favored
- 3. Restore the canopy along Captiva Drive where possible 58.3% favored
- 4. Remove non-native, invasive species 52.9% favored
- 5. Keep low-rise vegetation to allow a Gulf view along the Tween Waters portion of Captiva Drive — 45.6% favored
- 6. Create a vegetative buffer between homes where possible —
   37.3% favored

### Questions for workshop: Landscape issues

- Is a landscaping plan needed, or are we better off without one?
- If a landscaping plan were made for Captiva, should it focus primarily on Captiva Drive?
- Can a landscaping plan that is mostly educational and descriptive — as opposed to regulatory — be effective on the island?

### Questions for workshop: **Aesthetic issues**

- Since the Captiva Plan was first adopted in 2002, have the aesthetics of new construction been in harmony with the natural environment?
- Are there any regulatory changes that can improve the balance between the human-built environment and the natural setting?



- Economic/Demographic Data Review
- Captiva Village Inventory
- Historic Survey
- Summary Report

# After the Workshops DRAFT PLAN AMENDMENTS

- Initial Draft Lee Plan Amendment
- Revised Draft Lee Plan Amendment
- FINAL Draft Lee Plan Amendment

# After the Workshops PLAN AMENDMENT ADOPTION

- Local Planning Agency (LPA) hearings
- Board of County Commissioners (BoCC) transmittal hearings
- Florida DEO transmittal
- BoCC adoption hearing

# End of Presentation SEEYOU NEXT WEEK!

Tuesday March 11th @ 10:00 AM TRANSPORTATION

# Captiva Community Plan Workshop

Transportation

March 11<sup>th</sup>, 2014

Captiva Community Panel

### Transportation

- Pedestrian pathways
- Bikeways
- Vehicular access
- Transit circulation
- Captiva Drive

### What Captiva Plan (2002) says

- Goal 13: "... limited commercial development and traffic..."
- No other policies

### What Captiva Survey (2013) told us **SAFETY**

Do you feel safe walking or biking on Captiva streets?

```
#1 Yes. (60.6% favored; N=134)
#2 No. (35.7% favored; N=79)
#3 I have no opinion on this issue. (9.6% agreed; N=20)
#4 Not sure, I need more information. (2.9% agreed; N=6)
```

# What Captiva Survey (2013) told us WALKING AND BIKING

Would you like to do more biking or walking on Captiva?

```
#1 No, I'm happy with the current situation. (49.0% agreed; N=102)
```

#2 Yes, but I won't because [lack of bike paths, street layout, not enough rentals]. (38.5% agreed; N=80)

#3 I have no opinion on this issue. (9.6% agreed; N=20)

#4 Not sure, I need more information. (2.9% agreed; N=6)

# What Captiva Survey (2013) told us WALKING AND BIKING

Which of the following issues should be a part of a community discussion about walking and biking on the island?

Top 4 in order of positive response:

#1 Wider bike/walk shoulders in the Village (61.1%; N=132)

#2 Separated bike/walk paths away from traffic (51.4%; N=111)

#3 Other alternative to driving for on-island transport—e.g. trolleys, pedicabs, shuttles (27.8%; N=60)

#4 Slower traffic speeds in selected zones (24.5%; N=53)

# Small Table Discussion Topic #1 OVERALL MOBILITY

- Ease of getting around the island
- Safety
- Connectivity

# Small Table Discussion Topic #2 PEDESTRIAN PATHWAYS

- Walkability
- Where are pathways most important?
- Pedestrian safety
- How to expand access?
- ...improve safety?
- ...encourage walkability?

# Small Table Discussion Topic #3 BIKEWAYS

- Places where bikeways are important?
- Places where safety concerns should outweigh bikeway needs?
- Ways to expand bikeway access?
- ...improve safety?
- ...encourage biking?

# Small Table Discussion Topic #4 VEHICULAR ACCESS

- Reliance on cars
- Cars, pedestrians, and cyclists occupying same space on small island
- Vehicular and pedestrian safety
- Connectivity
- Impact on infrastructure

# Small Table Discussion Topic #5 TRANSIT CIRCULATION

- Island trolley system good idea?
- Specific places/routes where it might work?

# Small Table Discussion Topic #5 CIRCULATION ON- AND OFF-ISLAND

- Connectivity to services off-island?
- Specific need for off-island connectivity?
- Can existing systems be improved?

#### End of today's conversation

# LEE COUNTY & CAPTIVA COMMUNITY PANEL THANK YOU FOR YOUR HELP!

Next workshop:

### **ECONOMIC DEVELOPMENT**

Thursday March 27<sup>th</sup> @10 AM Cone Rooms , South Seas Resort

# Captiva Community Plan Workshop

### Water Quality

April 8<sup>th</sup>, 2014 ~10:00 AM South Seas Resort

Captiva Community Panel

### Water Quality

Wastewater

Stormwater Management

Environment

### What Captiva Plan Says

- Goal 13: "... unobtrusive, low-density residential use in an environment characterized by diverse and healthy native vegetation... and limited commercial development and traffic."
- Policy 13.1.4: "... to preserve, protect and maintain Captiva's beaches..."
- Policy 13.1.5: "... investigate and recommend measures that will improve water quality..."

### What Captiva Plan Says

- Policy 13.1.13: "mangroves on Captiva Island will be protected..."
- Policy 84.1.4: "... require development designs that address the interface of fill areas with existing mangroves..."

### Water Quality

#### What is:

- ... the biggest issue affecting Captiva's water quality?
- ... the biggest issue/problem that is generated on the island?
- ... the biggest issue/problem that is generated off the island?
- ... the most over-rated issue?
- ... the most misunderstood issue?

#### Wastewater

- Is a gray-water re-use system needed on the island?
- Will a sanitary sewer system ever be installed on the island?
- What is the most pressing reason for a sewer system, and the most compelling reason not to pursue one?
- Would a partial-island sewer system—serving the higher density areas in the Village and South Seas only-- address most water quality issues?

### Interlocal Cooperation

- Do Sanibel and Captiva work well together on water quality issues? What additional work could they do?
- Are the right agencies/organizations in place to assure good future water quality, stormwater runoff, and environmental protection?
- If not, what new organization is needed, and what would be its mission?

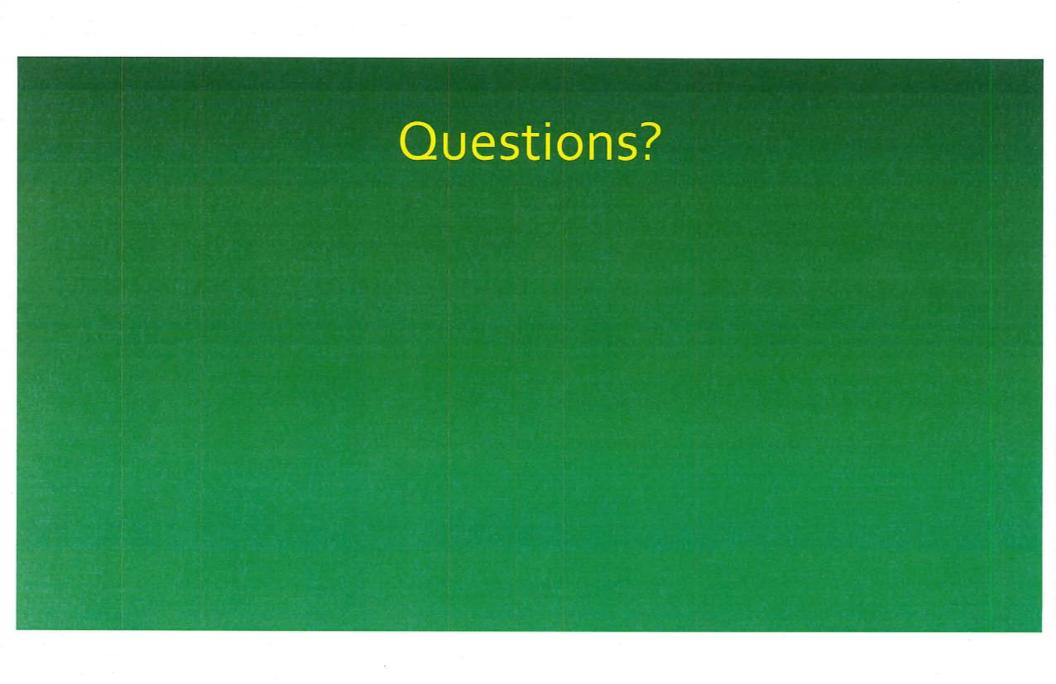
### Stormwater Management

- Is Stormwater well managed on Captiva and is there anything that should be done to improve it?
- Do current fertilizer rules help water quality? If no, what needs to be changed?
- On an island with limited land, what's the best way to slow stormwater runoff to allow more time for water to filter or percolate?

#### Environment

When you think about Captiva's natural environment, which are really important? Which are relatively unimportant?

- Sea turtles
- Mangrove protection
- Birdlife
- Landscape
- Other?



### Thanks for Your Participation!

**Next Panel Meeting:** 

Tuesday May 13<sup>th</sup> @ 9:00 AM South Seas Resort

# Captiva Community Plan Workshop

### **Economic Development**

March 27<sup>th</sup>, 2014 ■ 10:00 AM South Seas Island Resort

Captiva Community Panel

### **Economic Development**

- The Village as the island's commercial core
- Rentals and intensity of use
- Mixed-use development
- Residential development... house size, setbacks, heights
- Business climate and needs

### What Captiva Plan Says

- Objective 13.2: "... reasonable access to basic goods and services without leaving the island..."
- Policy 13.2.1: "... mix use developments containing both commercial and residential uses within the same structure, are strongly encouraged..."

# What Captiva Survey Told Us: The Village/Commercial Core

Are you concerned about maintaining the commercial core of the island in the Village?

- Yes, we need to keep essential businesses in the Village.
   (Ranked #1; 57.0% agreed)
- Yes, but the commercial core will survive without regulatory intervention. (#2; 32.7% agreed)

# What Captiva Survey Told Us: The Village/Commercial Core

- No, there are too many businesses there now. (#3; 5.4%)
- Not sure, need more information. (#4; 3.1%)
- I have no opinion on this issue. (#5; 1.8%)
- I don't care about the business community on the island. (#6; cm!)

# What Captiva Survey Told Us: The Village

Which of the following statements do you agree with?

- I like the current mix of commercial and residential uses in the Village. (Ranked #1; 70.1% agreed)
- The Village needs more parking to make it easier to drive there.
   (#2; 22.6%)
- The Village needs less parking to encourage people to walk or bike.
   (#3; 16.7%)

## What Captiva Survey Told Us: The Village

- I think there should be more businesses and fewer residences in the Village. (#4; 12.7%)
- There needs to be more of a buffer between businesses and residences in the Village. (#5; 11.8%)
- I think there should be more residences and fewer businesses in the Village. (#6; 5.4%)
- I have no opinion on this issue. (#7)

# What Captiva Survey Told Us Residents or Tourists?

Do you believe Captiva businesses should primarily serve residents, or tourists and other businesses?

- A combination of the two. (#1; 88.1% agreed)
- Residents. (Ranked #2; 6.8%)
- Tourists and other businesses. (#3; 5.0%)

## Questions: The Village

- Is The Village a commercial area with some residential uses, or is it a residential neighborhood with intense commercial activity?
- Given current trends, what do you think the Village will look like in 2024?
- Does existing infrastructure support the businesses that we already have?
- Is there any single thing (regulatory or not) that can be done to reduce conflicts between the Village and island residents?

## Rentals and intensity of use

- Is there a fundamental difference between rentals in the Village from rentals in South Seas or Tween Waters or the Gold Coast? If so, what is it?
- Is the rental business generally positive for the island?
- What traits distinguish the most desirable renters? What can be done to encourage them?
- Is the 7-day minimum working? Should it be expanded islandwide?

## Mixed-use development

- How do you view mixed-use development... good for the island, bad for the island or neutral?
- Should current mixed-use rules be expanded or left as is?
- Do mixed-use projects need incentives to get started?

## Residential development

- Due to the smaller lot sizes in the Village, should there be limits on how big houses can be? If so, what limits are needed?
- Are the new building height rules working?
- Are current setbacks sufficient? Too much? Not enough?
- What would make the Village a better place to live?

## **Business climate & needs**

- What are the biggest causes of conflict between island residents and businesses, and what can be done to improve the situation?
- What brings tourists to Captiva? What turns them off?
- What are the biggest opportunities for Captiva businesses to embrace in the next ten years?
- What are the biggest threats to our business climate?
- What do you think island businesses need?

## Thanks for participating!

See you on Tuesday, April 8, at 10:00 AM for the Panel's workshop on:

**WATER QUALITY** 

### Captiva Plan workshops summary

Following the community survey held as part of the Captiva Plan update in November 2013 (detailed elsewhere in this package), community workshops were planned to address specific topics of community interest as expressed in the survey responses. The chronology of these workshops was:

- November 2013: Workshop schedule and process discussed: Workshops in January, February
  and March, beginning with a general topics session followed by workshops on specific topics
  identified by the community survey as warranting further input. Would conclude with a
  summary workshop. Facilitators would be used to encourage participation and capture
  comments.
- December 2013: Further discussion of workshop schedule. Survey results presented and discussed, with plan to work through responses more extensively at January meeting.
- January 2014: Survey responses presented at length, with report, analysis and discussion.
   Workshops schedule set:
  - Jan. 14: Panel meeting 9 a.m., discussion of plans and workshops
  - Feb. 11: Panel meeting 9 a.m. Public workshop 10:30 a.m.-noon. Overview of plan update, review of survey results.
  - March 6: Public workshop not connected to panel meeting (date and time to be determined). Focus on lighting and bike/ped issues.
  - March 11: Panel meeting 9 a.m. Public workshop 10:30 a.m.-noon. Focus on landscaping and historic preservation.
  - April 8: Panel meeting 9 a.m. Public workshop 10:30 a.m.-noon. Other issues and summary of workshop discussions.
  - May 13: Panel meeting 9 a.m. Review of possible actions and timetable to develop any desired Plan language for community review.
- **February 2014**: First public workshop held, overview of plan update and survey results. Workshops schedule revised to add another March session.
- March 2014: Second workshop held March 6, on lighting and bike/ped. Third workshop held
  after panel meeting March 11, on transportation and bike/ped issues. Fourth workshops held
  March 27, on density/intensity, land use and commercial issues.
- April 2014: Fifth workshop held after panel meeting, on water quality and septic systems.
- May 2014: Panel reviewed workshop input, discussed schedule and next steps.

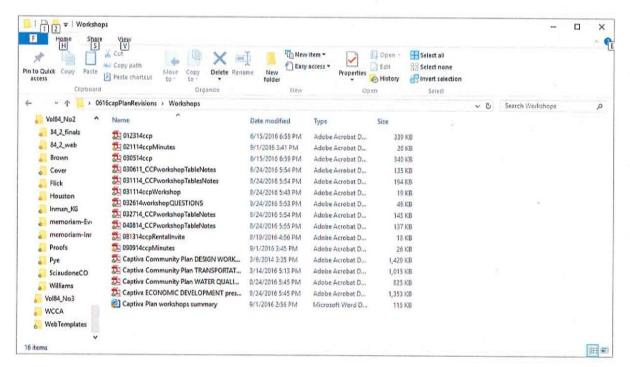
Aside from the usual notice for the regularly scheduled panel meeting post-survey (where results were discussed and the workshops schedule was developed), the five public workshops were announced online, via the email list beginning Jan. 27, 2014 and again on Feb. 6, Feb. 18, March 3, March 18 and March 25, with a follow-up April 17 soliciting any comments from those who could not attend.

Based on panel discussion subsequent to the public workshops, a special public workshop on rentals was held Sept. 9 where island rental agents were invited to participate (invitation language enclosed).

Notes from the workshops, results from the surveys, media coverage and sign-in sheets enclosed where available. Some of the notes taken at the workshops mention the number of people participating. Sign-

in sheets were not done for these meetings, as most Captivans won't sign them consistently. (That is why audience counts were included in meeting minutes/note when feasible.)

Because of length, not all of the files have been printed out. On the enclosed CD you'll find the following:



The first and third files are flyers that were distributed in the community about the workshops schedule. The next second, fourth/fifth/sixth files are notes taken at the first three workshops which may also include attendees by name or number. The next file is starter questions developed for subsequent workshops, while the two after that are notes from the later workshops. The 081314 file was the text sent to island rental agents for the targeted workshop with them in September 2014; the file that follows is the minutes from that meeting (which did not result in actual plan language). The four files titled "Captiva..." are copies of the PowerPoints developed for the four workshops. — Ken Gooderham

### **CAPTIVA OWNERS**

Strap		SiteAddress	OwnerName								
				OwnerOthers	OwnerCareOf	OwnerAddr1	OwnerAddr2	OwnerCity	OwnerState	OwnerZip	OwnerCountry
1146210000		17141 CAPTIVA DR	MOBED DARAYES + GOHER D			525 E DEL MONTE AVE			FL	33440	
2245210100		SCHEFFLERA CT	NEAL MICHAEL A + BEVERLY G			3510 FORT CHARLES DR		NAPLES	FL	34102	
2245210000	00060200	956 SOUTH SEAS PLANTATION RD	PRESERVATI RICHARD G + NANCY K			PO BOX 670		CAPTIVA	FL	33924	
2245210000	00060160	925 SOUTH SEAS PLANTATION RD	BLUE HORIZONS GROUP LLC			PO BOX 244			FL	33924	
2645210300		11430 OLD LODGE LN	HACKMAN D F + ZONA			17 BARRINGTON HILLS RD					
0346210100		13470 PALMFLOWER LN							IL	60010	
			FOLINO JOHN A + KARIN S			316 TIFFANY COURT			PA	15044	
0346210000		16950 CAPTIVA DR	DUNBAR FLORIDA REALTY			4350 BROWNSBORO RD STE 310		LOUISVILLE	KY	40207	
0246210000		16789 CAPTIVA DR	MCGLYNN ROSALYN J TR	FOR ROSALYN JERDON MCGLYNN TRUS	ST	18096 CLIFTON RD		LAKEWOOD	ОН	44107	
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						600 GILLAM RD			ОН	45177	
0346210000		3599 OSPREY WAY DR	RLR INVESTMENTS LLC			600 GILLAM RD		WILMINGTON	OH	45177	
0346210000		16448 CAPTIVA DR	WATSON EMILY TR +	CZAPKA KAREN TR CZAPTIVA TRUST	EMILY WATSON	85 VALLEYWOOD DR		ONTARIO	ON	L3R SES	CANADA
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0346210000	00190000	16742 CAPTIVA DR	SEGURA ANTONIO ENRIQUE + MARIA			836 MACKALL AVE		MCLEAN	VA	22101	
0246210000		16915 CAPTIVA DR	WHITE THOMAS R TR	FOR THOMAS R WHITE TRUST		75-433 ARBOR DR			IL.	60540	
0346210000		16970 CAPTIVA DR		FOR THOMAS IT WHITE TROST							
			CAPTIVA ISLAND RACING LLC			1101 PERIWINKLE WAY STE 103			FL	33957	
0346210200		16297 CAPTIVA DR	SMART ACQUISITIONS LLC			807 WEST OAKLAND AVE		AUSTIN	MN	55912	
0346210200	DDDB0060	16298 CAPTIVA DR	ASTRUP CHRISTOPHER B &	ASTRUP LYNN M		602 24TH ST NW		AUSTIN	MN	55912	
0346210100	DDDAG07A	16141 CAPTIVA DR	BROWN JAY W + CYNTHIA A			PO BOX 225		CAPTIVA	FL	33924	
2645210000	00060000	11400/406 DICKEY LN	SCOTT CRAIG C + SUSAN M			PO BOX 730			FI	33924	
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2645210200	00040070	11545 WIGHTMAN LN	KEJM PROPERTIES LLC		JOE OBRIEN	720 MT EDEN RD STE 200			KY	40065	
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0346210000		16495 CAPTIVA DR	RECKER KEITH B			257 SCAIFE RD		SEWICKLEY	PA	15143	
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1146210000	0017010A	17170 CAPTIVA DR	MULLINS MICHAEL C + CANNELLA C			PO BOX 880		CAPTIVA	FL	33924	
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JACQUELINE 15001 BINDER DRIVE LLC GINGERICH VIRGINIA R TR SHETZ CHARLES H + GAIL R HARRIS AVENUE HOLDINGS LLC RECKER FAMILY PARTHERS LD MASSEY EUGENE H + HINDA L 15012 BINDER DRIVE LLC VETH GARY + VICTORIA STEVENSON KEVIN L CAPTIVA SOUND II LLC LT LAND DEVELOPMENT LLC RIC INVESTMENTS LLC CAPTIVA LANDING LLC RIC INVESTMENTS LLC CAPTIVA LANDING LLC RIC INVESTMENTS LLC WILD CAPTIVA LANDING LC RIC INVESTMENTS LLC WILD CAPTIVA LANDING LC RIC INVESTMENTS LLC WILSON DE LLEN ENDOGLO DISEPH JAY MOULER RONALD F JR + NISCAH G KEMPH CHRISTOPHER W + HOWARD CHRISTOPHER W + HOWARD CHRISTOPHER W + HOWARD CHRISTOPHER A JILL A MSH CAPTIVA LLC HORTUS LLC GUZJIAK MARKO R SCHABERG CURTIS G TR	FOR VIRGINIA R GINGERICH TRUST  KEMPH BETH L  FOR CURTIS G SCHABERG TRUST  KOELMEL ELFRIEDE W TR 50% T/C LINN JOHN R TR 80% T/C FOR BARBARA	FEINER WOLFSON  A LINN TRUST + FOR JOHN R	16121 CHELSEA LYN WAY 4001 LYNNWOOD CT WESTHILL CHURCH RD PO BOX 452 PO BOX 606 PO BOX 131 17001 CAPTIVA DR 619 EAST DR PO 80X 904 16650 REMARE RD 43 LAWRENCE LN 1645 E 775 S PO BOX 101256 21.76 STATE ROUTE 730 600 GILLAM RD 8591 BELLE MEADE DR 600 GILLAM RD 1133 PRINCETON RD 1132 PRINCETON RD 133 PRINCETON RD 133 PRINCETON RD 133 PRINCETON RD 133 PRINCETON RD 1322 ANDR AOSS ELN RAVVIKEN 4 S-19180 4980 POWERS PERRY RD 400 STUART ST 25D PO BOX 835 11018 WELLSLEY CT 337 GARDEN GAXS BLVD # 39722 2524 EAST BROADMOOR STE 900 3236 INERLAKEN ST 6398 RIDGEPOND PL 2704 BENNET AV PO BOX 939 15710 PIPERS GLEN 363 E WASHINGTON AVE	ONE CONSTITUTIONAL P	FORT MYERS FRANKLIN ISLE OF WIGHT PO35 5NA CAPTIVA CAPTIVA CAPTIVA CAPTIVA CAPTIVA CAPTIVA CAPTIVA MONKTON BAY SHORE HILLSDALE CAPE CORAL WILMINGTON FORT MYERS WILMINGTON FORT MYERS WILMINGTON LIDING ATLANTA BOSTON CAPTIVA LIDINGO ATLANTA BOSTON CAPTIVA LIDINGO ATLANTA BOSTON CAPTIVA EXEN EXEN SAINT LOUIS HOUSTON SPRINGFIELD HARTFORD WEST BLOOMFIELD EAST LANSING EVANSTON CAPTIVA LIDINGO CAPTIVA KEENE SAINT LOUIS HOUSTON SPRINGFIELD HARTFORD WEST BLOOMFIELD EAST LANSING EVANSTON CAPTIVA LIDINGO CAPTIVA KEENE SAINT LOUIS HOUSTON SPRINGFIELD HARTFORD WEST BLOOMFIELD LAST LANSING EVANSTON CAPTIVA FORT MYERS LAKE BLUFF CLIFTON	FL TN FL	38908 37069 38908 37069 38908 37069 38908 38924 38924 38924 38924 47854 38908 45177 45177 02818 15205 38908 45177 6059 68146 67070 88823 48823 660201 38924 38912 38912 38924 38912 38912 38924 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912 38912	
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39722 2524 EAST BROADMOOR STE 900 3236 INERLAKEN ST 6398 RIDGEPOND PL 2704 BENNET AV PO BOX 939 15710 PIPERS GLEN 338 B HOSEPOND PL 2704 BENNET AV PO BOX 939 15710 PIPERS GLEN 335 E WASHINGTON AVE 33 COPPOLA CT	ONE CONSTITUTIONAL P	FORT MYERS FRANKLIN ISLE OF WIGHT PO35 5NA CAPTIVA CAPTIVA CAPTIVA CAPTIVA SEWICKLEY CAPTIVA MONKTON BAY SHORE HILLSDALE CAPE CORAL WILMINGTON WILMINGTON FORT MYERS WILMINGTON CAPTIVA LIDINGO ATLANTA BOSTON CAPTIVA LIDINGO CAPTIVA HILLSDALE CAPTIVA LIDINGO ATLANTA BOSTON CAPTIVA KEENE SAINT LOUIS HOUSTON SPRINGFIELD HARTFORD WEST BLOOMFIELD EAST LAKEBILOF ELAST BLUFF CLIFTON CAPTIVA LIDINGO CAPTIVA CAPTIVA CAPTIVA LIDINGO CAPTIVA CAPTIVA CAPTIVA LIDINGO CAPTIVA LIDINGO CAPTIVA CAPTIVA CAPTIVA LIDINGO CAPTIVA CAPTIVA LIDINGO CAPTIVA CAPTIVA CAPTIVA CAPTIVA LICINGO CAPTIVA CAPTIVA CAPTIVA CAPTIVA LAKE BLUFF LICINGO LICINGO LICINGO CAPTIVA LICINGO C	FL TN FL FL FL FL FL M NY IN FL OH FL OH FL A AA FL TX MO TX MO CT MI MI LL FL LL NJ	39908 37069 39924 33924 33924 33924 21111 1706 47854 45177 45177 39908 33924 251112 33908 45177 45177 39908 45177 45177 39908 45177 45176059 53146 77018 39924 76059 63146 63146 64103 48323 48823 60201 33924 33912 60204 33912 60204 67013	

22452101000000200	1112 SCHEFFLERA CT	CAPTIVA ISLAND REALTY LLC		SAM RONALD	31 MOCKINGBIRD VALLEY DR		LOUISVILLE	KY	40207	
22452101000000170	1101 TALLOW TREE CT	MAMMEL CARL G JR TR	FOR CARL G MAMMEL REV TRUST		12910 PIERCE ST STE 320		OMAHA	NE	68144	
35452100000070140										
	15153 CAPTIVA DR	ESCHERT JAMES E TR +	RUEDA SUSAN E TR + ESCHERT WILLIAM		PO BOX 944		CAPTIVA	FL	33924	
26452103000590080	11460 OLD LODGE LN	SANSONE JOAN +	SANSONE BEVERLY		55 PURCHASE ST		RYE	NY	10580	
22452100000060210	952 SOUTH SEAS PLANTATION RD	MUHLEMANN ERNST R + LISETTE M			GNELLENSTRASSE 18		UITIKON CH8142			SWITZERLAND
26452103000570000	14971 BINDER DR	YOUNG RUSSELL F			851 OHIO PIKE			он		SWITZERONIND
							CINCINNATI		45245	
22452101000000140	1107 TALLOW TREE CT	NYON CORPORATION			7370 COLLEGE PKWY # 301		FORT MYERS	FL	33907	
22452100000060180	932 SOUTH SEAS PLANTATION RD	GARRETT DEBRA ANN TR	THE GARRETT TRUST		2060 MILLER ST		STROUDSBURG	PA	18360	
2245210100000017B	1102 TALLOW TREE CT	WILMSEN ELIZABETH A + JOHN G			4 HUNTLEIGH WOODS		SAINT LOUIS	МО	63131	
2245210000006016B								IVIO	P2121	
	921 SOUTH SEAS PLANTATION RD	SURAYA LLC			2ND FLOOR BISSON HOUSE	30-32 NEW ST	ST HELIER JERSEY JE18FT			UNITED KINGDOM
22452100000060240	928 SOUTH SEAS PLANTATION RD	BELLO SHEILA C			727 MALLARD DR		LEXINGTON	KY	40502	
26452103000590020	11421 DICKEY LN	KKDJN LLC			1608 N BRYAN ST		ARLINGTON	VA	22201	
22452101000000220	1116 SCHEFFLERA CT	BERMAN CJ + KATHERINE A			31 PEACH TREE CT					
							CHESHIRE	CT	06410	
22452100000060090	949 SOUTH SEAS PLANTATION RD	SUAREZ NANCY E			6490 FRIARSGATE DR NW		CANTON	OH	44718	
35452104000000198	15711 CAPTIVA DR	SZAMBECKI ANTHONY + DIANA			PO BOX 671		KENT	ОН	44240	
3545210400000019A	15723 CAPTIVA DR	HARRIS BRIAN			9090 PARK ROYAL DR		FORT MYERS	FL	33908	
35452100000070070	15147 CAPTIVA DR	CUNNINGHAM JOHN R + MICHELE			PO BOX 1208		CAPTIVA	FL	33924	
22452101000000100	1113 SCHEFFLERA CT	HOOD WARREN A JR			PO BOX 682		HATTIESBURG	MS	39403	
26452103000590050	11431 DICKEY LN	MILLER ROBERT E			PO BOX 998		CAPTIVA	FL	33924	
26452103000790000	14980 BINDER DR									
		CHANDLER WILLIAM M			16290 COOK RD		FORT MYERS	FL	33908	
2245210100000015B	1106 TALLOW TREE CT	NEAL JEFFREY C			1099 PELHAM RD		WINNETKA	R.	60093	
35452100000070150	15141 CAPTIVA DR	MARKLE THOMAS W TR	FOR THOMAS MARKLE TRUST		15141 CAPTIVA DR		CAPTIVA	FL	33924	
27452101000000010	1135 LONGIFOLIA CT	WCN PROPERTIES LP	TOTAL TRANSPORT							
					900 KRINER RD STE 1		CHAMBERSBURG	PA	17202	
22452101000000130	1109 SCHEFFLERA CT	MALOJA CORPORATION		A JOHN HUGHES JR	7370 COLLEGE PKWY # 301		FORT MYERS	FL	33907	
2245210100000014B	1108 TALLOW TREE CT	IMMOLEASING CORP		A JOHN HUGHES JR	7370 COLLEGE PKWY # 301		FORT MYERS	FL.	33907	
3545210000007015A	15133 CAPTIVA DR	FOX ROBERT L			2851 CHARLEVOIX DR SE	STE 116	GRAND RAPIDS	MI	49546	
						312 110				
22452100000060070	957 SOUTH SEAS PLANTATION RD	SLAMAN JAMES A + CYNTHIA			16100 OLD CUTLER RD		PALMETTO BAY	FL	33157	
2245210100000016B	1104 TALLOW TREE CT	LENNON WILLIAM H			38376 APOLLO PKWY		WILLOUGHBY	OH	44094	
22452101000000050	1123 SCHEFFLERA CT	NEAL JEFFREY C			1099 PELHAM RD		WINNETKA	IL	60093	
034621010000A009E	16179 CAPTIVA DR	BRUNING CAPTIVA LLC								
					1429 RAVENOAKS TRL		OREGON	WI	53575	
034621010000A0090	16177 CAPTIVA DR	BRUNING CAPTIVA LLC			1429 RAVENOAKS TRL		OREGON	WI	53575	
22452101000000080	1117 SCHEFFLERA CT	1117 SCHEFFLERA LLC		WARREN B LANE	8 LLOYD COVE CT		LLOYD HARBOR	NY	11743	
22452100000060110	941 SOUTH SEAS PLANTATION RD	BUCHANAN STEVEN JAMES			7315 MERCY RD		OMAHA	NE	68124	
22452101000000250	1125 LONGIFOLIA CT									
		LARSON VIRGINIA M TR	FOR VIRGINIA M LARSON HOMESTEAD		6933 SE 35TH ST		MERCER ISLAND	WA	98040	
27452101000000260	1124 LONGIFOLIA CT	LW CAPISLE LLC		GRAUBARD MILLER*ATTN M	405 LEXINGTON AVE FL 11		NEW YORK	NY	10174	
22452101000000120	1111 SCHEFFLERA CT	NEAL MICHAEL A + BEVERLY G			3510 FORT CHARLES DR		NAPLES	FL	34102	
22452100000060130	933 SOUTH SEAS PLANTATION RD	PRESERVATI RICHARD G + NANCY K								
					PO BOX 670		CAPTIVA	FL	33924	
26452103000730010	11461 OLD LODGE LN	HERMAN KATHLEEN M			PO BOX 396		ALLENWOOD	NJ	08720	
22452100000060080	953 SOUTH SEAS PLANTATION RD	DREWS LISA R		•	4890 BIRCHWAY DR		ORCHARD LAKE	MI	48324	
22452100000060170	924 SOUTH SEAS PLANTATION RD	BOYLAN CARROLL			55 GREEN LN		MALVERN		19355	
22452101000000160	1103 TALLOW TREE CT									
		DOSS JAMES A TR	JAMES A DOSS TRUST		2375 TROON CT		SANIBEL	FL	33957	
034621010000A009B	16171 CAPTIVA DR	BEDDARD THOMAS W			1795 CRIDERS CHURCH RD		CHAMBERSBURG	PA	17202	
034621010000A009C	16167 CAPTIVA DR	PC VENTURES LLC			9222 E 69TH ST N		VALLEY CENTER	KS	67147	
26452103000550010	14981 BINDER DR									
		STONEHEDGE PARTNERS LLC			PO BOX 771650		STEAMBOAT SPRINGS	CO	80477	
26452103000580020	11407 OLD LODGE LN	DALE JOHN TR	FOR JOHN DALE TRUST		PO BOX 370		CAPTIVA	FL	33924	
26452103000580000	11401 OLD LODGE LN	DALE JOHN TR	JOHN DALE TRUST		PO BOX 370		CAPTIVA	FI.	33924	
26452103000590070	11490 OLD LODGE LN	CSS ASSOCIATES LLC			PO BOX 730		CAPTIVA		33924	
034621010000A009A	16163 CAPTIVA DR	OSMIDA I LLC			2307 S FORREST HEIGHTS AVE		SPRINGFIELD	MO	65809	
2745210100000001A	1133 LONGIFOLIA CT	COURT CALVERT WILLIAM + CINDY			490 ELIZABETH ST		BURLINGTON	ON	L7R 3X4	CANADA
35452103000050010	15017 BINDER DR	STEVENS BRIAN M TR +	STEVENS BETH E TR FOR BRIAN M STEV		120 DOUD DR		LOS ALTOS		94022	
			STEVENS SETTLE TRY ON BRIMING MISTER							
22452101000000210	1114 SCHEFFLERA CT	BACARELLA CAESAR P + ALDYS			7262 STONEGATE BLVD		PARKLAND	FL	33076	
22452101000000030	1129 LONGIFOLIA CT	BENNETT MICHAEL L TR +	BENNETT MARGIE ANN TR FOR MICHAE	L L BENNETT TRUST + FOR M/	968 WYNSTONE DR		JEFFERSON	SD	57038	
26452103000580010	11411 OLD LODGE LN	CAPTIVA COAST LLC			PO BOX 369		CAPTIVA	FL.	33924	
22452100000060220	948 SOUTH SEAS PLANTATION RD	MORGAN JEFFREY R			115 TAYLORTOWN RD		BOONTON		07005	
					TTO INTEGRICATION NO		BOOMION			
26452103000590030									63122	
22452101000000060	11491 DICKEY LN	BARNETT MAX S + CAROL A			2617 WICKERTON CT		SAINT LOUIS	мо		
	11491 DICKEY LN 1121 SCHEFFLERA CT	BARNETT MAX S + CAROL A CAPTIVA ISLAND RACING LLC			2617 WICKERTON CT 1101 PERIWINKLE WAY STE 103		SAINT LOUIS SANIBEL		33957	
	1121 SCHEFFLERA CT				1101 PERIWINKLE WAY STE 103		SANIBEL	FL	33957	
27452101000000020	1121 SCHEFFLERA CT 1131 LONGIFOLIA CT	CAPTIVA ISLAND RACING LLC DCNK CAPITAL LLC			1101 PERIWINKLE WAY STE 103 72 LONE PINE RD		SANIBEL BLOOMFIELD HILLS	FL MI	33957 48304	
27452101000000020 22452101000000150	1121 SCHEFFLERA CT 1131 LONGIFOLIA CT 1105 TALLOW TREE CT	CAPTIVA ISLAND RACING LLC DCNK CAPITAL LLC WINDMILL ASSOCIATES LLC			1101 PERIWINKLE WAY STE 103 72 LONE PINE RD 7084 PIONEER RD		SANIBEL BLOOMFIELD HILLS WEST PALM BEACH	FL MI FL	33957 48304 33413	
27452101000000020	1121 SCHEFFLERA CT 1131 LONGIFOLIA CT	CAPTIVA ISLAND RACING LLC DCNK CAPITAL LLC	FOR MARY ANN COBB TRUST		1101 PERIWINKLE WAY STE 103 72 LONE PINE RD		SANIBEL BLOOMFIELD HILLS	FL MI	33957 48304	
27452101000000020 22452101000000150	1121 SCHEFFLERA CT 1131 LONGIFOLIA CT 1105 TALLOW TREE CT 15180 WILES DR	CAPTIVA ISLAND RACING LLC DCNK CAPITAL LLC WINDMILL ASSOCIATES LLC COBB MARY ANN TR	FOR MARY ANN COBB TRUST	,	1101 PERIWINKLE WAY STE 103 72 LONE PINE RD 7084 PIONEER RD 2475 DEEP HOLLOW RD		SANIBEL BLOOMFIELD HILLS WEST PALM BEACH DAYTON	FL MI FL OH	33957 48304 33413 45419	
27452101000000020 22452101000000150 35452100000070010 2245210100000040	1121 SCHEFFLERA CT 1131 LONGIFOLIA CT 1105 TALLOW TREE CT 15180 WILES DR 1127 LONGIFOLIA CT	CAPTIVA ISLAND RACING LLC DCNK CAPITAL LLC WINDMILL ASSOCIATES LLC COBB MARY ANN TR 1127 LONGIFOLIA LLC		,	1101 PERIWINKLE WAY STE 103 72 LONE PINE RD 7084 PIONEER RD 2475 DEEP HOLLOW RD 2749 E COVENANTER DR		SANIBEL BLOOMFIELD HILLS WEST PALM BEACH DAYTON BLOOMINGTON	FL MI FL OH IN	33957 48304 33413 45419 47401	
2745210100000020 22452101000000150 35452100000070010 2245210100000040 26452103000590060	1121 SCHEFFLERA CT 1131 LONGIFOLIA CT 1105 TALLOW TREE CT 15180 WILES DR 1177 LONGIFOLIA CT 11461 DICKEY LN	CAPTIVA ISLAND RACING LLC DCNK CAPITAL LLC WINDMILL ASSOCIATES LLC COBB MARY ANN TR 1127 LONGIFOLIA LLC COONROD MARSHA C TR +	COONROD GREGORY LTR FOR MARSHA	C COONROD TRUST	1101 PERIWINKLE WAY STE 103 72 LONE PINE RD 7084 PIONEER RD 2475 DEEP HOLLOW RD 2749 E COVENANTER DR 2020 LYNN BAY CT		SANIBEL BLOOMFIELD HILLS WEST PALM BEACH DAYTON BLOOMINGTON CHESTERFIELD	FL MI FL OH IN MO	33957 48304 33413 45419 47401 63017	
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35452100000050250									
33432100000030230	25 URCHIN CT	CHIPMAN PATRICIA RAE TR	FOR JOHN E CHIPMAN TRUST 1/2 + FOR J CHIPMAN #161600086943	38 FOUNTAIN SQ PLAZA MD1090FB		CINCINNATI	OH	45263	
35452100000050440	44 OSTER CT	REISS VIRGINIA H TR	FOR VIRGINIA H REISS TRUST	25181 VILLAGE CIR		GOLDEN	CO	80401	
35452111000000010	11550 PAIGE CT	GLOBAL INVESTORS LP		100 COURT AVE STE 211		DES MOINES	IA	50309	
35452103000110010	2 SUNSET CAPTIVA LN	BORIS MICHAEL J + PATRICIA		PO BOX 162			FL	33924	
35452100000050130	13 SEASCAPE CT	GISSY STEVEN J + BETSY J K		2112 MEADOW CREEK DR			MO	63390	
						INNSBROOK			
35452100000050220	22 URCHIN CT	NOVACK ASSO LP III	RINET CO K WALLACE	101 FEDERAL ST FL 14		BOSTON	MA	02110	
	21 URCHIN CT	DISTELHORST CRAIG TIPTON		PO BOX 3470		ANNAPOLIS	MD	21403	
35452100000050480	48 OSTER CT	HATRIDGE VERNON D +	REID HELEN A H/W	9025 GREEN RIDGE DR		SAINT LOUIS	MO	63117	
35452100000050500	50 OSTER CT	SONES RUTH A		14 LINCOLN AVE			MA	01944	
35452100000050260		SISTO OMAR + DONNA L		9701 SW 100 AV 8D			FL	33176	
35452100000050360	36 SEA HIBISCUS CT		CON CTARREST AND LA COLLEGE						
			FOR STARR M SHUM TRUST	25548 N COUNTRYSIDE DR		LAKE BARRINGTON	IL	60010	
	18 URCHIN CT		FOR ROBERT L FOX TRUST	2851 CHARLEVOIX DR SE STE 116			MI	49546	
35452100000050490	49 OSTER CT	ANTHONY PROPERTIES INC		201 N FRANKLIN ST STE 2800		TAMPA	FL	33602	
35452100000050410	41 OSTER CT	CONNOR JOHN F + SUSAN M		14 CANYON CREST CT		FRISCO	TX	75034	
35452100000050120	12 SEASCAPE CT	CONNOR JOHN F + SUSAN M		14 CANYON CREST CT			TX	75034	
35452100000050050	5 SUNSET CAPTIVA LN	BLACK SANDRA A		25 ROLLINGWOOD STS			NY	14221	
35452100000050400									
		ADLER ROBERT M + ANDREA R		4904 MONTGOMERY LN			MD	20814	
	7 SUNSET CAPTIVA LN	WEISS WALTER W + TERRI		1275 CASTLE POINTE DR		CASTLE ROCK	co	80104	
35452100000050240	24 URCHIN CT	JOHNSTON BRUCE D + JEANNIE M		14672 SUMMER BLOSSOM LN		CHESTERFIELD	MO	63017	
35452100000050520	52 OSTER CT	STEGMANN MICHAEL D TR	FOR STEGMANN TRUST	14899 W STUB AVE		RATHDRUM	ID.	83858	
35452100000050200		20 SUNSET CAPTIVA LLC		41 COVERED BRIDGE LN		BELLEVILLE	IL.	62221	
35452100000050450	45 OSTER CT		SMITH REGINA M H/W	15 SUNNYSIDE AVE			NY	10570	
	32 URCHIN CT		FEIGENBAUM BARBARA TR + PALMER JAMES TR FOR HOUSE TRUST U				FL	33924	
35452100000050110	11 SUNSET CAPTIVA LN	IRVINE ANNA D		PO BOX 876		CAPTIVA	FL	33924	
35452100000050330	33 URCHIN CT	CAMPBELL DAVID S + CAROLE M		261 E MAIN ST		GLOUCESTER	MA	01930	
35452100000050060	6 SUNSET CAPTIVA LN	6 SUNSET CAPTIVA LLC		200 BLUE HILLS TRAIL		GLASTONBURY	ст	06033	
35452100000050160		DEAN WRIGHT INC		302 CAMBRIDGE DR			TX	75076	
35452100000050280	28 URCHIN CT	PIKE JOHN H + CHRISTINE				NORTHUMBERLAND NE463A		75070	UNITED KINGDOM
									UNITED KINGDOM
	31 URCHIN CT	URCJOM 31 LLC		11816 LACKLAND RD STE 150			MO	63146	
	53 SANDPIPER CT	BARAS ROBYN		25 ORCHARD RD		BROOKLINE	MA	02445	
35452100000050560	56 SANDPIPER CT	ROSEN JON B TR +	ROSEN PAMELA J TR FOR 1992 JON B ROSEN LIVING TRUST + FOR 199	25 COVENTRY CT		LAKE BLUFF	IL.	60044	
35452100000050590	59 SANDPIPER CT	PETTY JAMES C TR +	PETTY SUSAN K TR FOR JAMES C PETTY TRUST FOR SUSAN K PETTY TR	23613 N SHORE DR			Mi	49112	
	17 URCHIN CT	YOUNG JAMES K + SHERYL R		1015 S DELAWARE AVE			MO	65804	
35452100000050510		MCBRIDE MICHAEL J + LAURIE K							
				18078 87TH AVE			MN	55311	
35452100000050430		LENA ST LLC		PO BOX 28			RI	02809	
	19 URCHIN CT	CROWLEY MELISSA TR	FOR BADOWSKI FAMILY TRUST	36847 TAILFEATHER DR		NORTH RIDGEVILLE	OH	44039	
35452100000050150	15 SEASCAPE CT	RYAN KENNETH E + MAUREEN E		120 LAKE ST		UPPER SADDLE RIVER	NJ	07458	
35452100000050570	57 SANDPIPER CT	ESCHERT JAMES M		1 RACEBROOK LN		AVON	ст	06001	~
35452100000050300			COOK GAIL G	21 HUNTING HOLLOW DR			ОН	44124	
	00 01101111101								
35453100000050340	24 SEA HIDISCUS CT	EATA LAWDENCE LI DADDADA A TO	FOR LAWDENCE LEATA , DARRADA A PATA TURET						
			FOR LAWRENCE J FATA + BARBARA A FATA TURST	6006 CLAREMONT CT		LANSING	MI	48917	
35452100000050390	39 OSTER CT	CAPTIVA39 LLC	FOR LAWRENCE J FATA + BARBARA A FATA TURST	6006 CLAREMONT CT 29409 WINDMILL CT		LANSING FARMINGTON	MI MI	48917 48334	
35452100000050390 034621010000A005A	39 OSTER CT 13550 PALMFLOWER LN	CAPTIVA39 LLC LIPMAN WILLIAM + JANET	FOR LAWRENCE J FATA + BARBARA A FATA TURST	6006 CLAREMONT CT 29409 WINDMILL CT PO BOX 1045		LANSING FARMINGTON	MI	48917	
35452100000050390 034621010000A005A	39 OSTER CT	CAPTIVA39 LLC	FOR LAWRENCE J FATA + BARBARA A FATA TURST	6006 CLAREMONT CT 29409 WINDMILL CT PO BOX 1045		LANSING FARMINGTON CAPTIVA	MI MI	48917 48334	1 1111017 7775
35452100000050390 034621010000A005A 02462100000080030	39 OSTER CT 13550 PALMFLOWER LN 16715 CAPTIVA DR	CAPTIVA39 LLC LIPMAN WILLIAM + JANET VANVLECK SARITA TR		6006 CLAREMONT CT 29409 WINDMILL CT PO BOX 1045 16715 CAPTIVA DR	BOX 159	LANSING FARMINGTON CAPTIVA CAPTIVA	MI MI FL FL	48917 48334 33924 33924	10001-000
35452100000050390 034621010000A005A 02462100000080030 034621020000A0050	39 OSTER CT 13550 PALMFLOWER LN 16715 CAPTIVA DR 16285 CAPTIVA DR	CAPTIVA39 LLC LIPMAN WILLIAM + JANET VANVLECK SARITA TR EICHIN KATHRYN C TR	FOR R LORING COVER JR TRUST	6006 CLAREMONT CT 29409 WINDMILL CT PO BOX 1045 16715 CAPTIVA DR 2140 S MAIN ST	BOX 159	LANSING FARMINGTON CAPTIVA CAPTIVA HARRISONBURG	MI FL FL VA	48917 48334 33924 33924 22801	10001-98
3545210000050390 034621010000A005A 0246210000080030 034621020000A0050 02462100000120010	39 OSTER CT 13550 PALMFLOWER LN 16715 CAPTIVA DR 16285 CAPTIVA DR 16801 CAPTIVA DR	CAPTIVA39 LLC LIPMAN WILLIAM + JANET VANVLECK SARITA TR EICHIN KATHRYN C TR ASTER KAREL TR		6006 CLAREMONT CT 29409 WINDMILL CT PO BOX 1045 16715 CAPTIVA DR 2140 S MAIN ST PO BOX 312	BOX 159	LANSING FARMINGTON CAPTIVA CAPTIVA HARRISONBURG CAPTIVA	MI FL FL VA FL	48917 48334 33924 33924 22801 33924	1 manual wax
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35452100000050390 034621010000A005A 0246210000080030 034621020000A0050 02462100000120010 03462100000260000 02462100000140000	39 OSTER CT 13550 PALMELOWER LN 16715 CAPTIVA DR 16285 CAPTIVA DR 16801 CAPTIVA DR 16890 CAPTIVA DR 16841 CAPTIVA DR	CAPTIVA39 LLC LIPMAN WILLIAM + JANET VANVLECK SARITA TR EICHIN KATHRYN C TR ASTER KAREL TR JONES WALTER B + JO ANNE P NOVES FRANK T TR +	FOR R LORING COVER JR TRUST FOR KAREL ASTER TRUST NOYES JOANNE TR FOR NOYES HOLDING TRUST	6006 CLAREMONT CT 29409 WINDMILL CT PO BOX 1045 16715 CAPTIVA DR 2140 S MAIN ST PO BOX 312 PO BOX 506 9400 CUNNINGHAM	BOX 159	LANSING FARMINGTON CAPTIVA CAPTIVA HARRISONBURG CAPTIVA CAPTIVA CINCINNATI	MI FL FL VA FL FL OH	48917 48334 33924 33924 22801 33924 33924 45243	2,000,000
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354521.00000050390 034621.010000A005A 024621.00000080030 034621.00000120010 034621.00000120010 034621.00000120010 034621.00000120010 034621.00000140000 034621.00000140000 034621.00000040000 034621.00000040000 034621.00000040000 034621.00000170070 034621.00000170070 034621.00000170070	39 OSTER CT 18550 PALMFLOWER LN 16715 CAPTIVA DR 16285 CAPTIVA DR 16801 CAPTIVA DR 16801 CAPTIVA DR 16804 CAPTIVA DR 16805 CAPTIVA DR 16804 CAPTIVA DR 16806 CAPTIVA DR 16816 CAPTIVA DR 16575 CAPTIVA DR 16575 CAPTIVA DR 16575 CAPTIVA DR 16596 CAPTIVA DR 16596 CAPTIVA DR 16595 CAPTIVA DR	CAPTIVAS9 LLC LIPMAN WILLIAM + JANET VANVLECK SARITA TR EICHIN KATHRYN C TR ASTER KAREL TR JONES WALTER B + IO ANNE P NOYES FRANK R TR + KAEMMER JULIA L TR + NOYES FRANK R TR + RIEGERT I, JOHN + ANDRE CHAGNON INC THYE-MINILE MARGARETHE + SALTZ JOCEUNY TR	FOR R LORING COVER JR TRUST FOR KAREL ASTER TRUST FOR KAREL ASTER TRUST KAEMMER FREDERICK C TR + TILINEY KA' HRK TRUST COMP TR NOYES JOANNE TR FOR NOYES HOLDING TRUST RIEGERT BETTY JO H/W MIVILLE RENE ANDRE W/H	6005 CLAREMONT CT 23409 WINDMILL CT PO BOX 1045 16715 CAPTIVA DR 2140 S MAIN ST PO BOX 332 PO BOX 506 9400 CLINNINGHAM 345 ST PETER ST SUITE 1200 9400 CLINNINGHAM RD PO BOX 1025 1000-2001 AV MCGILL COLLEGE BOX 9 60 EASTON LN	BOX 159	LANSING FARMINGTON CAPTIVA HARRISONBURG CAPTIVA CAPTIVA CAPTIVA CINCINNATI SAINT PAUL CINCINNATI CAPTIVA MONTREAL CAPTIVA MONTREAL CAPTIVA MORELAND HILLS	MI MI FL FL FL OH MN OH FL QC FL	48917 48334 33924 33924 22801 33924 33924 45243 55102 45243 33924 H3A 1G1 33924	CANADA
354521.00000050390 034621.010000A005A 024621.00000080030 034621.020000A0055 024621.00000120010 034621.00000120010 034621.0000014.0000 034621.0000014.0000 034621.00000040000 034621.00000040000 034621.00000040000 034621.00000040000 034621.00000040000 034621.0000004000000000000000000000000000000	39 OSTER CT 18550 PALMFLOWER LN 16715 CAPTIVA DR 16285 CAPTIVA DR 16891 CAPTIVA DR 16891 CAPTIVA DR 16891 CAPTIVA DR 16892 CAPTIVA DR 16892 CAPTIVA DR 16992 CAPTIVA DR 16970 CAPTIVA DR 16970 CAPTIVA DR 16970 CAPTIVA DR	CAPTIVAS9 LLC LIPMAN WILLIAM + JANET VANVLECK SARITA TR EICHIN KATHRYN C TR ASTER KAREL TR JONES WALTER B + IO ANNE P NOYES FRANK R TR + KAEMMER JULIA L TR + NOYES FRANK R TR + RIEGERT I, JOHN + ANDRE CHAGNON INC THYE-MINILE MARGARETHE + SALTZ JOCEUNY TR	FOR R LORING COVER JR TRUST FOR KAREL ASTER TRUST  NOYES JOANNE TR FOR NOYES HOLDING TRUST KAEMMER FREDERICK C TR + TILINEY KA' HAK TRUST COMP TR NOYES JOANNE TR FOR NOYES HOLDING TRUST RIEGERT BETTY JO H/W  MIVILLE RENE ANDRE W/H FOR JOCELYN SALTZ TRUST	6005 CLAREMONT CT 23409 WINDMILL CT PO BOX 1045 16715 CAPTIVA DR 2140 S MAIN ST PO BOX 332 PO BOX 506 9400 CLINNINGHAM 345 ST PETER ST SUITE 1200 9400 CLINNINGHAM RD PO BOX 1025 1000-2001 AV MCGILL COLLEGE BOX 9 60 EASTON LN	BOX 159	LANSING FARMINGTON CAPTIVA HARRISONBURG CAPTIVA HARRISONBURG CAPTIVA CINCINNATI SAINT PAUL CINCINNATI CAPTIVA MONTREAL CAPTIVA MONTREAL CAPTIVA MORELAND HILLS SEATTLE	MI MI FL VA FL FL OH MN OH FL QC QC OH	48917 48334 33924 33924 22801 33924 45243 55102 45243 33924 H3A 1G1 33924 44022	CANADA
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03462102000080150	16406 CAPTIVA DR	BUCK STUART D.TR	FOR STUART D BUCK TRUET - BUCK KAREN A TR FOR MAREN A BUCK	* APTO MANDEDIC OF N					
03462100000180010	16706 CAPTIVA DR	SEA SUNSET COTTAGE LLC	FOR STUART D BUCK TRUST + BUCK KAREN A TR FOR KAREN A BUCK	PO BOX 300		NAPERVILLE OVETER BAY	IL NY	60564	
03462102000080140	16394 CAPTIVA DR	SANDERLING HOUSE LLC		307 EMELINE WAY		OYSTER BAY STEWARTSVILLE	NI NI	11771	
034621010000A0050	13500 PALMFLOWER LN	MCCARTHY PAUL F		PO BOX 580		CAPTIVA	FL	33924	
03462100000210010	16778 CAPTIVA DR	SOUTHERN LAND CAPTIVA LLC		721 E TEXAS AVE		BAYTOWN	TX	77520	
034621010000B0030	16213 CAPTIVA DR	ROBERTS DEVELOPMENT CORP	CORPORATE DEPARTMENT			WILMINGTON	OH	45177	
024621000000080010	16727 CAPTIVA DR	MANATEE COVE CAPTIVA LLC	CORPORATE DEPARTMENT	COURTWOOD HOUSE	CHARLEVILLE RD	TULLAMORE OFFALY	UH	451//	IRELAND
02462100000170040	16891 CAPTIVA DR	LICHTENSTEIN DOROTHY		PO BOX 1369	CHARLEVILLE AD	SOUTHAMPTON	NY	11969	INCLAIND
034621010000B001A	16205 CAPTIVA DR	16205 CAPTIVA DRIVE LLC		211 CORNICHE RD F ADIA	PO BOX 3500	ABU DHABI	INT	11909	UNITED ARAB EMIRATES
034621020000B0010	16238 CAPTIVA DR	FARMER ELLIOTT E JR TR	FOR ELLIOTT E FARMER JR FAMILY TRUST	750 TURNBERRY DR	FO BOX 35000	JEFFERSON CITY	мо	65109	UNITED ARAB EIVIRATES
02462100000150000	16849 CAPTIVA DR	FODEN GLENN	FOR ELLIOTT E PARIVIER IN PAIVILLE TROST	PO BOX 18565 RPO RICHVIEW		ETOBICOKE	ON	M9R 4C8	CANADA
03462111000000050	11551 PAIGE CT	RICE RONALD A + SUSAN P		2332 RED COACH LN		HUDSON	OH	44236	CANADA
03462100000000000	16730 CAPTIVA DR					KINGWOOD	TX	44236 77339	
0346210000015001D	16465 CAPTIVA DR	COOKE STEPHEN R + JEANETTE B ABRAHAM WILLIAM E TR +	ADDALIANA MAAD ODGE I TO FOR WILLIAM F ARREST AND ALLANA TRUCT & A	3319 MAPLE PARK DR					
024621000000040080	16585 CAPTIVA DR	SUTHERLAND GEORGE CRAIG COTR +	ABRAHAM MARJORIE L TR FOR WILLIAM E ABRAHAM TRUST 1/2 IN SUTHERLAND AUDREY E COTR FOR SUTHRLAND FAMILY TRUST	6024 COACHMANS DR		CAPTIVA	FL	33924	
034621010000A011B	16183 CAPTIVA DR	HEAFY PAUL G TR 1/2 +	HEAFY ANDRIA START TR 1/2 FOR PAUL G HEAFY TRUST + FOR ANDR			ELDERSBURG	MD OK	21784 73116	
034621020000A0020	16249 CAPTIVA DR	NICHOLSON JEFFREY A +		200 W MICHIGAN AVE STE 201		NICHOLS HILLS			
0346210000000000	16512 CAPTIVA DR	CI LAND COMPANY LLC	NICHOLSON BARBARA L H/W	45 FAIRFIELD AVE STE 200		KALAMAZOO BELLEVUE	MI KY	49007 41073	
03462100000030000	16428 CAPTIVA DR	GOLOBIC ANTON + MAGDALENA		PO BOX 6					
02462100000110000	16785 CAPTIVA DR	EQUITY VILLA FUND LP				CAPTIVA	FL CA	33924	
02462100000160010	16861 CAPTIVA DR	LUSCIOUS GREEN PROPERTIES LLC		1220 ROSECRANS ST STE 822 16861 CAPTIVA DR		SAN DIEGO	FI	92106	
034621020000A0030	16251 CAPTIVA DR	16251 CAPTIVA DR LLC				CAPTIVA	FL FL	33924	
03462100000060000	16500 CAPTIVA DR	OSMIDA I LLC		PO BOX 1016 764 S MULBERRY LN		CAPTIVA SPRINGFIELD	MO MO	33924 65809	
024621000000070010	16697 CAPTIVA DR	RILEY WILLIAM		400 PROSPECT ST					
034621010000B002A	16207 CAPTIVA DR	BAYBARLYN PROPERTIES LTD				NEW HAVEN	CT	06511	
114621000000170160	17030 CAPTIVA DR	YARBOROUGH GARLAND + LINDA TR	FOR GARLAND W YARBOROUGH TR 1/2 FOR LINDA D YARBOROUGH	2410 LAWNMEADOW DR		RICHARDSON	TX WI	75080	
03462100000050090	16475 CAPTIVA DR	RECKER KEITH B	FOR GARLAND W YARBOROUGH IR 1/2 FOR LINDA D YARBOROUGH			MEQUON		53097	
03462100000030030	16596 CAPTIVA DR	CAZA RANCHES LLC		257 SCAIFE RD PO BOX 658		SEWICKLEY	PA	15143	
03462100000130000	16600 CAPTIVA DR		CCURECTELICE			ARTESIA	NM	88211	
11462100000170210	17020 CAPTIVA DR	VANDUYNE DONNA G TR LITZSINGER PAUL R + DONA L	SCUDESE TRUST	PO BOX 638		RAPIDS CITY	IL	61278	
11462100000170000	17050 CAPTIVA DR	GOTTA GO CAPTIVA LLC	PEEL PROPERTIES	1650 GREENBAY RD		LAKE BLUFF	IL.	60044	
03462100000170000	16898 CAPTIVA DR	SCHWARTZEL JOSEPH	PEEL PROPERTIES	4401 EAST WEST HWY STE 500 PO BOX 910		BETHESDA	MD FI	20814	
03462100000200000	16760 CAPTIVA DR		DOLLAR BURNING			CAPTIVA		33924	
03462102000080070		SHERMAN PROPERTIES LLC	DONALD SHERMAN	PO BOX 718		CAPTIVA	FL	33924	
03462100000250000	16310 CAPTIVA DR 16838 CAPTIVA DR	BROOKES VICTORIA L TR POOLE OF INVESTMENTS INC	FOR VICTORIA L BROOKES TRUST	PO BOX 333		CAPTIVA	FL	33924	
11462100000170130	17041 CAPTIVA DR	FREUND SUSAN W		PO BOX 643408		VERO BEACH	FL	32964	
354521040000170130	15899 CAPTIVA DR	SCHUELE ALBERT G + JUDITH A		PO BOX 179		POUND RIDGE	NY	10576	
26452102000030430	11533 LAIKA LN		COR CERMANNE MANDEL RANGE TO DAVID MANDEL RANGE	PO BOXD 940		CAPTIVA	FL	33924	
26452102000030510	11559 LAIKA LN	MANDELBAUM DAVID TR POTTORF DARRYL	FOR GERMAINE MANDELBAUM TRUST DAVID MANDELBAUM	2840 CAMBERLY CT PO BOX 133		GREENWOOD	IN	46143	
3545210000007003A	15154 WILES DR	PRESTERA LILLIAN ANN L/E	PRESTERA PETER CO-TR + PRESTERA CH PRESTERA CHRISTOPHER CO			CAPTIVA BARNEGAT	FL NJ	33924 08005	
26452102000030250	11508 WIGHTMAN LN	FRACYON MANSOUR TR +	FRACYON MANSOUREH TR H/W FOR MANSOUR + MANSOUREH FRA						
3545210000007018A	15155 WILES DR	ROMERSA HENRY + KATHY TR	FOR HENRY + KATHY ROMERSA TRUST	4911 TANGLEWOOD DR N		CAPTIVA	FL	33924	
26452100000060010	14861 MANGO CT	GARVEY PAUL E	FOR HEINA! T KATHT NOIMERSA (NOS)	PO BOX 204		NASHVILLE CAPTIVA	TN FL	37216 33924	
26452102000020160	11540 LAIKA LN	FIELD KAREN M TR +	ASH KATHLEEN D TR + FLETCHER DIANE P TR + RUSSELL JANET E TR F			ARLINGTON	VA.	22201	
26452100000070020	11490 DICKEY LN	MILLER JOHN R JR + SUSAN F	ASH KATHLEEN DIR + FLETCHER DIANE PIR + RUSSELL JANET ETR F	PO BOX 970					
35452100000070380	15200 CAPTIVA DR			,,,-,-		CAPTIVA	FL	33924	
22452112000000040	1074 SOUTH SEAS PLANTATION RD	JENSEN DAVID M WATT DAVID H + JULIA G		PO BOX 191 1750 HICKORY LN		CAPTIVA	FL	33924	
35452104000000130	15831 CAPTIVA DR	MEAD WALTER LJR + EMILY C	, JANET MRAZ	BESSEMER TRUST	TO IN MADICON ST STS A	WHEATON	IL.	60187	
22452112000000010	1071 SOUTH SEAS PLANTATION RD	GLICKSMAN CAROLINE A TR		610 HOLLYHILL DR	70 W MADISON ST STE 4		IL NI	60602	
264521020000020220	11524 LAIKA LN		FOR CLINT C FERENZ + CAROLINE A GLICKSMAN CHILDRENS TRUST			BRIELLE	7.42	08730	
26452102000040150	11525 WIGHTMAN LN	TURNER SHEILA H FARRELL KEVIN		4369 BAY SHORE DR		STURGEON BAY	WI	54235	
3545210000007033A	11530 GORE LN			1768 CREST DR		ENCINITAS	CA	92024	
35452101000007033A	15150 WILES DR	BRACE ROBERT J + SHARON L	ATAPAT	PO BOX 906		CAPTIVA	FL	33924	
3545210100000070360	15181 WILES DR	WFLP FAMILY LTD PARTNERSHIP WU STEPHEN W + JANE E	GEORGE WILLIAMSON	32 W 82ND ST APT 8A		NEW YORK	NY	10024	
35452100000070390	15230 CAPTIVA DR	MERRILL MICHAEL W		2627 134TH AVE NE 100 STATE ST FL 2		BELLEVUE	WA	98005	
264521020000040140	11527 WIGHTMAN LN					BOSTON	MA	02109	
35452100000070260		GROSS RICHARD B	FOR AMPRICAG RIPRI TRUMT	720 GLADSTONE AVE APT 1		BALTIMORE	MD	21210	
354521040000070260	11520 MURMOND LN 15855 CAPTIVA DR	BIERI ANDREAS TR	FOR ANDREAS BIERI TRUST	1449 CAUSEY CT		SANIBEL	FL	33957	
26452102000030160	11530 WIGHTMAN LN	BETTCHER KAREN TR BORSCHKE AUGUST J + SUSAN S	FOR LAURENCE A BETTCHER TRUST	PO BOX 336		VERMILION	он	44089	
26452102000030160	11511 LAIKA LN	SAWYER CLARE F TR	FOR CLARE SAWYER TRUST	5325 MERCIA CT		WINSTON SALEM	NC	27106	
35452100000070280	11511 DAIKA LN 11510 GORE LN		FOR CLARE SAWYER TRUST	PO BOX 141		CAPTIVA	FL	33924	
35452100000070280		REYES HERNAN M + DOLORES C	ATTACHT LANDY BURELLING OF THE CONTRACT OF STREET	PO BOX 1165		CAPTIVA	FL	33924	
35452100000070350	11520 GORE LN	STAADT GARY E-TR +	STAADT MARY RUTH WELCH TR FOR MARY RUTH WELCH STAADT TR			ROCKVILLE	IN	47872	
26452102000070290	11510 MURMOND LN 11544 WIGHTMAN LN	HAHN LARRY H		16121 CHELSEA LYN WAY		FORT MYERS	FL	33908	
26452102000030080	11544 WIGHTMAN LN 11542 LAIKA LN	WINSLOW PAUL + CATHERINE PYLE NATHALIE CLARK		950 LARGER CROSS RD N		FAR HILLS	NJ	07931	
				BOX 327		CAPTIVA	FL	33924	
26452102000030230	11514 WIGHTMAN LN	MARTIN DENNIS A + ELIZABETH A		PO BOX 480		ROCK HALL	MD	21661	
3545210400000010C	15879 CAPTIVA DR	WEINER ALEXANDRA W		1731 VENUS DR		SANIBEL.	FL	33957	
35452101000000030	15146 WILES DR	BLUVAS PETER JAN + PATRICIA E		PO BOX 464		BROADALBIN	NY	12025	
26452102000030340 35452100000070370	11507 LAIKA LN	MAZZULLA JAMES F + KAREN B		11098 SIERRA PALM CT		FORT MYERS	FL	33966	
:	11520 CHAPIN LN	SYMINGTON JANEY BELLE STUDT TR	FOR JANEY BELLE STUDT SYMINGTON TRUST	200 S BRENTWOOD BLVD APT 20A		SAINT LOUIS	MO	63105	
35452101000000010	15138 WILES DR	JENSEN JUDITH A TR	FOR JUDITH A JENSEN TRUST	15138 WILES DR		CAPTIVA	FL	33924	
35452104000000100	15891 CAPTIVA DR	NIXEL HOLDINGS LLC 33.33 % +	RIEU TIMOTHY J + KIMBERLY 66.67% T/C	3325 GREAT VALLEY DR		WEST FRIENDSHIP	MD	21794	
3545210000007005A 35452100000070050	11509 CHAPIN LN	MARTIGNAGO ALEX + TERRY		14 FRONTENAC PL		SAINT LOUIS	мо	63131	
35452100000070050 22452112000000020	11505 CHAPIN LN 1072 SOUTH SEAS PLANTATION RD	SCHLOSSMAN FLP	CUCKETATA CAROLINE A LIÑA	401 ADAMS ST		TOLEDO	ОН	43604	
35452112000000020	1072 SOUTH SEAS PLANTATION RD	FERENZ CLINT C + WATKINS HAMILTON L +	GLICKSMAN CAROLINE A H/W	610 HOLLY HILL DR		BRIELLE	NJ	08730	
26452102000030100	11542 WIGHTMAN LN	BUCKINGHAM PHILIP + NATALIE	WATKINS FRANK M + WATKINS STANLEY P JR T/C	5017 S DIXIE HWY	HEREINGEGERRALISM	FRANKLIN	OH	45005	THE PROPERTY AND A
20422102000030100	TTO-15 ANIGHT HANNIN TIA	OOCKINGHAM FRIER + NATALIE		228 HERTINGFORDBURY ROAD	HERTINGFORDBURY	HERTFORD SG14 2LB			UNITED KINGDOM

26452102000030490	11547 LAIKA LN	SIEFERT ERIC + VERA			3 WILLETS RD		HARRISON	NY	10528	
	15759 CAPTIVA DR	ROBERTS RALPH SR + MARY 99% +	GATOR FREIGHTWAYS INC 1%		600 GILLAM RD		WILMINGTON	OH		
							***************************************		45177	
	15771 CAPTIVA DR	SARGENT CYNTHIA M TR	CYNTHIA MEAD SARGENT TRUST		130 N GARLAND CT UN 5201		CHICAGO	lL.	60602	
	11530 CHAPIN LN	MILLER DANIEL R + SUSAN E TR	DANIEL R MILLER TRUST SUSAN E MILLER	TRUST	67733 300TH ST		TABOR	IA.	51653	
35452104000000150	15807 CAPTIVA DR	ROBERTS DEVELOPMENT CORP			600 GILLAM RD		WILMINGTON	ОН	45177	
35452100000070090	11500 CHAPIN LN	11500 CHAPIN LLC			4980 POWERS FERRY RD		ATLANTA	GA	30327	
26452102000030480	11543 LAIKA LN	LASH RICHARD A + KATHLEEN D			1711 N EDGEWOOD ST		ARLINGTON	VA	22201	
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	15819 CAPTIVA DR	MEAD WALTER L JR + EMILY C	В		70 W MADISON ST STE 4900		CHICAGO	IL	60602	
26452100000070030	14860 MANGO CT	CHANDLER WILLIAM M +BRIGETTE E			16290 COOK RD		FORT MYERS	FL	33908	
26452102000030200	11520 WIGHTMAN LN	GIBSON JANET M TR	FOR JANET M GIBSON TRUST		1100 S MAPLE ST		OLNEY	IL	62450	
26452100000070000	11450 DICKEY LN	RODRIGUEZ KATHY L			1524 CANTERBURY DOWNS RD		SEVIERVILLE	TN	37862	
26452102000040130	11531 WIGHTMAN LN	RICKER ROBERT A JR +	BRESCIA CAROLE LYNN H/W		756 PINES LAKE DR E		WAYNE	NJ	07470	
	11529 LAIKA LN	DRAKE SANDRA A TR +	DRAKE JERRY W TR FOR SANDRA A DRAKE		46863 PICKFORD ST			Mi	48168	
							NORTHVILLE			
	11530 LAIKA LN	ABRAMS ROBERT I +	STONER JANET E H/W		551 S MUTZ DR		COLUMBUS	IN	47201	
	11549 WIGHTMAN LN	COBB MARY ANNE TR	MARY ANNE COBB TRUST		2475 DEEP HOLLOW RD		DAYTON	OH	45419	
35452100000070230	11545 CHAPIN LN	JDC CAPTIVA LLC			108 PHEASANT DR		BLAWNOX	PA	15238	
35452100000070120	11505 GORE LN	POOLE OF INVESTMENTS INC			PO BOX 643408		VERO BEACH	FL	32964	
26452102000020130	11546 LAIKA LN	BROWN NICHOLAS TR	FOR OSPREY IV REALTY TRUST		15260 VENTURA BLVD STE 2100		SHERMAN OAKS	CA	91403	
	11515 WIGHTMAN LN	R AND LS ENDLESS SUMMER LLC	TOR OSI KET IV KEMETT TROST							
26452102000030120					7N120 WEYBRIDGE DR		SAINT CHARLES	IL	60175	
	11540 WIGHTMAN LN	MINTZ DAVID A +	RIORDAN ELISA J/T		PO BOX 626		CAPTIVA	FL	33924	
	11510 CHAPIN LN	SWERDLICK GERALD S R TR +	SWERDLICK CATHERINE TR FOR GERALD S		16 DAVID AVE		WESTERLY	RI	02891	
3545210400000019D	15687 CAPTIVA DR	GALLOWAY SAM M III +	DOUGHERTY KATHERINE G + GALLOWAY F	ROBERT WILLIAM T/C	PO BOX 70		FORT MYERS	FL	33902	
35452100000070060	11500 GORE LN	CLARK RALPH W + CAROLYN B			6021 CLAM BAYOU LN		SANIBEL	FL	33957	
26452102000040020	11551 WIGHTMAN LN	IRWIN GRANT JR			PO BOX 759		CAPTIVA	FL	33924	
	11535 CHAPIN LN	SUN SEVEN LLC								
					8972 MUD CREEK RD		INDIANAPOLIS	IN	46256	
	11410 DICKEY LN	PATTERSON NEAL LTR	NEAL L PATTERSON TRUST		20 EAST DUNDEE CIR		BELTON	MO	64012	
26452102000020180	11534 LAIKA I.N	SCHEER AUGUST WILHELM			FINKENSTRASSE 10		D-66125 SAARBRUECKEN			GERMANY
22452112000000030	1073 SOUTH SEAS PLANTATION RD	KING JOHN D + JANE A			5225 E COOK RD		GRAND BLANC	MI	48439	
	11540 GORE LN	NYMAN ERIC +	NYMAN LAURA T/C		295 LAUREL AVE		PROVIDENCE	Ri	02906	
	11515 CHAPIN LN	MASS MARK E + KAREN J	INTIVIAN DAONA I/C							
					475 MCCORMICK DR		LAKE FOREST	IL.	60045	
	15152 WILES DR	WFLP FAMILY LIMITED PARTNERSHI			32 W 82 STREET APT 8A		NEW YORK	NY	10024	
35452100000080010	15261 CAPTIVA DR	BROWN JEFFREY B TR	JEFFREY B BROWN TRUST		PO BOX 632		CAPTIVA	FL	33924	
26452102000020120	11550 LAIKA LN	BROWN NICHOLAS TR	OSPREY IV REALTY TRUST G	SSO BUSINESS MGMT LLC	15260 VENTURA BLVD STE 2100		SHERMAN OAKS	CA	91403	
	11537 LAIKA LN	OSBORN DANIEL ROLAND TR +	OSBORN M TR DAN OSBORN TRUST		2307 S FORREST HEIGHTS		SPRINGFIELD	MO	65809	
	11536 WIGHTMAN LN	ROMARKO LLC	OSBORIE IN TREPARE DOBORIE TROOP		3235 INTERLAKEN ST					
							WEST BLOOMFIELD	MI	48323	
	15161 WILES DR	LAMOY ANTHONY D + DEBRA			130 NATCHES TRACE		COPPELL	TX	75019	
	15351 CAPTIVA DR	MOORE ROGER D TR	ROGER D MOORE TRUST		8521 AUGUSTA DR		LINCOLN	NE	68526	
3545210400000010A	15867 CAPTIVA DR	MOORE WILLIAM P III TR	WILLIAM P MOORE III TRUST		PO BOX 3		CAPTIVA	FL	33924	
26452102000040170	11521 WIGHTMAN LN	MALUEG JOHN B MALUEG LESLIE A			139 REST COTTAGE LANE		PEWEE VALLEY	KY	40056	
	11523 WIGHTMAN LN	CAPTIVA BREEZE LLC			2307 S FORREST HEIGHTS		SPRINGFIELD	MO	65809	
35452101000000060	15158 WILES DR	COBB STEVE			2475 DEEP HOLLOW RD					
							DAYTON	ОН	45419	
	11516 WIGHTMAN LN	TREASURE ISLAND LLP			108 SWANSTON ROAD		EDINBURGH EH10 7DS			UNITED KINGDOM
	11517 WIGHTMAN LN	SILVIA JOHN E+	KALIKO TIFFANI T H/W		137 MEDEARIS DR		CHARLOTTE	NC	28211	
354521010000000080	15166 WILES DR	COBB MARY ANNE TR	FOR MARY ANNE COBB TRUST		2475 DEEP HOLLOW RD		DAYTON	OH	45419	
35452100000070110	15160 CAPTIVA DR									UNITED KINGDOM
		HODGES MARK D + TANIA			29 HYDF VALF	GREENWICH	LONDON SE 10 800			
		HODGES MARK D + TANIA			29 HYDE VALE	GREENWICH	LONDON SE 10 8QQ		624.44	ONLED KINGDOM
35452100000070170	11515 GORE LN .	MBK PROPERTIES LLC			26 SPOEDE LANE	GREENWICH	SAINT LOUIS	мо	63141	ONITED KINGDOM
35452100000070170 26452102000040080	11515 GORE LN . 11541 WIGHTMAN LN	MBK PROPERTIES LLC HEAPHEY ROBERT T + PAULETTE M			26 SPOEDE LANE 2734 MABRY RD NE	GREENWICH	SAINT LOUIS ATLANTA	MO GA	30319	ONITED KINGDOM
35452100000070170 26452102000040080 26452102000030370	11515 GORE LN . 11541 WIGHTMAN LN 11515 LAIKA LN	MBK PROPERTIES LLC HEAPHEY ROBERT T + PAULETTE M LIFSHATZ STEPHEN +	RUBY ILIE H/W		26 SPOEDE LANE 2734 MABRY RD NE 140 NUT MEADOW XING	GREENWICH	SAINT LOUIS ATLANTA CONCORD	MO GA MA		ONTED KINGDOM
35452100000070170 26452102000040080 26452102000030370 26452102000030460	11515 GORE LN . 11541 WIGHTMAN LN 11515 LAIKA LN 11541 LAIKA LN	MBK PROPERTIES LLC HEAPHEY ROBERT T + PAULETTE M	RUBY ILIE H/W ROBBINS KRIS A TR FOR LORI L ROBBINS TR		26 SPOEDE LANE 2734 MABRY RD NE	GREENWICH	SAINT LOUIS ATLANTA	MO GA	30319	ONITED KINGDOM
35452100000070170 26452102000040080 26452102000030370 26452102000030460	11515 GORE LN . 11541 WIGHTMAN LN 11515 LAIKA LN	MBK PROPERTIES LLC HEAPHEY ROBERT T + PAULETTE M LIFSHATZ STEPHEN +		RUST	26 SPOEDE LANE 2734 MABRY RD NE 140 NUT MEADOW XING	GREENWICH	SAINT LOUIS ATLANTA CONCORD LOUISVILLE	MO GA MA KY	30319 01742 40222	ONITED KINGDOM
3545210000070170 26452102000040080 26452102000030370 26452102000030460 35452100000080000	11515 GORE LN . 11541 WIGHTMAN LN 11515 LAIKA LN 11541 LAIKA LN 15361 CAPTIVA DR	MBK PROPERTIES LLC HEAPHEY ROBERT T + PAULETTE M LIFSHATZ STEPHEN + ROBBINS LORI L TR + PHI BETA CAPTIVA LLC	ROBBINS KRIS A TR FOR LORI L ROBBINS TO	RUST	26 SPOEDE LANE 2734 MABRY RD NE 140 NUT MEADOW XING 6125 SPRINGHOUSE FARM LN 109 MASONS WAY	GREENWICH	SAINT LOUIS ATLANTA CONCORD LOUISVILLE NEWTOWN SQUARE	MO GA MA KY PA	30319 01742 40222 19073	ONTED KINGDOW
3545210000070170 26452102000040080 26452102000030370 26452102000030460 35452100000080000 26452102000030150	11515 GORE LN . 11541 WIGHTMAN LN 11515 LAIKA LN 11541 LAIKA LN 15361 CAPTIVA DR 11532 WIGHTMAN LN	MBK PROPERTIES LLC HEAPHEY ROBERT T + PAULETTE M LIFSHATZ STEPHEN + ROBBINS LORI L TR + PHI BETA CAPTIVA LLC SONKING RICHARD +	ROBBINS KRIS A TR FOR LORI L ROBBINS TO GRANT JULIA J/T	RUST	26 SPOEDE LANE 2734 MABRY RD NE 140 NUT MEADOW XING 6125 SPRINGHOUSE FARM LN 109 MASONS WAY PO BOX 265	GREENWICH	SAINT LOUIS ATLANTA CONCORD LOUISVILLE NEWTOWN SQUARE CAPTIVA	MO GA MA KY PA FL	30319 01742 40222 19073 33924	ONTES KINGSOM
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3545210000070170 26452102000040080 26452102000030370 26452102000030460 3545210000080000 26452102000030150 26452102000040050 35452102000040050 35452102000040050	13515 GORE LN . 11541 WIGHTMAN LN 11541 LAIKA LN 11541 LAIKA LN 13541 LAPITUA DR 11532 WIGHTMAN LN 11547 WIGHTMAN LN 11557 WIGHTMAN LN	MBK PROPERTIES LLC LIFSHATZ STEPHEN + ROBBINS LORI LTR + PHI BETA CAPTIVA LLC SONKING RICHARD + CHATTERTON FAMILY PARTNERSHIP VERDI CHAD	ROBBINS KRIS A TR FOR LORI L ROBBINS TO GRANT JULIA J/T	RUST	26 SPOEDE LANE 2724 MABRY RD NE 140 NUT MEADDW XING 6125 SPRINGHOUSE FARM LN 109 MASONS WAY PO BOX 265 6689 RED BANK RD 100 PHEASANT DR	GREENWICH	SAINT LOUIS ATLANTA CONCORD LOUISVILLE NEWTOWN SQUARE CAPTIVA GALENA EAST GREENWICH	MO GA MA KY PA FL OH RI	30319 01742 40222 19073 33924 43021 02818	ONTED KINGDOM
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26452120000000330 26452120000000140	33 BEACH HOMES									
26452120000000140		BAHN MANAGEMENT CO			21223 HILLTOP		SOUTHFIELD	MI	48033	
	14 BEACH HOMES	LASHER CHRISTOPHER J			55 VALLEY VIEW AVE		RIDGEWOOD	NI	07450	
26452120000000050	5 BEACH HOMES	LANDOR USA INC			14910 LAGUNA DR		FORT MYERS	FL	33908	
26452120000000170	17 BEACH HOMES	FRANCESCA ASSOCIATES LLC		ANTONIO E SEGURA	836 MACKALL AVE		MCLEAN	VA	22101	
35452101000000170	15311 CAPTIVA DR	BROUSTER THOMAS H TR	FOR THOMAS H BROUSTER TRUST		PO BOX 215		CAPTIVA	FL	33924	
35452103000170000	11533 ANDY ROSSE LN	LINN GORDON D + JUDITH A			820 TAFT RD		HINSDALE	IL.	60521	
264521200000000070	7 BEACH HOMES	AYRES FREDERIC M III TR	FOR FREDERIC AYRES TRUST		PO BOX 2803		JENSEN BEACH	FL	34958	
26452120000000080	8 BEACH HOMES	AYRES FREDERIC M	TON THE DESIGNATION THE STREET		PO BOX 2803		JENSEN BEACH	FL	34958	
26452120000000120	12 BEACH HOMES	MCCULLY THOMAS R + SUSAN C TR	FOR MCCULLY REAL ESTATE TRUST							
			POR MICCOLLY REAL ESTATE TRUST		1613 COTTONWOOD CIR		LAFAYETTE	IN	47905	
26452120000000310	31 BEACH HOMES	4TK PARTNERSHIP			PO BOX 701		VALLEY FORGE	PA	19482	
26452120000000220	22 BEACH HOMES	MEAD WALTER L JR + EMILY		BESSEMER TRUST	70 W MADISON ST STE 4900		CHICAGO	iL.	60602	
26452120000000250	25 BEACH HOMES	BELL THOMAS FRANKLIN + MARY M			603 DELLWOOD PL		GOLDSBORO	NC	27534	
264521200000000090	9 BEACH HOMES	KIRSHNER DAVID K + LESLIE L TR	FOR KIRSHNER TRUST		20 BURNHAM HILL RD		WESTPORT	CT	06880	
264521200000000010	1 BEACH HOMES	B + B VENTURES LLC			2020 EDENDERRY DR		FORT MITCHELL	KY	41017	
26452120000000040	4 BEACH HOMES	ROBERTO ROBERT R + LISA			1 VAN CIR		RUMSON	NJ	07760	
26452120000000290	29 BEACH HOMES	MOORE STEPHEN G + JULIA D								
					808 S ANITA ST		BLOOMINGTON	IN	47401	
3545210400000019C	15699 CAPTIVA DR	MCDONALD P ANTONETTE			3553 N SHEPARD AVE		SHOREWOOD	WI	53211	
35452103000180000	11531 ANDY ROSSE LN	FERGUS GREGG C			PO BOX 1715		SANIBEL	FL	33957	
26452120000000150	15 BEACH HOMES	BENIGNI GLENN + MICHELLE			543 BURKES DR		CORAOPOLIS	PA	15108	
26452120000000320	32 BEACH HOMES	J & M OF MISSOURI LLC			6085 TIMBERRIDGE DR		PARKVILLE	MO	64152	
26452120000000130	13 BEACH HOMES	WEAVER KJAY TR	FOR WEAVER PROPERTY TRUST		3513 N BOSWORTH AVE		CHICAGO	IL.	60657	
26452120000000110	11 BEACH HOMES	BRICK HOUSE FARMS IV LLC			225 E DEERPATH RD STE 210		LAKE FOREST	IL.	60045	
26452120000000000	6 BEACH HOMES	ORIONLS LLC TR +	FOR 49 FT PLEASANT NOMINEE TRUST +	OPIONICII CERTICEOR OR			SPRINGFIELD	MA	01108	
			FOR 49 FT PLEASANT NOWINEE TRUST +	ORIONES LLC IN 1/C FOR 8 B						
26452120000000180	18 BEACH HOMES	CAPTIVA BEACH HOUSE LLC			563 BELVEDERE DR SE		GRAND RAPIDS	MI	49506	
26452120000000190	19 BEACH HOMES	WOLCOTT KEEP LLC			1025 E GLENGARRY CIR		BLOOMFIELD HILLS	MI	48301	
26452120000000030	3 BEACH HOMES	LEEDOM CHRISTOPHER M			2601 CATTLEMEN RD STE 200		SARASOTA	FL	34232	
26452120000000300	30 BEACH HOMES	THOMPSON MARK A + BARBARA W TR	FOR MARK A + BARBARA W THOMPSON	TRUST	2000 WINDHAM CT		WAUKESHA	WI	53186	
26452120000000270	27 BEACH HOMES	LEEDOM CHRISTOPHER M			2601 CATTLEMEN RD STE 200		SARASOTA	FL	34232	
26452120000000200	20 BEACH HOMES	TSF PROPERTIES LLC			445 WARREN AVE		ROCHESTER	NY	14618	
26452100000012020	2800-5640 SOUTH SEAS PLANTATION				PO BOX 396		BOCA RATON	FL	33429	
22452102000010060	907 MARINA VILLAS	TRESSLER ERNEST L			15738 CUTTERS CT		FORT MYERS		33908	
22452102000010060	807 MARINA VILLAS							FL		
		DAVIS GROVE SERVICE INC			PO BOX 638		OCOEE	FL	34761	
22452102000020080	809 MARINA VILLAS	WILLIAMS PATRICIA L TR	FOR PATRICIA L WILLIAMS TRUST		991 LAKE HOLLINGSWORTH DR		LAKELAND	FL	33803	
22452102000020070	808 MARINA VILLAS	OGILVIE MARILYN J TR +	OGILVIE ROBERT V TR FOR MARILYN J OG	SILVIE TRUST	9030 OGILVIE DR		ORLANDO	FL	32819	
264521210000D0110	1411 BEACH COTTAGES	ARTHUR MARY ANN TR	FOR MARY ANN ARTHUR TRUST	GEOFFREY ARTHUR	1515 LAKE SHORE DR STE 225	•	COLUMBUS	ОН	43204	
264521230000B1040	2114 GULF BEACH VILLAS	MCLEOD A G W + DORIS S			3251 MORRIS LN		MIAMI	FL	33133	
264521260000C1040	2214 BEACH VILLAS	FLECKENSTEIN WILLIAM O			88 WHITNEY RIDGE TER		NORTH HAVEN	ст	06473	
264521260000C3030	2233 BEACH VILLAS	HUBER BONNIE V TR	FOR BEDFORD FAMILY TRUST		329 ROBIN RD					
264521260000D2040	2324 BEACH VILLAS	LAURIE FAMILY LIMITED					WAVERLY	ОН	45690	
			PARTNERSHIP		8180 BRECKSVILLE RD		BRECKSVILLE	OH	44141	
264521280000E2010	2421 BEACH VILLAS	DARLING ALBERTA H			1325 WEST DEAN RD		MILWAUKEE	WI	53217	
264521230000B2080	2128 GULF BEACH VILLAS	SANT J T + ALMIRA B			40 COUNTRYSIDE LN		SAINT LOUIS	MO	63131	
264521290000G1040	2614 BEACH VILLAS	2614 SOUTH SEAS LLC			9 COBBLE ST		CLIFTON	NJ	07013	
264521270000A3070	3133 TENNIS VILLAS	DAVEROE PROPERTIES LLC			3822 DR MARTIN L KING JR ST N		SAINT PETERSBURG	FL	33703	
264521260000C2050	2225 BEACH VILLAS	ACRA WADLL+ NANCY S TR			5612 HUNTINGTON PL		NORFOLK	VA	23509	
264521270000A2050	3125 TENNIS VILLAS	MCELROY CHARLES A TR					HOIL DEK	***	20000	BRAZIL
264521300000B1150	5130 BAYSIDE VILLAS					BARRA DA TILLO	COLDIO DE LA MEIDO CERSON	220		BRAZIL
					R PROF COUTINHO FROIS 546	BARRA DA TIJUCA	COL RIO DEJANEIRO CEP22			
		HULL PETER H			1982 AUTUMN BROOK TRL	BARRA DA TIJUCA	HINCKLEY	OH	44233	
264521230000B2050	2125 GULF BEACH VILLAS	HOCHHAUSER GUNTHER C + ANNE C			1982 AUTUMN BROOK TRL PO BOX 910	BARRA DA TIJUCA	HINCKLEY LARCHMONT	OH NY	10538	
264521230000B2050 264521300000C1080	2125 GULF BEACH VILLAS 4116 BAYSIDE VILLAS	HOCHHAUSER GUNTHER C + ANNE C MAGG KARL G TR			1982 AUTUMN BROOK TRL	BARRA DA TIJUCA	HINCKLEY	OH		
264521230000B2050 264521300000C1080 264521300000C1110	2125 GULF BEACH VILLAS 4116 BAYSIDE VILLAS 4122 BAYSIDE VILLAS	HOCHHAUSER GUNTHER C + ANNE C MAGG KARL G TR NIEDERMAYR PAUL E			1982 AUTUMN BROOK TRL PO BOX 910	BARRA DA TIJUCA RR#1	HINCKLEY LARCHMONT	OH NY	10538	CANADA
264521230000B2050 264521300000C1080	2125 GULF BEACH VILLAS 4116 BAYSIDE VILLAS	HOCHHAUSER GUNTHER C + ANNE C MAGG KARL G TR			198Z AUTUMN BROOK TRL PO BOX 910 723 SAND DOLLAR DR		HINCKLEY LARCHMONT SANIBEL	OH NY FL	10538 33957	CANADA
264521230000B2050 264521300000C1080 264521300000C1110	2125 GULF BEACH VILLAS 4116 BAYSIDE VILLAS 4122 BAYSIDE VILLAS	HOCHHAUSER GUNTHER C + ANNE C MAGG KARL G TR NIEDERMAYR PAUL E			198Z AUTUMN BROOK TRL PO BOX 910 723 SAND DOLLAR DR 1042 REDNERSVILLE RD		HINCKLEY LARCHMONT SANIBEL BELLEVILLE ESTERO	OH NY FL ON FL	10538 33957 K8N 4Z1 33967	CANADA
264521230000B2050 264521300000C1080 264521300000C1110 264521300000C3060 264521270000A2040	2125 GULF BEACH VILLAS 4116 BAYSIDE VILLAS 4122 BAYSIDE VILLAS 4312 BAYSIDE VILLAS 3126 TENNIS VILLAS	HOCHHAUSER GUNTHER C + ANNE C MAGG KARL G TR NIEDERMAYR PAUL E SOUKUP JOSEPH TR ST CLAIR DAVID E + JACKIE			1982 AUTUMN BROOK TRL PO BOX 910 723 SAND DOLLAR DR 1042 REDNERSVILLE RD 19479 SILVER OAK DR 205 PENUEL DR		HINCKLEY LARCHMONT SANIBEL BELLEVILLE ESTERO COPPELL	OH NY FL ON FL TX	10538 33957 K8N 4Z1 33967 75019	CANADA
264521230000B2050 264521300000C1080 264521300000C1110 264521300000C3060 264521270000A2040 22452102000040080	2125 GULF BEACH VILLAS 4116 BAYSIDE VILLAS 4122 BAYSIDE VILLAS 4312 BAYSIDE VILLAS 3126 TENNIS VILLAS 609 MARINA VILLAS	HOCHHAUSER GUNTHER C + ANNE C MAGG KARL G TR NIEDERMAYR PAUL E SOUKUP JOSEPH TR ST CLAIR DAVID E + JACKIE S + S COLONY ASSOCIATES			1982 AUTUMN BROOK TRL PO BOX 910 723 SAND DOLLAR DR 1042 REDNERSVILLE RD 19479 SILVER OAK DR 205 PENUEL DR 80 FELTON ST		HINCKLEY LARCHMONT SANIBEL BELLEVILLE ESTERO COPPELL WALTHAM	OH NY FL ON FL TX MA	10538 33957 K8N 4Z1 33967 75019 02453	CANADA
264521230000B2050 264521300000C1080 264521300000C11110 264521300000C3060 264521270000D42040 22452102000040080 264521300000B3200	2125 GULF BEACH VILLAS 4116 BAYSIDE VILLAS 4122 BAYSIDE VILLAS 4312 BAYSIDE VILLAS 5126 TENNIS VILLAS 609 MARINA VILLAS 5339 BAYSIDE VILLAS 4309 BAYSIDE VILLAS	HOCHHAUSER GUNTHER C + ANNE C MAGG KARL G TR NIEDERMAYR PAUL E SOUKUP JOSEPH TR ST CLAIR DAVID E + JACKIE S + S COLONY ASSOCIATES HELLINGS BRIAN A + ANN		GOURLEY CO	1982 AUTUMN BROOK TRL PO BOX 910 723 SAND DOLLAR DR 1042 REDNERSVILLE RD 19479 SILVER OAK DR 205 PENUEL DR 80 FELTON ST 66A WEST RIVER RD		HINCKLEY LARCHMONT SANIBEL BELLEVILLE ESTERO COPPELL WALTHAM RUMSON	OH NY FL ON FL TX MA NJ	10538 33957 K8N 4Z1 33967 75019 02453 07760	CANADA
264521230000B2050 264521300000C1080 264521300000C1110 264521300000C3060 264521270000A2040 224521020000A0080 264521300000B3200 264521300000C3020	2125 GUIF BEACH VILLAS 4116 BAYSIDE VILLAS 4122 BAYSIDE VILLAS 4312 BAYSIDE VILLAS 4312 BAYSIDE VILLAS 509 MARINA VILLAS 5339 BAYSIDE VILLAS 404 ASAYSIDE VILLAS	HOCHHAUSER GUNTHER C + ANNE C MAGG KARL GTR NIEDERMAYR PAUL E SOUKUP JOSEPH TR ST CLAIR DAVID E + JACKIE S + S COLONY ASSOCIATES HELLINGS BRIAN A + ANN WOLFE CAROL A		GOURLEY CO	1982 AUTUMN BROOK TRL PO BOX 910 723 SAND DOLLAR DR 1042 REDNERSVILLE RD 19479 SILVER OAK DR 205 PENUEL DR 80 FELTON ST 66A WEST RIVER RD 3941 HILLTOP DR		HINCKLEY LARCHMONT SANIBEL BELLEVILLE ESTERO COPPELL WALTHAM RUMSON HURON	OH NY FL ON FL TX MA NJ	10538 33957 K8N 4Z1 33967 75019 02453 07760 44839	CANADA
264521230000B2050 264521300000C1080 264521300000C1110 264521300000C3060 26452127000D42040 22452102000040080 264521300000B3200 264521300000C3020 26452131000000030	2125 GULF BEACH VILLAS 4116 BAYSIDE VILLAS 4122 BAYSIDE VILLAS 4312 BAYSIDE VILLAS 5126 TENNIS VILLAS 503 MARINA VILLAS 5339 BAYSIDE VILLAS 40 4304 BAYSIDE VILLAS 11411 DICKEY LN 3	HOCHHAUSER GUNTHER C + ANNE C MAGG KARL GT TR NIEDERMAYR PAUL E SOUKUP JOSEPH TR ST CLAIR DAVID E + JACKIE S + S COLONY ASSOCIATES HELLINGS BRIAN A + ANN WOLFE CAROL A EQUITY3 LLC		GOURLEY CO	1982 AUTUMN BROOK TRL PO BOX 910 723 SAND DOLLAR DR 1042 REDNERSVILLE RD 19479 SILVER OAK DR 205 PENUEL DR 80 FELTON ST 66A WEST RIVER RD 3941 HILLTOP DR 1608 N BRYAN ST		HINCKLEY LARCHMONT SANIBEL BELLEVILLE ESTERO COPPELL WALTHAM RUMSON HURON ARLINGTON	OH NY FL ON FL TX MA NJ OH VA	10538 33957 K8N 4Z1 33967 75019 02453 07760 44839 22201	CANADA
264521230000B2050 264521300000C1080 264521300000C1110 26452130000C3060 264521270000A2040 22452102000040080 264521300000B3200 264521300000C3020 2645213100000030 26452131000000000	2125 GULF BEACH VILLAS 4116 BAYSIDE VILLAS 4122 BAYSIDE VILLAS 4312 BAYSIDE VILLAS 5126 TENNIS VILLAS 609 MARINA VILLAS 5339 BAYSIDE VILLAS 404304 BAYSIDE VILLAS 11411 DICKEY LN 3 11411 DICKEY LN 6	HOCHHAUSER GUNTHER C + ANNE C MAGG KARL G TR NIEDERMAYR PAUL E SOUKUP JOSEPH TR ST CLAIR DAVID E + JACKIE S + S COLONY ASSOCIATES HELLINGS BRIAN A + ANN WOLFE CAROL A EQUITY 31 LLC EQUITY 31 LLC		GOURLEY CO	1982 AUTUMN BROOK TRL PO BOX 910 723 SAND DOLLAR DR 1042 REDNERSVILLE RD 19479 SILVER OAK DR 205 PENUEL DR 80 FELTON ST 66A WEST RIVER RD 3941 HILLTOP DR 1068 N BRYAN ST 1608 N BRYAN ST		HINCKLEY LARCHMONT SANIBEL BELLEVILLE ESTERO COPPELL WALTHAM RUMSON HURON ARLINGTON ARLINGTON	OH NY FL ON FL TX MA NJ OH VA	10538 33957 K8N 4Z1 33967 75019 02453 07760 44839 22201 22201	CANADA
264521230000B2050 264521300000C1180 264521300000C1110 264521300000C3060 264521300000C300 264521300000B3200 264521300000B3200 26452131000000B0 26452131000000B0 26452131000000B0	2125 GUIF BEACH VILLAS 4116 BAYSIDE VILLAS 4122 BAYSIDE VILLAS 4312 BAYSIDE VILLAS 4312 BAYSIDE VILLAS 5126 TENNIS VILLAS 509 MARINA VILLAS 5339 BAYSIDE VILLAS 404 BAYSIDE VILLAS 11411 DICKEY LN 3 11411 DICKEY LN 6 15411 CAPITIVA DR B3	HOCHHAUSER GUNTHER C + ANNE C MAGG KARL GTR NIEDERMAYR PAUL E SOUKUP JOSEPH TR ST CLAIR DAVID E + JACKIE S + S COLONY ASSOCIATES HELLINGS BRIAN A + ANN WOLFE CARDLO A EQUITY31 LLC EQUITY31 LLC EQUITY31 LLC EQUITY31 LLC		GOURLEY CO	1982 AUTUMN BROOK TRL PO BOX 910 723 SAND DOLLAR DR 1042 REDNERSVILLE RD 19479 SILVER OAK DR 205 PERNUEL DR BO FELTON ST 66A WEST RIVER RD 3941 HILLTOP DR 160B N BRYAN ST 160B N BRYAN ST 5875 SENTINEL RIDGE LN		HINCKLEY LARCHMONT SANIBEL BELLEVILLE ESTERO COPPELL WALTHAM RUMSON HURON ARLINGTON ARLINGTON CINCINNATI	OH NY FL ON FL TX MA NI OH VA VA OH	10538 33957 K8N 4Z1 33967 75019 02453 07760 44839 22201 22201 45243	CANADA
264521230000B2050 264521300000C1080 264521300000C1110 26452130000C3060 264521270000A2040 22452102000040080 264521300000B3200 264521300000C3020 2645213100000030 26452131000000000	2125 GULF BEACH VILLAS 4116 BAYSIDE VILLAS 4122 BAYSIDE VILLAS 4312 BAYSIDE VILLAS 5126 TENNIS VILLAS 609 MARINA VILLAS 5339 BAYSIDE VILLAS 404304 BAYSIDE VILLAS 11411 DICKEY LN 3 11411 DICKEY LN 6	HOCHHAUSER GUNTHER C + ANNE C MAGG KARL G TR NIEDERMAYR PAUL E SOUKUP JOSEPH TR ST CLAIR DAVID E + JACKIE S + S COLONY ASSOCIATES HELLINGS BRIAN A + ANN WOLFE CAROL A EQUITY 31 LLC EQUITY 31 LLC	CONROY JAMES TR + CONROY ROBERTA	GOURLEY CO	1982 AUTUMN BROOK TRL PO BOX 910 723 SAND DOLLAR DR 1042 REDNERSVILLE RD 19479 SILVER OAK DR 205 PERNUEL DR BO FELTON ST 66A WEST RIVER RD 3941 HILLTOP DR 160B N BRYAN ST 160B N BRYAN ST 5875 SENTINEL RIDGE LN		HINCKLEY LARCHMONT SANIBEL BELLEVILLE ESTERO COPPELL WALTHAM RUMSON HURON ARLINGTON ARLINGTON	OH NY FL ON FL TX MA NJ OH VA	10538 33957 K8N 4Z1 33967 75019 02453 07760 44839 22201 22201	CANADA
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264521230000B2050 264521300000C1080 264521300000C1110 264521300000C3060 264521300000C3040 224521300000C3020 264521300000C3020 2645213100000030 2645213100000030 354521300000030 354521300000030 354521300000003	2125 GULF BEACH VILLAS 4116 BAYSIDE VILLAS 4121 BAYSIDE VILLAS 4312 BAYSIDE VILLAS 3126 TERNIS VILLAS 609 MARINA VILLAS 5339 BAYSIDE VILLAS 404 SAYSIDE VILLAS 11411 DICKEY LN 6 11411 DICKEY LN 6 15411 CAPTIVA DR 83 15411 CAPTIVA DR 83	HOCHHAUSER GUNTHER C + ANNE C MAGG KARL GTR NIEDERMAYR PAUL E SOUKUP JOSEPH TR ST CLAIR DAVID E + JACKIE S + COLONY ASSOCIATES HELLINGS BRIAN A + ANN WOLFE CAROL A EQUITY31 LLC TECKLENBURG DON PAUL + LINDA S CONROY JOAN TTR HELLINGS BRIAN A + ANN HELLINGS BRIAN A + ANN	CONROY JAMES TR + CONROY ROBERTA	GOURLEY CO TR FOR JOAN CONROY TRUS	1982 AUTUMN BROOK TRL PO BOX 910 723 SAND DOLLAR DR 1042 REDNERSVILLE AD 19479 SILVER OAK DR 205 PENUEL DR 80 FELTON ST 66A WEST BIVER RD 3941 HILLTOP DR 1608 N BRYAN ST 1608 N BRYAN ST 5875 SENTINER RIDGE LN 152 STURGES HWY 66A WEST RIVER RD		HINCKLEY LARCHMONT SANIBEL BELLEVILLE ESTERO COPPELL WALTHAM RUMSON HURON ARLINGTON ARLINGTON CINCINNATI WESTPORT RUMSON	OH NY FL ON FL TX MA VA VA OH CT NI	10538 33957 K8N 4Z1 33967 75019 02453 07760 44839 22201 22201 45243 06880 07760	CANADA
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264521270000B5100							
	3220 TENNIS VILLAS	TRAGONE PETER R + ELSA L		PO BOX 1045	CAPTIVA	FL	33924
264521230000A2010	2013 GULF BEACH VILLAS	OBRIEN G PETER + PATRICIA A		118 MEADOW RD	RIVERSIDE	CT	06878
264521230000A2060	2018 GULF BEACH VILLAS	HAHN JONATHAN F + CAROL S		76 FOREST DR	LEWISBÜRG	PA	17837
264521300000B3070	5313 BAYSIDE VILLAS 14	HELLINGS BRIAN ALIOL + ANN		66A WEST RIVER RD	RUMSON	NJ	07760
22452123000001644	1644 LANDS END VILLAGE	NANOVIC ROBERT S TR	FOR ROBERT'S NANOVIC TRUST	1644 LANDS END VILLAGE	CAPTIVA	FL	33924
22452123000001645	1645 LANDS END VILLAGE	KISER EUGENIA C TR	TON HODERT STANGED HOST	2985 FALMOUTH RD		OH	44122
264521270000B4050	3218 TENNIS VILLAS	MATHEWS PATRICIA F TR	FOR PATRICIA F MATTHEWS TRUST	BOX 1994	SHAKER HEIGHTS N FALMOUTH	MA	02556
			FOR PATRICIA FINATI HEWS TROST				
22452123000001636	1636 LANDS END VILLAGE	UNIVERSAL COMPANIES INC		2801 E BELTLINE AVE NE	GRAND RAPIDS	M1	49525
264521290000F2040	2524 BEACH VILLAS	MCCURDY GILBERT K +	HOTRA LYNDA M MCCURDY + COMPANY INC		ROCHESTER	NY	14623
264521290000G1060	2616 BEACH VILLAS	BRIGHAM BARBARA C		946 DELVÍN DR	SAINT LOUIS	MO	63141
264521300000B1080	5116 BAYSIDE VILLAS	NEEL JOHN D II		1699 CITATION DR	SOUTH PARK	PA	15129
264521230000A1090	2009 GULF BEACH VILLAS	CAP PROPERTIES LLC		211 MAPLE AVE	RED BANK	NJ	07701
22452123000001615	1615 LANDS END VILLAGE	BONAZZOLI ALFRED F		7 COLE DR	HOPKINTON	MA	01748
22452123000001618	1618 LANDS END VILLAGE	WALLACE DAVID H	HARDING & CARBONE	3903 BELLAIRE BLVD	HOUSTON	TX	77025
264521300000A2060	5212 BAYSIDE VILLAS	LEGE DOMINIC J + MARY J		755 S SPRINGFIELD AVE	SPRINGFIELD	NJ	07081
22452123000001630	1630 LANDS END VILLAGE	SETTON ROBERT C + MINDY S TR	FOR ROBERT C + MINDY SETTON TRUST	24 EMERSON RD	GLEN HEAD	NY	11545
264521280000E2060	2426 BEACH VILLAS	MARKS ALFRED W + ANNE L		88 LENOX RD APT 1D	ROCKVILLE CENTRE	NY	11570
264521300000A1060	5112 BAYSIDE VILLAS	CLABUESCH ERIC JON		307 NETHERFIELD ST NW	COMSTOCK PARK	MI	49321
354521060000200A0			COR DA CRUIN CONTRACTOR OF THE				
354521080000200A0 354521080000A1020	15651 CAPTIVA DR	BARTON RALPH W TR	FOR RALPH W BARTON LIVING TRUST	PO BOX 354	CAPTIVA	FL	33924
	15123 CAPTIVA DR 102	SHERLOCK SUSAN M TR	FOR SUSAN M SHERLOCK TRUST	PO BOX 483	CAPTIVA	FL	33924
264521210000F0180	1418 BEACH COTTAGES	THRELKEL JAMES B TR		1315 N LAKE ELBERT DR NE	WINTER HAVEN	FL	33881
264521300000B3080	5315 BAYSIDE VILLAS 16	BERGER JOEL + ELAINE		PO BOX 595	SANIBEL	FL	33957
22452123000001642	1642 LANDS END VILLAGE	HOKE CHARLES M TR	FOR CHARLES M HOKE TRUST 98% + HOKE REBECCA ANNE 1% + HOK	K PO BOX 1059	CAPTIVA	FL	33924
264521300000B2120	5224 BAYSIDE VILLAS	GOLS A GEORGE + CORINNE TR		186 CONCORD RD	WAYLAND	MA	01778
264521300000B2080	5216 BAYSIDE VILLAS	LAGUARDIA THOMAS S TR	FOR THOMAS S LAGUARDIA TRUST 1/2 INT + LAGUARDIA VIRGINIA C	C 38 PELL MELL DR	BETHEL.	CT	05801
264521300000B2190	5238 BAYSIDE VILLAS	WENDELKEN THOMAS A SR TR +	WENDELKEN MAUREEN L H/W TR FOR THOMAS A + MAUREEN L WE		NORWOOD	NJ	07648
264521210000F0170	1417 BEACH COTTAGES	D AND H REAL ESTATE HOLDINGS	LLC	256 BAKERVILLE RD	SOUTH DARTMOUTH	MA	02748
26452131000000070	11411 DICKEY LN 7	EQUITY31 LLC		1608 N BRYAN ST	ARLINGTON	VA	22201
354521050000500A0	15221 CAPTIVA DR	HANNA MICHAEL A + ELIZABETH A		PO BOX 155	CAPTIVA	FL	33924
264521280000E3010	2431 BEACH VILLAS	ALEXANDER WILLIAM + DEBORAH		17107 MAGNOLIA ISLAND BLVD	CLERMONT	FL.	34711
264521210000E0140	1414 BEACH COTTAGES	TUDHOPE DOUGLAS I TR +	TUDHOPE NETTA ENGEL TR FOR DOUGLAS + NETTA ENGEL TRUST	PO BOX 8	NORTH HERO	VT	05474
354521070000200A0	15411 CAPTIVA DR A2	WOLFE MARTIN 5 TR +					
			WOLFE LISE-LOTTE TR FOR MARTIN S WOLFE TRUST FOR LISE-LOTTE		WASHINGTON	DC	20016
264521270000B5050	3228 TENNIS VILLAS	BROUSTER THOMAS H SR TR +	FOX JEAN C TR FOR THOMAS H BROUSTER TRUST FOR JEAN C FOX TE		CAPTIVA	FL	33924
264521290000G3060	2636 BEACH VILLAS	COPELAND LOIS I		25 SPARROW BUSH RD	SADDLE RIVER	NJ	07458
22452123000001622	1622 LANDS END VILLAGE	RUSK KATHY J		98 LUCHSINGER RD	PORT CLINTON	OH	43452
264521300000CZ120	4224 BAYSIDE VILLAS	BUSSA MICHAEL J + DENISE W		808 RIDGEWOOD RD	DULUTH	MN	55804
264521300000B2200	5240 BAYSIDE VILLAS	RICHMOND RICHARD A		5309 UMBRELLA POOL RD	SANIBEL	FL	33957
22452123000001613	1613 LANDS END VILLAGE	COWLES HAROLD F + JEAN L		175 N COVE RD	OLD SAYBROOK	СТ	06475
264521290000F3010	2531 BEACH VILLAS	PAONESSA THOMAS JR + CAROL L		12 WILDLIFE RUN	BOONTON	NJ	07005
264521230000B1080	2118 GULF BEACH VILLAS	REISBERG FAMILY LMTD PTNSP		3921 CRYSTAL LAKE BLVD	ROBBINSDALE	MN	55422
264521300000C1020	4104 BAYSIDE VILLAS	WACYK RICHARD J + EUGENIA J +	MIELKE MARGARET M WACYK J/T	34 GOLTRA DR	BASKING RIDGE	NJ.	07920
264521230000A2040	2016 GULF BEACH VILLAS	VARSAM GEORGE F + LORI	,	28-07 157 ST	FLUSHING	NY	11354
264521290000G3050	2635 BEACH VILLAS	3 CAPTIVA WEST LLC		4621 E SENECA ST	SHERRILL	NY	13461
264521270000B4010	3214 TENNIS VILLAS	GROSS RICHARD B					
354521050000100A0	15221 CAPTIVA DR	LORD MARGOT H		720 GLADSTONE AVE APT 1	BALTIMORE	MD	21210
				PO BOX 546	CAPTIVA	FL	33924
264521290000G3030	2633 BEACH VILLAS	LANDUYT WILLIAM M + JUDITH K		671 FORT PLAINS RD		NJ	07731
					HOWELL		
22452102000040040	605 MARINA VILLAS	STRUBE STEPHEN K +	STRUBE DAVID K + OSHAUGHNESSY HUGH + DIANE + DOWLING CHE		WINDERMERE	FL	34786
22452102000040040 264521230000A1040	2004 GULF BEACH VILLAS	HERRES KIM A	STRUBE DAVID K + OSHAUGHNESSY HUGH + DIANE + DOWLING CHE	F PO BOX 122 3200 PACES MILL RD			34786 30339
22452102000040040 264521230000A1040 264521260000C1030	2004 GULF BEACH VILLAS 2213 BEACH VILLAS	HERRES KIM A MONTIEL PETER J +SUSAN PURCELL	STRUBE DAVID K + OSHAUGHNESSY HUGH + DIANE + DOWLING CHE		WINDERMERE	FL	
22452102000040040 264521230000A1040	2004 GULF BEACH VILLAS	HERRES KIM A	STRUBE DAVID K + OSHAUGHNESSY HUGH + DIANE + DOWLING CHE	3200 PACES MILL RD	WINDERMERE ATLANTA WILLIAMSTOWN	FL GA	30339
22452102000040040 264521230000A1040 264521260000C1030	2004 GULF BEACH VILLAS 2213 BEACH VILLAS	HERRES KIM A MONTIEL PETER J +SUSAN PURCELL	STRUBE DAVID K + OSHAUGHNESSY HUGH + DIANE + DOWLING CHE	3200 PACES MILL RD 68 SOUTH ST	WINDERMERE ATLANTA	FL GA MA	30339 01267
22452102000040040 264521230000A1040 264521260000C1030 264521290000F1050	2004 GULF BEACH VILLAS 2213 BEACH VILLAS 2515 BEACH VILLAS	HERRES KIM A MONTIEL PETER I +SUSAN PURCELL WAETJEN JAMES R + LINDA F		3200 PACES MILL RD 68 SOUTH ST 210 FARNE CASTLE 21 BOCAGE DR	WINDERMERE ATLANTA WILLIAMSTOWN SAN ANTONIO DESTREHAN	Fi. GA MA TX LA	30339 01267 78249 70047
22452102000040040 264521230000A1040 264521260000C1030 26452129000F1050 264521220000C0090	2004 GULF BEACH VILLAS 2213 BEACH VILLAS 2515 BEACH VILLAS 1409 BEACH COTTAGES 805 MARINA VILLAS	HERRES KIM A MONTIEL PETER J +SUSAN PURCELL WAETJEN JAMES R + LINDA F THOMPSON BRADFORD R + LINDA GAGNON KENNETH L TR	FOR KENNETH L GAGNON TRUST	3200 PACES MILL RD 68 SOUTH ST 210 FARNE CASTLE 21 BOCAGE DR PO BOX 1184	WINDERMERE ATLANTA WILLIAMSTOWN SAN ANTONIO DESTREHAN CAPTIVA	FL GA MA TX LA FL	30339 01267 78249 70047 33924
22452102000040040 264521230000A1040 264521260000C1030 264521290000F1050 264521220000C0090 22452102000020040	2004 GULF BEACH VILLAS 2213 BEACH VILLAS 2515 BEACH VILLAS 1409 BEACH COTTAGES	HERRES KIM A MONTIEL PETER J +SUSAN PURCELL WAETIEN JAMES R + LINDA F THOMPSON BRADFORD R + LINDA GAGNON KENNETH LTR LANGBO-CAPTIVA LLC		3200 PACES MILL RD 68 SOUTH ST 210 FARNE CASTLE 21 BOCAGE DR PO BOX 1184 20137 EVANS CT	WINDERMERE ATLANTA WILLIAMSTOWN SAN ANTONIO DESTREHAN CAPTIVA BEVERLY HILLS	FL GA MA TX LA FL M!	30339 01267 78249 70047 33924 48025
22452102000040040 264521230000A1040 264521260000C1030 264521290000F1050 2645212200000090 2245210200000040 22452123000001666 2245212300001620	2004 GULF BEACH VILLAS 2213 BEACH VILLAS 2515 BEACH VILLAS 1409 BEACH COTTAGES 805 MARINA VILLAS 1666 LANDS END VILLAGE 1620 LANDS END VILLAGE	HERRES KIM A MONTIEL PETER J +SUSAN PURCELL WAETJEN JAMES R + LINDA F THOMPSON BRADFORD R + LINDA GAGNON KENNETH L TR	FOR KENNETH L GAGNON TRUST	3200 PACES MILL RD 68 SOUTH ST 210 FARNE CASTLE 21 BOCAGE DR PO BOX 1184 20137 EVANS CT 1717 WILDBERRY RD	WINDERMERE ATLANTA WILLIAMSTOWN SAN ANTONIO DESTREHAN CAPTIVA BEVERLY HILLS BETHLEHEM	FL GA MA TX LA FL M! PA	30339 01267 78249 70047 33924 48025 18015
22.452.102.0004.0040 26.452.1250.000.01.040 26.452.1260.000.01.030 26.452.129.0000.01.050 26.452.122.0000.0000 22.452.1020.0002.0040 22.452.123.000.01.656 22.452.123.000.01.620 22.452.123.000.01.620	2004 GULF BEACH VILLAS 2213 BEACH VILLAS 2515 BEACH VILLAS 1409 BEACH COTTAGES 805 MARINA VILLAS 1666 LANDS END VILLAGE 1620 LANDS END VILLAGE 1624 LANDS END VILLAGE	HERRES KIM A MONTIEL PETER J + SUSAN PURCELL WAETIEN JAMES R + LINDA F THOMPSON BRADFORD R + LINDA GAGNON KENNETH L TR LANGBO-CAPTIVA LLC BRIGGS MALCOLM N + REBECCA N PAXTON JAMES F + PEGGY S	FOR KENNETH L GAGNON TRUST	3200 PACES MILL RD 68 SOUTH ST 210 FARNE CASTLE 21 BOCAGE DR PO BOX 1184 20137 EVANS CT 1717 WILDBERRY RD 28 MEADOW UNKS DR	WINDERMERE ATLANTA WILLIAMSTOWN SAN ANTONIO DESTREHAN CAPITVA BEVERLY HILLS BETHLEHEM PADUCAH	FL GA MA TX LA FL MI PA KY	30339 01267 78249 70047 33924 48025 18015 42001
22452102000040040 2645212300001040 264521260000C1030 264521220000C1050 264521220000C0090 22452123000001666 2245212300001622 2245212300001624 2645212700004072	2004 GULF BEACH VILLAS 2213 BEACH VILLAS 2515 BEACH VILLAS 1409 BEACH COTTAGES 805 MARINA VILLAS 1666 LANDS END VILLAGE 1620 LANDS END VILLAGE 1624 LANDS END VILLAGE 3213 TENNIS VILLAS	HERRES KIM A MONTHEL PETER J + SUSAN PURCELL WAETIEN JAMES R + LINDA F THOMPSON BRADFORD R + LINDA GAGNON KENNETH L TR LANGBO-CAPTIVA LLC BRIGGS MALCOLM N + REBECCA N PAXTON JAMES F + PEGGY S SEPE WILLIAM R + PATRICIA A	FOR KENNETH L GAGNON TRUST	3200 PACES MILL RD 68 SOUTH ST 210 FARNE CASTLE 21 BOCAGE DR PO BOX 1184 20137 EVANS CT 1717 WILDBERRY RD 28 MEADOW LINKS DR 12 OSBORN AVE APT 1	WINDERMERE ATLANTA WILLIAMSTOWN SAN ANTONIO DESTREHAN CAPTIVA BEVERLY HILLS BETHLEHEM PADUCAH MANASQUAN	FL GA MA TX LA FL MI PA KY NJ	30339 01267 78249 70047 33924 48025 18015 42001 08736
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BAYSIDE VILLAS 2510 BAYSIDE VILLAS 2510 BAYSIDE VILLAS 25113 GULF BEACH VILLAS 15411 CAPTIVA DR C6 2113 GULF BEACH VILLAS 1627 LANDS END VILLAGE 1628 MARINA VILLAS 1627 LANDS END VILLAGE 1401 BEACH VILLAS 1627 LANDS END VILLAGE 1401 BEACH COTTAGES 3221 TENNIS VILLAS 2227 BEACH VILLAS 2227 BEACH VILLAS 2327 TENNIS VILLAS	HERRES KIM A MONTIEL PETER J + SUSAN PURCELL WAETIEN JAMES R + LINDA F THOMPSON BRADFORD R + LINDA GAGNON KENNETH L TR LANGBO-CAPTIVA LLC BRIGGS MALCOLIM N + REBECCA N PAXTON JAMES F + PEGGY S SEPE WILLIAM R + PATRICIA A VANIURA JOSEPH J GREENE WINCENT LEO III TR + FROEHLE THOMAS C + SARA J HUNEKE DENNIS + DONNA SCOTT DOUGLAS G + ELIZABETH A DAVIS CARL SMART JANICE L TR POWERS RICHARD W + MARILLYN B BAYSIDE VILLA LLC CRIMMINIS WILLIAM A + GAIL A CHRISTO PAUL + PATRICIA RUTH SCHUMAN KEVIN H + CAROL J SUMMA SHARON A MENDEZ PEDRO E + LOURDES I BECKER MICHAEL K + ALEXANDER MARIONES A TR WELENCE CRAIG S + SARAH V HULL PETER H UARESCA LEONARD T + LYNN C	FOR KENNETH L GAGNON TRUST  SUSAN MAKS  GREENE MARY ANN TR FOR VINCENT LIII GREENE TRUST 1/2 + FOR N  BECKER HANS PETER FOR MARJORIE A ALEXANDER TRUST	3200 PACES MILL RD 68 SOUTH ST 210 FARNE CASTLE 21 BOCAGE DR PO BOX 1184 20137 EVANS CT 1717 WILDBERRY RD 22 SM EADOW LINKS DR 12 OSBORN AVE APT 1 610 CHARLES AVE N 22 JEFFREY DR 512 LONGMEADOW ST 150 QUINDARO DR 12013 PAWNEYS MILL CR 12014 PAWNEYS MILL CR 1212 E HAMILL ST 19192 WINDING WAY 9621 CYPRESS HAMMOCK CIR #102 325 WILKINSON IN APT 205 105 MILL ST 00457 FOX CLUB DR 12261 COUNTRY EAGLE LN 157 CLOVE RD 4700 N HABANA AVE STE 702 PO BOX 25 323 OCEAN AVE 1264 HAMILTON RD 1982 AUTUMN BROOK TRL 3 SHADY TREE LN	WINDERMERE ATLANTA WILLIAMSTOWN SAN ANTONIO DESTREHAN CAPITVA BEVERLY HILLS BETHEHEM PADUCAH MANASQUAN KINGSTON NORTH ATTLEBORO CELEBRATION FLORISSANT RALEIGH EATON RAPIDS FT MYERS BONITA SPRINGS NORTH OAKS NEWPORT FARMINGTON HILLS CAPE CORAL NEW ROCHELLE TAMPA CH6977 RUVIGIANA MARBLEHEAD RIDGEWOOD HINCKLEY COLTS NECK	FL GAMA TX LFL MII PA KY NJ MA FL MO NC MI FL MN RI MI FL NY FL MA NJ OH	30339 01267 76249 76047 33924 48025 18015 42001 08736 02760 34747 63034 27614 48827 02840 48827 02840 10801 33908 34135 55127 02840 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 10801 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SWITZERLAND

22452123000001638	1638 LANDS END VILLAGE	BROOKS ELIZABETH S TR 50% +	PROOKS TRUBASH LINETS SO FOR PROOKS ALL AN EXTRACT SOCIEDAD	V DO DOV 4480			_		
264521260000D2010	2321 BEACH VILLAS	THOMAS JEAN W +	BROOKS TRUMAN H N TR 12.5% BROOKS ALLAN 5 TR 12.5% + BROO THOMAS BRIAN R J/T	1900 BERREL CT		CAPTIVA	FL	33924	
264521290000G1050	2615 BEACH VILLAS	CARNIOL FRANKLIN	THOMAS BRIAN RS/ (	AVE DES AUBEPINES 165		YARDLEY 165 BRUSSELS	PA	19057	BELGIUM
354521080000A2030	15123 CAPTIVA DR 203	MANDEL MICHELE L +	MARKS LISA V + WEISINGER MAX JAIME TR FOR MAX JAIME WEISING			ATLANTA	GA	30326	BELGIUW
22452123000001617	1617 LANDS END VILLAGE	GOLDEN HARVEY E TR 50% +	GOLDEN INGE B TR 50% T/C FOR HARVEY E GOLDEN TRUST FOR ING			CAPTIVA	FL	33924	
22452126000001257	1257 SOUTH SEAS PLANTATION RD	GARLAND FLORENCE S	COLDEN INCE D IN SOM I/C CONTINUES E GOLDEN INDST FOR INC	PO BOX 297		CAPTIVA	FL FL	33924	
22452126000001258	1258 SOUTH SEAS PLANTATION RD	EATON FINANCIAL LP-1990		PO BOX 700		CAPTIVA	FL	33924	
264521230000A1060	2006 GULF BEACH VILLAS	LUKL PETER		12 INDIAN SPRINGS WAY					
22452123000001603	1603 LANDS END VILLAGE	NYGAARD DIANE A TR		2227 DRURY LN		WELLESLEY HILLS MISSION HILLS	MA KS	02481 66208	
264521290000F1030	2513 BEACH VILLAS	JENKINS MARIANNE TR +	JENKINS DALE C IR TR FOR GULF COAST REALTY TRUST	930 BROADWAY		EVERETT	MA		
264521260000C1070	2217 BEACH VILLAS	HULL PETER H	JEHRING DALE CON TRI OR GOLD COAST REACTT TROST	1982 AUTUMN BROOK TRL		HINCKLEY	OH	02149 44233	
264521290000G3070	2637 BEACH VILLAS	SOUTHPOINTE PROPERTY LLC		1531 OXFORD RD					
264521270000B6060	3239 TENNIS VILLAS	DERIDDER JOHAN +	HEIRBAUT MYRIAM H/W	GROTE BAAN 254		GROSSE POINTE WOODS B-9130 HERDERSEM	MI	48236	BELGIUM
264521260000C1020	2212 BEACH VILLAS	HULL PETER H	HEIROACT WITHIAWTH W	1982 AUTUMN BROOK TRL			011	44333	BELGIUM
264521260000C3020	2232 BEACH VILLAS	WEBSTER JACK T TR		670 OAK ST		HINCKLEY GLEN ELLYN	ОН	44233	
22452123000001650	1650 LANDS END VILLAGE	DONOVAN MARY E + S THOMAS TR	FOR MARY E DONOVAN TRUST	PO BOX 177		CAPTIVA	iL FL	60137 33924	
22452102000030030	704 MARINA VILLAS	FINLEY WILLIAM M + SUSAN J	TOTAL E DOMOVAL TRUST	2225 PRAIRIE ST		GLENVIEW	IL.	60025	
22452123000001661	1661 LANDS END VILLAGE	BAUMGARTEN EILEEN L'TR	FOR EILEEN L BAUMGARTEN TRUST	15 ROLLING RIDGE RD		NORTHFIELD	IL IL	60023	
22452102000040030	604 MARINA VILLAS	ASSAAD WAFAA F TR	FOR ASSAAD FAMILY TRUST	4041 GULF SHORE BLVD N APT 106		NAPLES	FL		
22452123000001668	1668 LANDS END VILLAGE	FADNER KENNETH + PAMELA	TON ASSAUD PAINIE! THOSE	145 PIPERS HILL RD		WILTON	CT	34103 06897	
264521230000B2010	2121 GULF BEACH VILLAS	KASKIW EUGENE H + JUDITH 1/2 +	SCUTELLA MICHAEL A + EILEEN R	3660 CULPEPPER DR		ERIE	PA PA	16506	
264521290000G2010	2621 BEACH VILLAS	CAPTIVA ISLAND LC	ROBERT A ROSSETTI	959 NORTH ST		SUFFIELD	CT	06078	
354521060000300A0	15661 CAPTIVA DR	FOX JEAN C TR	FOR JEAN C FOX TRUST	PO BOX 338					
35452106000030080	15663 CAPTIVA DR	CAPTIVA PARTNERS	PONJEAN CPOX (NO3)	8500 ARDMORE AVE		CAPTIVA	FL PA	33924 19038	
264521260000C1050	2215 BEACH VILLAS	YOGEL LOUIS R + SHEILA M		7711 NEWPORT LN		WYNDMOOR PARKLAND	FL.	33067	
264521300000A2010	5202 BAYSIDE VILLAS	BEST WILLIAM R TR	FOR WILLIAM R BEST TRUST	975 N 5TH AVE APT 216		SAINT CHARLES	FL IL	53057 60174	
354521070000800B0	15411 CAPTIVA DR B8	CAYANNI JEAN L + PATRICIA M	FOR WILLIAM R DEST TROST						
22452123000001621	1621 LANDS END VILLAGE	CHARCLEWIN INC		311 SAPPHIRE AVE		NEWPORT BEACH	CA	92662	
264521270000A3060	3134 TENNIS VILLAS	COLTON JUDITH Z		CHALET LE CHARDONNET	CHAMPEX LAC	VALAIS 1938			SWITZERLAND
264521270000A3080	3227 TENNIS VILLAS			325 WILKINSON LN APT 205		NORTH OAKS	MN	55127	
264521290000F2030		ROBINS MARTIN B		322 OLD SUTTON RD		BARRINGTON	IL	60010	
22452123000001662	2523 BEACH VILLAS	GARLAND FLORENCE S		PO BOX 297		CAPTIVA	FL	33924	
	1662 LANDS END VILLAGE	MATTHEWS PETER F TR +	KO-MATTHEWS JACQUELINE C TR FOR PETER F MATTHEWS TRUST 5			GREAT FALLS	VA	22066	
22452123000001614	1614 LANDS END VILLAGE	WEST THOMAS M		PO BOX 57		CAPTIVA	FL	33924	
22452123000001604	1604 LANDS END VILLAGE	SCHLOSSMAN JOHN + SHIRLEY	SCHLOSSMAN FLP	232 MARY ST		WINNETKA	IL	60093 -	
264521270000B4080	3212 TENNIS VILLAS	ROHN MADELAINE B + DAVID R		PO BOX 321		CAPTIVA	FL	33924	
22452102000020090	810 MARINA VILLAS	CONSENTINO ROBERT H + VALARIE		216 WHITMAN DR		BROOKLYN	NY	11234	
354521050000300A0	15291 CAPTIVA DR	BERNHARD PAUL J + YVONNE M		1213 DORCHESTER RD		BIRMINGHAM	MI	48009	
254521290000G2030	2623 BEACH VILLAS	BAZANT ZDENEK P TR +	BAZANT IVA M TR	707 ROSLYN TER		EVANSTON	IL.	60201	
254521300000B2160	5232 BAYSIDE VILLAS	KEEFE TIMOTHY T + VALARIE H		108 N BARTON 5T		NEW BUFFALO	MI	49117	
254521220000H0260	1426 BEACH COTTAGES	CURRIE SUSAN K TR	FOR SUSAN K CURRIE TRUST	2874 LINCOLN PARK DR		GALESBURG	łL.	61401	
22452126000001252	1252 SOUTH SEAS PLANTATION RD	APPELBAUM JONATHAN D		PO BOX 1145		NORTHBROOK	IL	60065	
264521100000200C0	11410 OLD LODGE LN 2C	MASON JOHN T+	PETRAKIS-MASON CYNTHIA M H/W	151 W HUTCHINSON AVE		PITTSBURGH	PA	15218	
264521230000A1030	2003 GULF BEACH VILLAS	SAUNDERS DAVID O + JACQUELINE		9250 WHISPERING PINES DR		SALINE	Mi	48176	
2645212900D0F3060	2536 BEACH VILLAS	EASTON RICHARD W + THERESE L S		2740 BROWNING DR		LAKE ORION	MI	48360	
264521300000B1110	5122 BAYSIDE VILLAS	GASSER ROBERT D + MARIANNE		PO BOX 161565		BIG SKY	MT	59716	
354521080000A3010	15123 CAPTIVA DR 301	MORE SALLY A +	MORE SALLY A TR FOR GEORGE A MORE TRUST T/C	PO BOX 716		CAPTIVA	FL	33924	
26452130000DA3030	5305 BAYSIDE VILLAS 06	GOLDBERG FREDRIC N TR	FOR FREDRIC N GOLDBERG TRUST	900 MONROE AVE NW		GRAND RAPIDS	Mi	49503	
35452107000050080	15411 CAPTIVA DR B5	PILON JEAN M TR +	PILON JOHN L JR TR FOR JEAN M PILON TRUST	2450 E 5TH AVE UNIT P		DENVER	co	80206	
22452123000001646	1646 LANDS END VILLAGE	LAMOTTA JOSEPH M TR	FOR JOSEPH M LAMOTTA TRUST	69 BLACK BROOK RD		POUND RIDGE	NY	10576	
26452127000085080	3222 TENNIS VILLAS	SCHRAMM MARGARET R +	SCHRAMM LAURA MARIE T/C	400 E 56TH ST #11D		NEW YORK	NY	10022	
22452102000030040	705 MARINA VILLAS	FINLEY WILLIAM M + SUSAN I		2225 PRAIRIE ST		GLENVIEW	iL	60025	
35452105000030080	15291 CAPTIVA DR	CAPTIVA LLC		1121 WARREN AVE STE 140		DOWNERS GROVE	IL.	60515	
264521260000D3070	2337 BEACH VILLAS	CHRISTO KALIOPE TR	FOR KALIOPE CHRISTO TRUST	28011 COPPERCREEK LN		FARMINGTON HILLS	MI	48331	
354521050000400A0	15221 CAPTIVA DR	KNIGHT LOIS		809 TIMBER LN		NASHVILLE	TN	37215	
264521280000E3040	2434 BEACH VILLAS	SCHUVER MARK T +	SCHUVER LINDA K + SCHMIDGALL MELISSA A + SCHMIDGALL SARAH	810 EMERALD CT		LAFAYETTE	IN	47905	
264521220000C0070	1407 BEACH COTTAGES	CLARK GERALD J + LYNN C TR	FOR LYNN C CLARK TRUST	12508 CLARK MANOR CIR		CREVE COEUR	MO	63141	
264521270000A1020	3118 TENNIS VILLAS	TODD DEBBIE SPENCER		12791 KELLY SANDS WAY		FORT MYERS	FL	33908	
264521220000G0220	1422 BEACH COTTAGES	BEACH COTTAGE 1422 LLC	DAVE DRISSELL	105 CHESTERFIELD BUSINESS PKWY		CHESTERFIELD	мо	63005	
264521280000E3050	2435 BEACH VILLAS	YOUNG ROBERT H + TERRY B TR	FOR BEACH VILLAS III REALTY TRUST	22 HILLCREST ROAD		WESTON	MA	02493	
264521270000A2010 ·	3129 TENNIS VILLAS	CONROY JOAN TR	FOR JOAN CONROY TRUST	152 STURGES HWY		WESTPORT	CT	06880	
264521260000D3040	2334 BEACH VILLAS	BUKOWSKI THOMAS + JOYCE		31 IRIS WAY		BERLIN	cī	06037	
	1647 LANDS END VILLAGE	LAMOTTA GERALDINE CTR	FOR GERALDINE C LAMOTTA TRUST	69 BLACK BROOK RD		POUND RIDGE	NY	10576	
	2002 GULF BEACH VILLAS	GROSS RICHARD B		720 GLADSTONE AVE APT 1		BALTIMORE	MD	21210	
	15123 CAPTIVA DR 104	MARKLE THOMAS W TR	FOR THOMAS MARKLE TRUST	15141 CAPTIVA DR		CAPTIVA	FL	33924	
22452102000010080	909 MARINA VILLAS	TANNER RICHARD A + LORI A	TOTAL MARKET MODE	153 MORNINGSIDE DR		VERONA	NJ NJ	07044	
	2111 GULF BEACH VILLAS	POCHRON VICKIE M TR	FOR VICKIE M POCHRON TRUST	483 SUFFIELD AVE		BIRMINGHAM	MI	48009	
22452123000001619	1619 LANDS END VILLAGE	THACKERAY SANDRA A		15 BATES FARM LN			CT		
22452123000001623	1623 LANDS END VILLAGE	NESKEY SHARON D TR	FOR SHARON D NESKEY TRUST	BOX 2008		DARIEN		06820	
	2526 BEACH VILLAS	STEINER ERIC A + LINDA	LOW STREET IN STREET	9 HOOVER DR		TRURO	MA NI	02666	
	2317 BEACH VILLAS	FOSTER RICHARD W +	FOSTER SHARON M T/C			MT ARLINGTON		07856	
	1612 LANDS FND VILLAGE	RED FISH INVESTMENTS LLC	FOSTER SHARON IVI I/C	6762 RIVERCREST DR		BRECKSVILLE	OH	44141	
	1648 LANDS END VILLAGE	S C JOHNSON + SON INC		3904 HALLOAK CT		VALRICO	FL	33596	
	2625 BEACH VILLAGE	DUFFY MICHAEL D + DONNA J		1525 HOWE ST STE 412		RACINE	WI	53403	
	3132 TENNIS VILLAS		FOR MATHERIAN CERCIT F TRUCT	2024 VALOR CT		GLENVIEW	IL.	60026	
	2432 BEACH VILLAS	GERSTLE NICHOLAS R TR		2219 WINSTON AVE		LOUISVILLE	KY	40205	
	5220 BAYSIDE VILLAS	SOUTHWESTERN LAND CO INC		2824 MAYFIELD RD		WAYZATA	MN	55391	
	2007 GULF BEACH VILLAS	SAVANI GEORGE R JR + PATRICIA		57 BOONE TR		SEVERNA PARK	MD	21146	
E0-051500000W10/0	2007 GULF BEACH VILLAS	BARTOK PETER J + COLLEEN J		321 W BURNAM RD		COLUMBIA	MO	65203	

264521290000F2020	2522 BEACH VILLAS	LITTLE BRITCHES LLC	BELINDA HAYS	1648 DEVONSHIRE DR	SEYMOUR	IN	47274
264521300000C1050	4110 BAYSIDE VILLAS	WETMER DAVID B		21447 N ANDOVER RD	KILDEER	IL.	60047
264521270000A2070	3123 TENNIS VILLAS	TOMARO ANTHONY JOHN +	BARBAGLIA-TOMARO SUSAN ANN H/W	5 LOWER OVERLOOK RD	GILLETTE	NJ	07933
354521070000400B0	15411 CAPTIVA DR B4	RUDD V A + ANDREW T TR	FOR RUDD FAMILY TRUST	2175 N CALIFORNIA BLVD STE 400	WALNUT CREEK	CA	94596
264521300000B3170	5333 BAYSIDE VILLAS 34	PATE KATHLEEN J TR	FOR KATHLEEN J PATE TRUST	381 RHODEN ISLAND DR	CHARLESTON	SC	29492
264521300000C3030	4306 BAYSIDE VILLAS	FRASCATI J MICHAEL +	FRASCATI FLORENCE C T/C	PO BOX 97	CAPTIVA	FL	33924
264521300000B1140	5128 BAYSIDE VILLAS	GOODE JAMES R + KAREN E		PO BOX 670	EAST DENNIS	MA	02641
264521300000A2030	5206 BAYSIDE VILLAS	BUSSA MICHAEL J + DENISE W		808 RIDGEWOOD RD	DULUTH	MN	55804
264521300000C1120	4124 BAYSIDE VILLAS	BOLTZ FREDERICK J +	BELAVAL-BOLTZ VANESSA H/W	2209 NW 23RD WAY	BOCA RATON	FL	33431
264521290000F3080	2538 BEACH VILLAS	CUCCARO BEATRICE +	GRAZIANO DORIA A J/T	2806 WEBB AVE	BRONX	NY	10468
2645213000D0C3090	4318 BAYSIDE VILLAS	HELLINGS BRIAN A + ANN		66A WEST RIVER RD	RUMSON .	N1	07760
264521230000B2060	2126 GULF BEACH VILLAS	VYAS-MAJOR USHA TR +	MAJOR GLENN N TR H/W FOR USHA VYAS-MAJOR TRUST	104 HACKNEY LN	VALPARÁISO	IN	46385
264521300000C2070	4214 BAYSIDE VILLAS	WALTS ALAN E + ELISA F		PO BOX 1096	MOULTONBORO	NH	03254
264521290000F3050	2535 BEACH VILLAS	STEWART LESLIE T + KAREN L		1059 GRAYSON FARM RD	CREEDMOOR	NC	27522
264521270000A3100	3130 TENNIS VILLAS	CIAMPA JOSEPH		80 WHITE HILL RD	COLD SPRING HARBOR	NY	11724
22452126000001254	1254 SOUTH SEAS PLANTATION RD	NELSON GRANT E + CAROL J		W11410 453RD AVE	PRESCOTT	WI	54021
264521300000B1200 264521220000B0060	5140 BAYSIDE VILLAS	JENKINS MARIANNE TR	FOR CRESCENT BEACH REALTY TRUST	930 BROADWAY	EVERETT	MA	02149
26452131000000080	1406 BEACH COTTAGES 11411 DICKEY LN 8	ROBERTO ROBERT R JR + LISA A		1 VAN CIR	RUMSON	NJ	07760
264521230000A2080	2028 GULF BEACH VILLAS	EQUITY31 LLC RELYEA CHRISTOPHER M TR +		1608 N BRYAN ST	ARLINGTON	VA	22201 43040
264521270000B5020	3225 TENNIS VILLAS		RELYEA SARAH R TR FOR CHRISTOPHER M RELYEA TRUST FOR SARAH		MARYSVILLE	ОН	
26452127000084020	3215 TENNIS VILLAS	SANTULLO ANTHONY + BARBARA LOSE JAMES IV + ELLEN		125 TWIN FALLS RD 304 BAYSHORE DR	BERKELEY HEIGHTS	NJ E	07922 33904
2645213000000C2090	4218 BAYSIDE VILLAS	STRUZZIERO JOAN A		17 EILEEN DR	CAPE CORAL BRAINTREE	FL MA	02184
264521300000B3210	5341 BAYSIDE VILLAS 42	LYNCH PATRICIA +	LUDMAN KENNETH H/W	221 WEAVER ST #19E	GREENWICH	CT	06831
22452123000001634	1634 LANDS END VILLAGE	BARBEE GEORGE E L+ MOLLY J	EGDINAM REMAETITITY W	PO BOX 387	CAPTIVA	FL	33974
264521260000C3040	2234 BEACH VILLAS	EASTON RICHARD W + THERESE L S		1181 TROWBRIDGE RD	BLOOMFIELD HILLS	MI	48304
264521280000E3060	2436 BEACH VILLAS	MCCABE JOHN + SUSAN		5 MIMI LN	WESTPORT	CT CT	06880
264521300000B2220	5244 BAYSIDE VILLAS	DAMON ALBERT WILLTR	FOR ALBERT W DAMON TRUST	101 PINE HILL RD	WAKEFIELD	RI	02879
26452131000000050	11411 DICKEY LN 5	RMC INVESTMENT LMTD PNSTP		1300 ALVIN COURT	GLENVIEW	IL.	60025
264521230000B1020	2112 GULF BEACH VILLAS	MUELLER ROGER C + BARBARA R		3019 WEST RIDGE DR	EAU CLAIRE	WI	54703
264521220000H0240	1424 BEACH COTTAGES	EASTON JEANETTE M		2769 STURBRIDGE DR SE	ADA	MI	49301
264521270000B4100	3210 TENNIS VILLAS	KELLY MICHAEL F TR +	FOR MICHAEL F KELLY TRUST	PO BOX 548	CAPTIVA	FL	33924
22452123000001633	1633 LANDS END VILLAGE	SAID-HANNA SAWSAN TR	FOR SAWSAN SAID-HANNA REV TRUST	205 E JEFFERSON ST	FALLS CHURCH	VA	22046
264521100000200D0	11410 OLD LODGE LN 2D	MILLER HAROLD E JR + SUSAN ANN		313 HOLLOWAY RIDGE CT	BALLWIN	MO	63011
22452123000001652	1652 LANDS END VILLAGE	RINKER DAVID B + LEIGHAN		556 MUIRFIELD DR	ATLANTIS	FL	33462
264521300000C1060	4112 BAYSIDE VILLAS	WINTERS RALPH E		562 PROSPECT ST	MAPLEWOOD	FL	07040
26452127000DA2030	3127 TENNIS VILLAS	DAVIDSON DEKKERS L + BARBARA S		14 BAYBERRY LN	BELMONT	MA	02478
264521300000C2050	4210 BAYSIDE VILLAS	ZILKA MARY K + KENNETH J		1788 CHADWICKE CIR	NAPERVILLE	IL.	60540
264521230000B1050	2115 GULF BEACH VILLAS	THOMPSON RICHARD H + AMY W		567 EARLSTON RD	KENILWORTH	IL.	60043
22452123000001643	1643 LANDS END VILLAGE	NANOVIC ROBERT + ELIZABETH TR		1644 LANDS END VILLAGE	CAPTIVA	FL	33924
354521060000100A0	15641 CAPTIVA DR	ALEXANDER ROGER TR		1016 LINCOLN AV	ANN ARBOR	Mi	48104
264521260000C3060	2236 BEACH VILLAS	SUCHY DIANA + THEODORE J		7S525 OLD COLLEGE RD	NAPERVILLE	IL	60540
264521270000B4030	3216 TENNIS VILLAS	WINTERS RALPH E +	EVANS KATHERINE H/W	562 PROSPECT ST	MAPLEWOOD	FL	07040
264521230000A1110	2011 GULF BEACH VILLAS	GERSTLE NICHOLAS R TR	FOR KATHLEEN M GERSTLE TRUST	2219 WINSTON AVE	LOUISVILLE	KY	40205
264521270000A3030	3137 TENNIS VILLAS	MALLE GUILLAUME TR +		1155 PARK AVE APT 12NW	NEW YORK	NY	10128
22452123000001607	1607 LANDS END VILLAGE	1607 LANDS END LLC		PO BOX 111	CAPTIVA	FL	33924
264521300000C3050 264521300000C2030	4310 BAYSIDE VILLAS	ZOUTENDAM GARY L + JANICE L	COO SI MITTOLIAT	800 COUNTRY CLUB DR	BATTLE CREEK	MI	49015
264521300000C2030	4206 BAYSIDE VILLAS 5226 BAYSIDE VILLAS	FLINT JOHN M + CAROL L TR SCHULTZ JOHN R + ELAINE M	FOR FLINT TRUST	6614 INNER DR	MADISON	W!	53705
264521360000B2130	2331 BEACH VILLAS	WEISS MANUEL + KAREN		181 POND VIEW DR PO BOX 2301	PORT WASHINGTON DUXBURY	NY MA	11050 02331
264521290000G1070	2617 BEACH VILLAS	PAZ SOLDAN MARCELA R		30961 STEEPLECHASE DR	SAN JUAN CAPISTRANO	CA	92675
264521280000E3070	2437 BEACH VILLAS	DICKEY JOHN ROBERT + JOY M		PO BOX 60936	FORT MYERS	FL	33906
264521290000F1040	2514 BEACH VILLAS	MONTGOMERY JOHN P		13927 WATERWAY BLVD	FORTVILLE	iN.	46040
22452102000040000	601 MARINA VILLAS	RITTER CYNTHIA HAWES		31 WADSWORTH LN	S DARTMOUTH	MA	02748
264521270000A1090	3111 TENNIS VILLAS	MCALARNEY KEVIN G TR	FOR PSGK REALTY TRUST	210 BROADWAY #207	LYNNFIELD	MA	01940
22452123000001608	1608 LANDS END VILLAGE	WEINBERGER RONALD J		51 HAWTHORNE DR	PRINCETON JUNCTION	NJ	08550
264521290000F1020	2512 BEACH VILLAS	CONNOR JOHN F + SUSAN M		14 CANYON CREST CT	FRISCO	TX	75034
264521280000E2020	2422 BEACH VILLAS	BRUMMER MARGARET A TR	FOR MARGARET A BRUMMER TRUST	55541 LACEY LN	BRISTOL	IN	46507
264521210000E0150	1415 BEACH COTTAGES	PIE PIERRE B II + SUSAN S		1415 MONK RD	GLADWYNE	PA	19035
264521260000D2060	2326 BEACH VILLAS	ROTH CAROLYN L		148 CHERRY HILL RD	ORANGE	ст	06477
264521270000A2060	3124 TENNIS VILLAS	CAPTIVATED LTD		41 HUNT FARM	WACCABUC	NY	10597
264521260000D2020	2322 BEACH VILLAS	STAADT GARY E + MARY RUTH W TR	FOR MARY RUTH WELCH STAADT TRUST	313 HOWARD AVE	ROCKVILLE	IN	47872
22452123000001659	1659 LANDS END VILLAGE	ACDL FLA LLC	JAMES LEE	4 CHERRY WOOD LN	BLOOMINGTON	IL.	61701
264521270000A2020	3128 TENNIS VILLAS	SMITH PETER G		614 KIEFER CREEK RD	BALLWIN	MO	63021
354521080000A1030	15123 CAPTIVA DR 103	FITZGERALD CURTIS A + ALICE M		1600 PRINCE ST STE 109	ALEXANDRIA	VA	22314
264521230000A2120	2032 GULF BEACH VILLAS	BUCK DONNA J		14640 SW 148TH CT	MIAMI	FL	33196
264521230000A2050	2025 GULF BEACH VILLAS	REDISH JENNIFER LTR +	MARTIN WILLIAM TR + REDISH RICKY TR FOR RICKY R REDISH CAPTIVE		CLEWISTON	FL	33440
264521280000E1040	2414 BEACH VILLAS	PRIESS HOWARD K II + MARY ANN		4S56B SUMMIT DR	NAPERVILLE	IL .	60563
354521070000600A0	15411 CAPTIVA DR A6	ABBOTT JOHN S SR + JOANNE L		320 NORTH RUMSON AVE	MARGATE CITY	NJ	08402
26452123000082070	2127 GULF BEACH VILLAS	EDSON DANIEL C + DEBRA J TR		2916 NEAHTAWANTA RD	TRAVERSE CITY	MI	49686
264521260000C1010	2211 BEACH VILLAS	ANDERSON WAYNE T + MARGERY M		2 WILSON PL	GLEN HEAD	NY	11545
264521280000E1070 264521300000C1090	2417 BEACH VILLAS	FEHRENBACH THOMAS +	ARENA PETER T/C	5818 64TH ST	MASPETH	NY	11378
264521300000C1090 264521260000D2070	4118 BAYSIDE VILLAS 2327 BEACH VILLAS	DICKEY JOHN ROBERT + NICHOLS LEFEREY A + CATHERINE	DICKEY JOY T/C	PO BOX 60936	FORT MYERS	FL	33906
264521260000D2070 264521230000A1050	2005 GULF BEACH VILLAS	WILSON ORRIN A TR		233 GLYN TAWEL DR 2636 WOODSCREST AVE	GRANVILLE LINCOLN	OH	43023 68502
264521230000A1030 264521230000A2020	2022 GULF BEACH VILLAS	FOSTER CHRISTOPHER TR +		3077 BUREAU PATH	THE VILLAGES	NE FL	68502 32163
264521260000D1050	2315 BEACH VILLAS	MIDLAND IRA INC		6450 PINE AVE	SANIBEL	FL	33957
52120000051050	ETT STAGIL FIEDS	MIDDING MAINE	100 MILLIAM SAWIER INA # 0030170 MILLIAM IN SAWIER	OLDO CHIETAR	JULIACE	r.	55531

26452130000083100									
	37 27 31 11 31 DE 11 EE 15 ES	BECKER HANS PETER +	BECKER LISE LOTTE + BECKER MICHAEL I/T	PO BOX 25		CH6977 RUVIGLIANA			SWITZERLAND
264521220000B0030		TST ISLAND LIVING LLC		4530 GOLF CLUB LN		BROOKSVILLE	FL	34609	
254521220000B0040		BARCELOW KRIS A + JANE L		7436 SHANNON DR		EDINA	MN	55439	
22452102000010040	905 MARINA VILLAS	MICHAEL ASSOCIATES LLC		PO BOX 880		CAPTIVA	FL	33924	
264521230000A2090	2029 GULF BEACH VILLAS	KINGSTON WILLIAM J JR		21 YOUNG AVE		EAST LONGMEADOW	MA	01028	
264521280000E2040	2424 BEACH VILLAS	SANDCASTLE PROPERTIES LTD		5291 MEADOW WOOD BLVD		LYNDHURST	ОН	44124	
2645213000000C1040	4108 BAYSIDE VILLAS	KEMPPAINEN JOY H		43 W 61ST ST APT 16J		NEW YORK	NY	10023	
254521270000A3040		BORDEN JOHN E + DONNA M		405 HIGHWAY A1A APT 324					
264521270000A3050		WESSEL MARK E				SATELLITE BEACH	FL	32937	
				5481 MARLIN ST		ROCKVILLE	MD	20853	
264521300000A3020		LAWTON RHOADES + LINDA J		6 COLT RD		SUMMIT	NJ	07901	
264521300000C2040		IERACI PHILIP V + DONNA M		162 JUNIPER RIDGE DR		FEEDING HILLS	MA	01030	
264521290000F2070	2527 BEACH VILLAS	LATANIC LLC		PO BOX 07067		FORT MYERS	FL	33919	
264521290000F2050	2525 BEACH VILLAS	CIULLA PROPERTIES LLC		15977 BRIDGEWATER CLUB BLVD		CARMEL	IN	46033	
254521310000000090	11411 DICKEY LN 9	EQUITY31 LLC		1608 N BRYAN ST		ARLINGTON	VA	22201	
22452102000010070		SCANLON CAPTIVA HOLDINGS LLC		14200 S TAMIAMI TRL		FORT MYERS	FL	33917	
264521230000B2030		SLOAN ROBERT TR	FOR BELIEFING DIGHTRI IST						
22452102000030020			FOR BEVERLY C RICH TRUST	7 SAINT PAUL ST		BALTIMORE	MD	21202	
		STEVENS DEVELOPMENT LLP		6208 WHISKEY CREEK DR		FORT MYERS	FL	33919	
354521070000200B0	15411 CAPTIVA DR B2	HERR PHILLIP E + KIMBERLY J		6268 E TRUSDELL AVE		SYRACUSE	· IN	46567	
264521270000A1040		MERRILL MICHAEL W		100 STATE ST FL 2		BOSTON	MA	02109	
264521260000C2060	2226 BEACH VILLAS	2226 SUNSET VILLA LLC		4980 POWERS FERRY RD		ATLANTA	GA	30327	
264521230000B2040	2124 GULF BEACH VILLAS	MANCUSO TERESA L + DOMINIC TR	FOR TERESA L MANCUSO TRUST + FOR DOMINIC J MANCUSO TRUST	7410 FARAWAY TRL		CHAGRIN FALLS	он	44023	
22452123000001626		GLASSMAN PROPERTIES LLC		12345 OSAGE RD		ANCHORAGE	KY	40223	
354521120000E0000		GINGERICH VIRGINIA TR	FOR VIRGINIA R GINGERICH TRUST	PO BOX 606			FL	33924	
22452123000001663		BIKINI BOTTOM LEV HOLDINGS LLC	FOR VIRGINIA R GINGERICH TROST			CAPTIVA			
				205 S FINLEY AVE		BASKING RIDGE	NJ	07920	
264521220000H0230		THIELEMANN HENRY BIEN		3923 SAINT JOHNS LN		ELLICOTT CITY	MD	21042	
22452123000001649		BIKINI BOTTOM LEV HOLDINGS LLC		205 S FINLEY AVE		BASKING RIDGE	NJ	07920	
264521300000A1020	5104 BAYSIDE VILLAS	STILWELL SANDRA K TR	FOR SANDRA K STILWELL TRUST	PO BOX 848		CAPTIVA	FL	33924	
264521300000B1070	5114 BAYSIDE VILLAS	BEGGS JOHN L + DENICE M		PO BOX 897		CAPTIVA	FL	33924	
264521300000B1120	5124 BAYSIDE VILLAS	SILVERGLIDE HARRY R		PO BOX 848		CAPTIVA	FL	33924	
264521270000A1060		SMITH SHEILA F		343 RANDALL ST		OAKVILLE	ON	L6J 1R3	CANADA
264521270000A1010		BANK MICHAELS + KAREN J		26 FOX RUN RD		CROTON ON HUDSON	NY	10520	CHINADA
264521280000E1010		B AND B VENTURES LLC		3005 DIXIE HWY		FORT MITCHELL	KY	41017	
264521210000D0120		LLOYD ROBERT E + CAROL H TR	FOR ROBERT + CAROL H LLOYD TRUST	PO BOX 63		CAPTIVA	FL	33924	
22452123000001658		CROWNE RICHARD A		8428 WOODBRIAR DR		SARASOTA	FL.	34238	
354521080000A3020	15123 CAPTIVA DR 302	RUDD ANDREW T TR +	RUDD VIRGINIA A TR FOR RUDD FAMILY TRUST	2175 N CALIFORNIA BLVD STE 400		WALNUT CREEK	CA	94596	
264521310000000040	11411 DICKEY LN 4	EQUITY 31 LLC		1608 N BRYAN ST		ARLINGTON	VA	22201	
264521240000A0020	1402 BEACH COTTAGES	EASTON RICHARD W + THERESA L S		1181 TROWBRIDGE RD		BLOOMFIELD HILLS	MI	48304	
264521300000B2210		BOYS MOOSE LIMITED COMPANY	GENE SOLOMON	1342 COLONIAL BLVD STE B11		FORT MYERS	FL	33907	
		COTS MOOSE ENVITED COMM ANT	GEIVE SOLONIOI	1342 COLONIAL BLVD 31E BII		FORT WITERS			
	15551 CARTIVA DR	LADSONI VIDGINIA M.TD	FOR MIDCINIA NA LABRONI MONACCTEAD DEVOCADI E TRUCT	CARR OF RETULET		MEDGER ICLAND		00040	
354521100000100A0		LARSON VIRGINIA M TR	FOR VIRGINIA M LARSON HOMESTEAD REVOCABLE TRUST	6933 SE 35TH ST		MERCER ISLAND	WA	98040	
264521300000B2070	5214 BAYSIDE VILLAS	SADLOWSKI THOMAS J + ELIZABETH	FOR VIRGINIA M LARSON HOMESTEAD REVOCABLE TRUST	21 SCENIC DR		NEWTON		98040 07860	
264521300000B2070 264521230000A2100	5214 BAYSIDE VILLAS 2030 GULF BEACH VILLAS	SADLOWSKI THOMAS J + ELIZABETH FERRIER HOLDINGS LIMITED	FOR VIRGINIA M LARSON HOMESTEAD REVOCABLE TRUST	21 SCENIC DR WAULKMILLS	ST VIGEANS	NEWTON ARBROATH DD11 4RG	WA NJ	07860	UNITED KINGDOM
264521300000B2070 264521230000A2100 22452126000001256	5214 BAYSIDE VILLAS 2030 GULF BEACH VILLAS 1256 SOUTH SEAS PLANTATION RD	SADLOWSKI THOMAS J + ELIZABETH	FOR VIRGINIA M LARSON HOMESTEAD REVOCABLE TRUST	21 SCENIC DR	ST VIGEANS	NEWTON	WA		UNITED KINGDOM
264521300000B2070 264521230000A2100	5214 BAYSIDE VILLAS 2030 GULF BEACH VILLAS 1256 SOUTH SEAS PLANTATION RD	SADLOWSKI THOMAS J + ELIZABETH FERRIER HOLDINGS LIMITED	FOR VIRGINIA M LARSON HOMESTEAD REVOCABLE TRUST	21 SCENIC DR WAULKMILLS	ST VIGEANS	NEWTON ARBROATH DD11 4RG	WA NJ	07860	UNITED KINGDOM
264521300000B2070 264521230000A2100 22452126000001256	5214 BAYSIDE VILLAS 2030 GULF BEACH VILLAS 1256 SOUTH SEAS PLANTATION RD 3233 TENNIS VILLAS	SADLOWSKI THOMAS J + ELIZABETH FERRIER HOLDINGS LIMITED MANCHESKI FREDERICK J + JUDITH		21 SCENIC DR WAULKMILLS 11271 SOUTH 600 WEST 824 S COUNTY LINE RD	ST VIGEANS	NEWTON ARBROATH DD11 4RG SOUTH JORDAN HINSDALE	WA NJ UT	07860 84095 60521	UNITED KINGDOM
26452130000B2070 264521230000A2100 22452126000001256 264521270000B6070	5214 BAYSIDE VILLAS 2030 GULF BEACH VILLAS 1256 SOUTH SEAS PLANTATION RD 3233 TENNIS VILLAS 5118 BAYSIDE VILLAS	SADLOWSKI THOMAS J + ELIZABETH FERRIER HOLDINGS LIMITED MANCHESKI FREDERICK J + JUDITH GALATI VICTOR J + JERI L	FOR VIRGINIA M LARSON HOMESTEAD REVOCABLE TRUST  FOR ELISA RIORDAN REVOC LIVING TRUST	21 SCENIC DR WAULKMILLS 11271 SOUTH 600 WEST 824 S COUNTY LINE RD PO BOX 626	ST VIGEANS	NEWTON ARBROATH DD11 4RG SOUTH JORDAN HINSDALE CAPTIVA	WA NJ UT IL FL	07860 84095 60521 33924	UNITED KINGDOM
26452130000B2070 264521230000A2100 22452126000001256 264521270000B6070 26452130000B1090 354521100000200C0	5214 BAYSIDE VILLAS 2030 GULE BEACH VILLAS 1256 SOUTH SEAS PLANTATION RD 3233 TENNIS VILLAS 5118 BAYSIDE VILLAS 15561 CAPTIVA DR	SADLOWSKI THOMAS J + ELIZABETH FERRIER HOLDINGS LIMITED MANCHESKI FREDERICK J + JUDITH GALATI VICTOR J + JERI L RIORDAN ELISA TR T + C LAND HOLDINGS LLC		21 SCENIC DR WAULKMILLS 11271 SOUTH 600 WEST 824 S COUNTY LINE RD PO BOX 626 PO BOX 349	ST VIGEANS	NEWTON ARBROATH DD11 4RG SOUTH JORDAN HINSDALE CAPTIVA SALEM	WA NJ UT IL FL MO	07860 84095 60521 33924 65560	UNITED KINGDOM
264521300000B2070 264521230000A2100 2245212600001256 264521270000B6070 264521300000B1090 354521100000200C0 354521100000200D0	5214 BAYSIDE VILLAS 2030 GULF BEACH VILLAS 1256 SOUTH SEAS PLANTATION RD 3233 TENNIS VILLAS 5118 BAYSIDE VILLAS 15561 CAPTIVA DR 15563 CAPTIVA DR	SADLOWSKI THOMAS J + ELIZABETH FERRIBR HOLDINGS LIMITED MANCHESKI FREDERICK J + JUDITH GALATI VICTOR J + JERI L RIORDAN ELISA TR T + C LAND HOLDINGS LLC T + C LAND HOLDINGS LLC		21 SCENIC DR WAULKMILLS 11271 SOUTH 600 WEST 824 S COUNTY LINE RD PO BOX 626 PO BOX 349 PO BOX 349	ST VIGEANS	NEWTON ARBROATH DD11 4RG SOUTH JORDAN HINSDALE CAPTIVA SALEM SALEM	WA NJ UT IL FL MO MO	07860 84095 60521 33924 65560 65560	UNITED KINGDOM
264521300000B2070 264521230000A2100 22452126000001256 264521270000B6070 264521300000B1090 354521100000200C0 354521100000200C0 264521290000G2020	5214 BAYSIDE VILLAS 2030 GULF BEACH VILLAS 1256 SOUTH SEAS PLANTATION RD 3233 TENNIS VILLAS 5118 BAYSIDE VILLAS 15561 CAPTIVA DR 15563 CAPTIVA DR 2622 BEACH VILLAS	SADLOWSKI THOMAS J - ELIZABETH FERRIER HOLDINGS LIMITED MANCHESKI FREDERICK J + JUDITH GALATI W/CTOR I + JERI L RIORDAN ELISA TR T + C LAND HOLDINGS LLC T + C LAND HOLDINGS LLC EMMERSON JOHN G + DIANE K	FOR ELISA RIORDAN REVOC LIVING TRUST	21 SCBIIC DR WAULKMILLS 11271 SOUTH 600 WEST 1271 SCUNTY LINE RD PO BOX 526 PO BOX 349 PO BOX 349 S ORCHARD HILL RD	ST VIGEANS	NEWTON ARBROATH DD11 4RG SOUTH JORDAN HINSDALE CAPTIVA SALEM SALEM CANTON	WA NJ UT IL FL MO MO CT	07860 84095 60521 33924 65560 65560 06019	UNITED KINGDOM
264521300000B2070 2645212300000A2100 22452126000001256 264521270000B6070 264521300000B1090 35452110000020000 35452110000020000 26452129000062202 2645212200008050	5214 BAYSIDE VILLAS 2030 GULF BEACH VILLAS 2156 SOUTH SEAS PLANTATION RD 3233 TENNIS VILLAS 5118 BAYSIDE VILLAS 15561 CAPTIVA DR 15563 CAPTIVA DR 2622 BEACH VILLAS 1405 BEACH COTTAGES	SADLOWSKI THOMAS J + ELIZABETH FERRIER HOLDINGS LIMITED MANCHESKI FREDERICK J + JUDITH GALATI VICTOR J + JERI L RIORDAN ELISA TT T + C LAND HOLDINGS LLC T + C LAND HOLDINGS LLC EMMERSON JOHN G + DIANE K DUDAS LEONARD J TR +		21 SCENIC DR WAULKMILLS 11271 SOUTH 600 WEST 824 S COUNTY LINE RD PO BOX 626 PO BOX 349 PO BOX 349 8 ORCHARD HILL RD 4817 BARBARAS LN	ST VIGEANS	NEWTON ARBROATH DD11 4RG SOUTH JORDAN HINSDALE CAPTIVA SALEM SALEM CANTON STEVENS POINT	WA NJ UT IL FL MO MO CT WI	07860 84095 60521 33924 65560 65560 06019 54481	UNITED KINGDOM
26452130000B2070 264521230000A2100 2245212600001255 26452130000B1030 354521100000B1030 3545211000020000 36452121000020000 26452122000002020 26452122000080050 26452127000085070	5214 BAYSIDE VILLAS 2030 GULF BEACH VILLAS 1256 SOUTH SEAS PLANTATION RD 3233 TENNIS VILLAS 5118 BAYSIDE VILLAS 15561 CAPTIVA DR 15563 CAPTIVA DR 2622 BEACH VILLAS 1405 BEACH COTTAGES 3223 TENNIS VILLAS	SADLOWSKI THOMAS J + ELIZABETH FERRIER HOLDINGS LIMITED MANCHESKI FREDERICK J + JUDITH GALATI VICTOR J + JERI L RIORDAN ELISA TR T + C LAND HOLDINGS LLC T + C LAND HOLDINGS LLC EMMERSON JOHN G + DIANE K DUDAS LEONARD J TR + 3223 TENNIS VILLAS LLC	FOR ELISA RIORDAN REVOC LIVING TRUST  DUDAS DELPHINE M TR FOR LEONARD J + DELPHINE M DUDAS TRUS	21 SCENIC DR WAULKMILLS 11271 SOUTH 600 WEST 824 S COUNTY LINE RD PO BOX 626 PO BOX 349 PO BOX 349 8 DRCHARD HILL RD 4817 BARBARAS LN 4880 POWERS FERRY RD	ST VIGEANS	NEWTON ARBROATH DD11 4RG SOUTH IDRDAN HINSDALE CAPTIVA SALEM SALEM CANTON STEVENS POINT ATLANTA	WA NJ UT IL FL MO MO CT WI GA	07860 84095 60521 33924 65560 06019 54481 30327	UNITED KINGDOM
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22452102000030010	702 MARINA VILLAS	WELLS BRIAN H TR +	WELLS MEGHAN L TR FOR BRIAN H WELLS TRUST	155 WOODRIDGE RD	CARUSLE	ма	01741	
264521260000C3050	2235 BEACH VILLAS	HUYCK TIMOTHY R + LOUISE G		19 DEER HOLLOW DR	AMHERST	NH	03031	
264521300000B1130	5126 BAYSIDE VILLAS	DARLING WILLIAM H +	BREUHAUS ELIZABETH H/W	4 CROWNSHIELD RD	MARBLEHEAD	MA	01945	
264521220000H0250	1425 BEACH COTTAGES	J CARS LLC		147 DEWBERRY DR	HOCKESSIN	DE	19707	
22452123000001657	1657 LANDS END VILLAGE	CONSORTIUM REALTY LLC	THOMAS RIZZO	1101 PERIWINKLE WAY STE 110	SANIBEL	FL	33957	
22452123000001656	1656 LANDS END VILLAGE	JORDEN EDWIN W + SUZANNE M		625 HARPERS LN	HUNTINGDON VALLEY	PA	19006	
264521300000B2090	5218 BAYSIDE VILLAS	BRAND DAVID PAUL+	HARDING-BRAND KAMYRA H/W	991 FAITH AV SE	ATLANTA	GA	30316	
264521100000100A0	11400 OLD LODGE LN 1A	BEGGS JOHN L + DENICE M		PO BOX 897	CAPTIVA	FL	33924	
354521070000500A0	15411 CAPTIVA DR A5	LAWRENCE PAUL R + LEMMA ANN		73 BISER RD	FLEMINGTON	NJ	08822	
22452123000001635	1635 LANDS END VILLAGE	CONSORTIUM REALTY LLC	THOMAS RIZZO	1101 PERIWINKLE WAY STE 110	SANIBEL	FL	33957	
	1629 LANDS END VILLAGE	CONSORTIUM REALTY LLC	THOMAS RIZZO	1101 PERIWINKLE WAY STE 110	SANIBEL	FL	33957	
	2314 BEACH VILLAS	BALL DEBORAH J		VIA CAGLIARI 11	ROME 00198			ITALY
264521290000F3020	2532 BEACH VILLAS	DANIELS PETER R TR	FOR PETER R DANIELS TRUST	6320 SW 99TH TER	MIAMI	FL	33156	
	2312 BEACH VILLAS	NOTO SAMUEL R + CHARLEEN J		417 HILLMOOR DR	SILVER SPRING	MD	20901	
	1421 BEACH COTTAGES	HOLMBERG THOMAS J		211 CHURCH RD	WINNETKA	IL	60093	
264521100000200A0	11410 OLD LODGE LN 2A	RATHBONE THOMAS A TR	FOR THOMAS A RATHBONE REVOCABLE TRUST	PO BOX 42	CAPTIVA	FL	33924	
354521100000100B0	15553 CAPTIVA DR	SIERRA DANIEL + DYAN		1 SYLVAN LN	GROTON	MA	01450	
	3230 TENNIS VILLAS	HOUILLON ROBERT J JR TR +	HOUILLON JOANNE L TR FOR R H JR + J L HOUILLON TRUST	2431 NORMANDY LN	WAUWATOSA	WI	53226	
264521300000C2080	4216 BAYSIDE VILLAS	4216 BAYSIDE LLC		49 SUNSWYCK RD	DARIEN	ст	06820	
	3238 TENNIS VILLAS	CIARCIELLO MARGARET B		1065 FAWN DR	SOUTHAMPTON	PA	18966	
22452123000001605	1605 LANDS END VILLAGE	FAIRWYN INVESTMENT COMPANY LLC		207 REBER ST STE 100	WHEATON	IL,	60187	
264521300000A2020	5204 BAYSIDE VILLAS	BROWN DAVID L + KATHERINE		609 N EAGLE ST	NAPERVILLE	IL.	60563	
	5110 BAYSIDE VILLAS	STEINBERG MARVIN A + CATHERINE		142 N MADISON RD	GUILFORD	cī	06437	
	709 MARINA VILLAS	KUZMIC JON PAUL +	KUZMIC MARIA-TERESA H/W	5725 BROOKWOOD RD	INDIANAPOLIS	IN	46226	
264521300000C2100	4220 BAYSIDE VILLAS	CAPTIVATED LTD		41 HUNT FARM RD	WACCABUC	NY	10597	
2645212600D0C2030	2223 BEACH VILLAS	DANIELS PETER R TR	FOR PETER R DANIELS TRUST	6320 SW 99TH TER	MIAMI	FL	33156	
	15557 CAPTIVA DR	ZINK JAMES R TR	FOR JAMES R ZINK TRUST	PO BOX 129	CAPTIVA	FL	33924	
354521080000A2020	15123 CAPTIVA DR 202	THELEN SUNSET PROPERTIES LLC		1813 GREENHILL RD	VIRGINIA BEACH	VA	23454	
22452123000001639	1639 LANDS END VILLAGE	CONSORTIUM REALTY LLC	THOMAS F RIZZO	1101 PERIWINKLE WAY	SANIBEL	FL	33957	
	1640 LANDS END VILLAGE	NEWKUMET INVESTMENTS LLC		PO BOX 11330	MIDLAND	TX	79702	
	5329 BAYSIDE VILLAS 30	REBECCA BARBARA J TR	FOR TRUST NUMBER 2316	2316 DUNMORE DR	DARIEN	îL.	60561	
264521210000E0160	1416 BEACH COTTAGES	PIERSALL CRAIG + JUDY +	CURRENT CHARLENE 5% + PARK GAIL 5% + PERLMAN PETER 109	6+JC 303 STRECKER LN	MARIETTA	OH	45750	
264521290000G1030	2613 BEACH VILLAS	JAG IRA LLC		45 MUSKET CT	WEST CHESTER	PA	19382	
264521260000C2040	2224 BEACH VILLAS	DANIELS PETER R	FOR PETER DANIELS TRUST	6320 SW 99TH TER	PINECREST	FL	33156	
22452123000001651	1651 LANDS END VILLAGE	NYGREN CHARLES E + KATHLEEN J		3324 PHEASANT DR	CEDAR FALLS	IA	50613	
264521290000G2080	2628 BEACH VILLAS	ROHDE CHARLES A TR	FOR CHARLES A ROHDE TRUST	PO BOX 368	CEDAR RAPIDS	IA	52406	
22452102000020000	801 MARINA VILLAS	B & B VENTURES LLC		2020 EDENBERRY DR	FORT MITCHELL	KY	41017	
354521070000300A0	15411 CAPTIVA DR A3	STACHELBERG CYNTHIA +	PHILLIPS VICTORIA T/C	2910 44TH PL NW	WASHINGTON	DC	20016	
264521260000D2030	2323 BEACH VILLAS	CARNIOL FRANKLIN		AVE DES AUBEPINES 165	BRUSSELS 165			BELGIUM
264521100000100D0	11400 OLD LODGE LN 1D	RESTIVO JAMES L TR	FOR JAMES L RESTIVO TRUST	8143 N PROSPECT ST	NILES	IL.	60714	
	11400 OLD LODGE LN 1D 1251 SOUTH SEAS PLANTATION RD	RESTIVO JAMES L TR LIBERTY LAND OF CAPTIVA	FOR JAMES L RESTIVO TRUST ISLAND LLC	8143 N PROSPECT ST PO BOX 670	NILES CAPTIVA	IL FL	60714 33924	
22452126000001251				PO BOX 670				
22452126000001251	1251 SOUTH SEAS PLANTATION RD	LIBERTY LAND OF CAPTIVA	ISLAND LLC	PO BOX 670	CAPTIVA	FL	33924	
22452126000001251 22452102000040090 264521300000C3100	1251 SOUTH SEAS PLANTATION RD 610 MARINA VILLAS	LIBERTY LAND OF CAPTIVA BLUE OCEAN PROPERTIES LLC	ISLAND LLC	PO BOX 670 EIRA PO BOX 807	CAPTIVA CORNELIUS	FL NC	33924 28031	
22452126000001251 22452102000040090 26452130000003100 354521070000600B0	1251 SOUTH SEAS PLANTATION RD 610 MARINA VILLAS 4320 BAYSIDE VILLAS	LIBERTY LAND OF CAPTIVA BLUE OCEAN PROPERTIES LLC 4319 BAYSIDE VILLAS 20 LLC	ISLAND LLC	PO BOX 670 EIRA PO BOX 807 1024 LITTLE SUGAR CREEK RD	CAPTIVA CORNELIUS DAYTON	FL: NC OH	33924 28031 45440	
22452126000001251 22452102000040090 264521300000C3100 35452107000060080 22452123000001628	1251 SOUTH SEAS PLANTATION RD 610 MARINA VILLAS 4320 BAYSIDE VILLAS 15411 CAPTIVA DR D6	LIBERTY LAND OF CAPTIVA BLUE OCEAN PROPERTIES LLC 4319 BAYSIDE VILLAS 20 LLC WETZEL CARROLL JR + BERTA	ISLAND LLC	PO BOX 670 EIRA PO BOX 807 1024 LITTLE SUGAR CREEK RD PO BOX 654	CAPTIVA CORNELIUS DAYTON CAPTIVA AUSTIN	FL' NC OH FL	33924 28031 45440 33924 55912	
2245212600001251 22452102000040090 264521300000023100 3545210700060080 22452123000001628 264521290000F1060	1251 SOUTH SEAS PLANTATION RD 610 MARINA VILLAS 4320 BAYSIDE VILLAS 15411 CAPTIVA DR D6 1628 LANDS END VILLAGE	LIBERTY LAND OF CAPTIVA BLUE OCEAN PROPERTIES LLC 4319 BAYSIDE VILLAS 20 LLC WETZEL CARROLL JR + BERTA ASTRUP CHRISTOPHER B + LYNN M	ISLAND LLC STACEY AND BOB FERRI	PO BOX 670 FIRA PO BOX 807 1024 LITTLE SUGAR CREEK RD PO BOX 654 602 24TH ST NW	CAPTIVA CORNELIUS DAYTON CAPTIVA	FL' NC OH FL MN	33924 28031 45440 33924	
2245212600001251 22452102000040090 264521300000053100 35452107000060080 22452123000001628 26452129000071060 26452129000071070	1251 SOUTH SEAS PLANTATION RD 610 MARINA VILLAS 4320 BAYSIDE VILLAS 15411 CAPTIVA DR D6 1628 LANDS END VILLAGE 2516 BEACH VILLAS	LIBERTY LAND OF CAPTIVA BLUE OCEAN PROPERTIES LLC 4319 BAYSIDE VILAS ZO LLC WETZEL CARROLL JR + BERTA ASTRUP CHRISTOPHER B + LYNN M DANIELS PETER R TR	ISLAND LLC STACEY AND BOB FERRI FOR PETER R DANIELS TRUST	PO BOX 670  EIRA PO BOX 807  1024 LITTLE SUGAR CREEK RD PO BOX 654  602 24TH ST NW 6320 SW 99TH TER	CAPTIVA CORNELIUS DAYTON CAPTIVA AUSTIN PINECREST	FL NC OH FL MN FL	33924 28031 45440 33924 55912 33156	
2245212600001251 2245210200040090 2645213000003100 3545210700060080 2245212300001628 26452129000071060 26452129000071070 35452107000050000 26452130000083190	1251 SOUTH SEAS PLANTATION RD 610 MARINA VILLAS 4320 BAYSIDE VILLAS 15411. CAPTIVA DR D6 1628 LANDS END VILLAGE 2516 BEACH VILLAS 2517 BEACH VILLAS 15411 CAPTIVA DR D5 5337 BAYSIDE VILLAS 38	LIBERTY LAND OF CAPTIVA BLUE OCEAN PROPERTIES LLC 4319 BAYSIDE VILLAS 20 LLC WETZEL CARROLL IR + BERTA ASTRUP CHRISTOPHER B + LYNN M DANIELS PETER R TR GUSTAFSON ERIC R +	ISLAND LLC STACEY AND BOB FERRI FOR PETER R DANIELS TRUST TULLY TERRI A 14/W	PO BOX 670 EIRA PO BOX 807 1024 LITTLE SUGAR CREEK RD PO BOX 654 602 24TH ST NW 6320 SW 99TH TER 6 BAY 2NO ST	CAPTIVA CORNELIUS DAYTON CAPTIVA AUSTIN PINECREST ISUP	FL' NG OH FL MN FL NY	33924 28031 45440 33924 55912 33156 11751	
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INVESTMENTS LLC GRIMES MICHAEL P + LINDA D CORSON BRADELY W + JOAN S COSTELLO DENIS + JOANNE CONSON BRADELY W + JOAN S COSTELLO DENIS + JOANNE CONSON BRADELY W + JOAN S SOSTELLO DENIS + JOANNE CONSON BRADELY W + JOAN S HONDERINE ROY ZALMAN TR SILVA JOHN E + BOSSE LAUBENCE A TR WELLS BRIAN H TR + DANIELS PETER R TR MENDEZ PETER B + GEORGIA S HEISINGER PETER B + GEORGIA S HEISINGER PETER B + GEORGIA S HINNEHAN JOSEPH A + LINDA GUSTAFSON ERIC ROY WRIGHT LINUS J LINNEHAN JOSEPH A + LINDA GUSTAFSON ERIC ROY WRIGHT LINUS J LINNEHAN JOSEPH A + LINDA GUSTAFSON ERIC ROY WRIGHT LINUS J MORGAN JOHN W 4/20 + HOUILLON ROBERT H JR TR + 803 MARINA VILLAS LLC ANDORSON M RUSSELL TR +	STACEY AND BOB FERRI  FOR PETER R DANIELS TRUST TULLY TERRI A H/W FOR CYNTHIA AMARNANI TRUST  FOR HOSKINS CAPTIVA ISLAND TRUST KALIKO TIFFANI T-J/T FOR LAURENCE A BOSSE TRUST WELLS MEGHAN L'TS FOR BRIAN WELLS TRUST FOR PETER R DANIELS TRUST PEHRSON NANCY C H/W  FOR WILLIAM B STEVENSON TRUST ISHMAEL JAMES D JR + SUSAN TR 1/20 + FOR J D + S B ISHAMEL	PO BOX 670  EIRA PO BOX 807  1024 LITTLE SUGAR CREEK RD PO BOX 654  602 24TH 5T NW 6320 SW 99TH TER 6 BAY 2ND 5T 18391 VERONA LAGO DR 8983 HOLLYBROOK LN N 1307 WEST RIDGE DR 3264 SOUTHFIELD LN 14 GLENSHEEN WAY 15 MANRESA CRT 1101 PERIWINKLE WAY STE 110 2797 LAKESHORE BLVD W 137 MEDEARIS DR 1427 HEMINGWAY PL 155 WOODRIDGE RD 5320 SW 99TH TER 4901 CARROLLWOOD VILLAGE DR 544 EXMOOR RD 5235 BALD EAGLE BLVD W AVE DES AUBEPINES 165 27 CARROTWOOD CT 6 BAY 2ND 5T 14 CANNON PL 3401 DEWBERRY RD 1476 THOR DR TRUS 3107 GRIGGSVIEW CT N TR 2431 NORMANDY LN PO BOX 1145  MAR' 7898 E VAWTER PARK RD	CAPTIVA CORNELIUS DAYTON CAPTIVA AUSTIN PINECREST ISUP MIROMAR LAKES GERMANTOWN FOSTORIA SARASOTA SPRING GUELPH SANIBEL TORONTO CHARLOTTE NAPLES CARLISLE MIAIMI TAMPA KENILWORTH WHITE BEAR LAKE 165 BRUSSELS FORT MYERS ISUP LONDON NW3 1EI ACWORTH INVERNESS CCLUMBUS WAUWATOSA NORTHBROOK SYRACUSE	FL' NC OH FL MN FL TN OH FL TX ON FL ON FL ON FL ON FL MN FL MN FL MN GA LL OH WI LL IN	33924 28031 45440 33924 55912 33156 11751 33913 38138 44830 34239 77382 N114 612 34239 7382 N1251 34103 01741 34103 01741 34103 01741 34103 01741 34103 01741 34103 01741 34103 01741 34103 01741 34103 01741 34103 01741 34103 01741 34103 01741 34103 01741 34103 01741 34103 01741 34103 01741 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 34103 3410	CANADA
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INVESTMENTS LLC GRIMES MICHAEL P + LINDA D CORSON BRADLET W + JOAN S COSTELLO DENIS + JOANNE CONSORTIUM REALTY LLC WINDERINE ROY ZALMAN TR SILVA JOHN E + BOSSE LAUBENCE A TR WELLS BRIAN H TR + DANIELS PETER R TR WENDEZ PEDRO E + LOURDES HEISINGER PETER B + GEORGIA S WHEATLEY CRAIG A + CARNIOLE RRANKILI J LINNEHAN JOSEPH A + LINDA GUSTAFSON ERIC ROY WRIGHT LINUS J CALLAHAN MICHAEL + SHELIA STEVENSON WILLIAM B III TR MORGAN JOHN W 4/20 + HOUILLON ROBERT H JR TR + 803 MARINA VILLAS LLC ANDERSON M RUSSELL TR + NAGY MICHAEL W + LISA B FERRARI DAVID A + KATHY K CUMBERLAND CONSULTININ INC RET CAPTIVA REAL ESTATE LLC	FOR PETER R DANIELS TRUST TULLY TERRI A H/W FOR CYNTHIA AMARNANI TRUST  FOR HOSKINS CAPTIVA ISLAND TRUST KALIKO TIFFANI TI/JT FOR LAURENCE A BOSSE TRUST WELLS MEGHAN TER FOR BRIAN WELLS TRUST FOR PETER R DANIELS TRUST  PEHRSON NANCY C H/W  FOR WILLIAM B STEVENSON TRUST ISHMAEL JAMES D JR + SUSAN TR 1/20 + FOR J D + S B ISHAMEL HOUILLON JOANNE L TR DOR ROBERT H JR + JOANNE L HOUILLO	PO BOX 670 EIRA PO BOX 670 EIRA PO BOX 607 1024 LITTLE SUGAR CREEK RD PO BOX 654 602 24TH 5 TI WW 6320 SW 99TH TER 6 BAY XIN 5 TI 18391 VERONA LAGO DR 8983 HOLLYBROOK LIN N 1307 WEST RIGGE DR 3264 SOUTHFIELD LN 14 GLENSHEEN WAY 15 MANRESA CRT 1101 PERIWINKLE WAY STE 110 2797 LAKESHORE BLYD W 137 MEDEARIS DR 1427 HEMINGWAY PL 155 WOODRINGE RD 6320 SW 99TH TER 4301 CARROLLWOOD VILLAGE DR 544 EXMOOR RD 5253 BALD EAGLE BLYD W AVE DES AUBEPINES 165 27 CARROTWOOD CT 6 BAY 2ND 5T 14 CANNON PL 3401 DEWBERRY RD 1475 THOR DR RTUS 3107 GRIGGSVIEW CT NTR 2431 NORMANDY LN PO BOX 1345 MAR' 7898 E VAWTER PAK RD 1805 MURRAY DR PO BOX 1437 PO BOX 639 5594 BLAKLEY DR NE	CAPTIVA CORNELIUS DAYTON CAPTIVA AUSTIN PINECREST ISUP MIROMAR LAKES GERMANTOWN POSTORIA SARASOTA SPRING GUELPH SANIBEL TORONTO CHARLOTTE MAPLES CARLISLE MIAMI TAMPA KENILWORTH WHITE BEAR LAKE 165 BRUSSELS FORT MYERS ISUP LONDON NW3 1EJ ACWORTH INVERNESS COLUMBUS WAUWATOSA NORTHBROOK SYRACUSE WALL TOWNSHIP MILTON COLUMBIA BEIMONT	FL' NC OH FL MN FL NY FL TN OH FL TX ON FL ON FL MN FL MN FL MN FL MN GA L OH WI IN MA KY MI	33924 28031 45440 33924 55912 33156 11751 33913 38138 44830 34239 77382 39157 M8V 1H4 28211 34108 01741 33156 33618 60043 555110 3919 11751 30101 60067 43221 53226 4567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 46567 67055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055 47055	CANADA
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264521290000F3040	2534 BEACH VILLAS	NEWMAN DAVID S + BRIDGET		221 LONGBOW LN		MARS	PA	16046	
26452131000000010	11411 DICKEY LN 1	NANI 26 LLC		1608 N BRYAN ST		ARLINGTON	VA	22201	
26452130000083220	5343 BAYSIDE VILLAS 44	BERGER THOMAS K + CAROL T		7610 SWINKS CT		MCLEAN	VA	22102	
264521260000D2080	2328 BEACH VILLAS	RUKSTALES JILL M TR	FOR JILL M RUKSTALES TRUST	1860 THORNHILL RD		INVERNESS	IL	60067	
264521290000F3030	2533 BEACH VILLAS	DANIELS PETER R TR	FOR PETER R DANIELS TRUST	6320 SW 99TH TER		MIAMI	FL	33156	
264521260000C2020	2222 BEACH VILLAS	KNOT HOME LLC		2698 COLTS NECK RD		BLACKLICK	OH	43004	
22452102000020050	806 MARINA VILLAS	RAVELSON SCOTT C + ELAINE L TR	FOR MARINA 806 REALTY TRUST	22 COMEAU ST		WELLESLEY	MA	02481	
22452123000001611 264521270000A3020	1611 LANDS END VILLAGE 3138 TENNIS VILLAS	SILIGMUELLER CINDA TR BENEDICT BRUCE E +	FOR CINDA SILIGMUELLER TRUST	630 LENOX RD		GLEN ELLYN	IL.	60137	
22452123000001625	1625 LANDS END VILLAGE	MAVROYANNIS IRENE	GEHEN-BENEDICT MELANIE H/W	3715 SPICEWOOD DR 30 E 85TH ST APT 5C		ANNANDALE	VA	22003	
264521270000A1070	3113 TENNIS VILLAS	PETERS GERHARD + LUANN		39 SUSSEX RD		NEW YORK NEW PROVIDENCE	NY NJ	10028 07974	
264521300000B1170	5134 BAYSIDE VILLAS	GERSZ STEVE +	RAINES MARSHA H/W	324 OAKDALE DR		ROCHESTER	NY	14618	
22452123000001631	1631 LANDS END VILLAGE	1631 LANDS END LLC	MAINES MANSINA 11/ ##	9211 BANYAN DR		CORAL GABLES	FL	33156	
264521260000C3080	2238 BEACH VILLAS	DANIELS PETER R TR	FOR PETER R DANIELS TRUST	6320 SW 99TH TER		PINECREST	FL	33156	
354521120000A0000	15067 CAPTIVA DR 1	REISS VIRGINIA H TR	FOR VIRGINIA H REISS	PO BOX 45		CAPTIVA	FL	33924	
	2611 BEACH VILLAS	ABARE LOUIS A + SUSAN D		57 GREENSIDE WAY		METHUEN	MA	01844	
264521300000C2020	4204 BAYSIDE VILLAS	4204 CAPTIVA DREAM LLC		38 GAINSBOROUGH RD		SCARSDALE	NY	10583	
264521230000A1080	2008 GULF BEACH VILLAS	HALCOTT BEACH HOLDINGS LLC		11 AUTUMN DR		SCOTCH PLAINS	Ni	07076	
22452102000030090	710 MARINA VILLAS	FINLEY WILLIAM M + SUSAN J		2225 PRAIRIE ST		GLENVIEW	IL.	60025	
354521080000A1010	15123 CAPTIVA DR 101	ADAMS ALAN D + JANIE S		1259 DEVENS CT		BRENTWOOD	TN	37027	
264521270000A2090	3121 TENNIS VILLAS	BROWN DAVID L + KATHERINE W		609 N EAGLE ST		NAPERVILLE	IL	60563	
264521300000A1010	5102 BAYSIDE VILLAS	ZACCARDI PETER + MARYANN		37 MOORLAND RD		SCITUATE	MA	02066	
354521070000800A0	15411 CAPTIVA DR A8	SIERRA DANIEL + DYAN		1 SYLVAN LN		GROTON	MA	01450	
354521060000000C0	15631 CAPTIVA DR	SMITH JAMES F +	KASPER PAMELA J T/C	12931 METRO PKWY STE 2		FORT MYERS	FL	33966	
264521270000A1030	3117 TENNIS VILLAS	ROGER R KOPPEL + KATHERINE		8423 DEL PRADO DR		DELRAY BEACH	FL	33446	
264521100000200B0 264521300000B1160	11410 OLD LODGE LN 2B 5132 BAYSIDE VILLAS	BRUST BRYAN +		11451 COMPASS POINT DR		FORT MYERS	FL	33908	
354521050000081160 354521050000200B0	15291 CAPTIVA DR	WACYK RICHARD J + EUGENIA +	WACYK-BARKER TANYA J/T	14 BROM; EY CT		MONTVILLE	NJ	07045	
264521280000E2050	2425 BEACH VILLAS	FOLEY MICHAEL A + JENNIFER H NOTEBOOM CLARK D + TARA JO +	SHAFFER FAMILY LP T/C	430 E 63RD ST APT 7J 1516 E OTONKA TRL		NEW YORK SIOUX FALLS	NY SD	10065 57103	
264521270000A3010	3139 TENNIS VILLAS	MARUCA RAYMOND A + ELIZABETH M		210 CLOVER CIR		MEDIA	PA	19063	
264521300000B1180	5136 BAYSIDE VILLAS	CUSACK MICHAEL P TR	FOR MICHAEL P CUSACK TRUST	727 N CATHERINE AVE		LA GRANGE PARK	IL.	60526	
	3110 TENNIS VILLAS	2302543 ONTARIO INC	TOTT THE CONTENT TO ST	83 MILL RD		ETOBICOKE	ON	M9C 1X6	CANADA
22452102000030070	708 MARINA VILLAS	DEPALMA JAMES P + LISA A		112 WEST AVE		FAIRPORT	NY	14450	G II V ID I
264521290000G3040	2634 BEACH VILLAS	CLEVENGER WAYNE L + CHARLOTTE		2634 BEACH VILLAS		CAPTIVA	FL	33924	
264521260000D3080	2338 BEACH VILLAS	SUCHY THEODORE J + DIANA L		7 S 525 OLD COLLEGE RD		NAPERVILLE	IL	60540	
26452127000085060	3229 TENNIS VILLAS	GROTH THOMAS +		34 ST PERTERS ST		SANDWICH CT13 9BW			UNITED KINGDOM
35452105000040080	15221 CAPTIVA DR	MACLELLAN REBECCA D TR	FOR REBECCA D MACLELLAN TRUST	3400 RIDGEVIEW DR		COLUMBIA	MO	65203	
264521260000D1060	2316 BEACH VILLAS	BUFFAMONTE PHILLIP J +	MAHONEY LINDA M T/C	3210 MAIN 5T		BUFFALO	NY	14214	
264521260000D1030	2313 BEACH VILLAS	KORTE JERRY V + NANCY		37541 160TH AVE		COLUMBUS	NE	68601	
	15411 CAPTIVA DR B7	CAVANAUGH WILLIAM F + MARY E		29 HEYWARD LN		ROCKVILLE CENTRE	NY	11570	
	2332 BEACH VILLAS	FIELDER GUY + LISA		2616 MARIA ANNA RD		AUSTIN	TX	78703	
	1667 LANDS END VILLAGE			155 WOODRIDGE RD		CARLISLE	MA	01741	
354521050000500B0	15221 CAPTIVA DR	COLARUSSO ROBERT J + DEBORAH		18 NEEL CT		SAYVILLE	NY	11782	
264521300000B2150 264521260000C1080	5230 BAYSIDE VILLAS 2218 BEACH VILLAS	WHEATLEY CRAIG A + RAHE SHIRLEY R TR	PEHRSON NANCY C H/W FOR RAHE TRUST	5235 WEST BALD EAGLE BLVD		WHITE BEAR LAKE	MN	55110	
	2511 BEACH VILLAS			12500 W 69TH ST 31 CRAMAR CRES		SHAWNEE CHATHAM	KS ON	66216 N7M 6G3	CANADA
264521300000C2060	4212 BAYSIDE VILLAS	MCNABB COREY + JILL		15 FERN GLADE RD		ASHEVILLE	NC NC	28804	CANADA
22452102000040020	603 MARINA VILLAS			2633 WULFERT RD # 2		SANIBEL	FL	33957	
	15067 CAPTIVA DR 3		FOR RICHARD W STEGMANN TRUST + STEGMANN DENA LTR FOR DE			CAPTIVA	FL	33924	
	2415 BEACH VILLAS	BALTUS JOHN F		10720 COUNTY ROAD N		MARSHFIELD	WI	54449	
22452102000010020	903 MARINA VILLAS	MIRANDA JAMES + DONNA		17 LENAPE TRL		FREEHOLD	NJ	07728	
	2012 GULF BEACH VILLAS	KINGSTON WILLIAM J JR		2012 GULF BEACH VILLAS		CAPTIVA	FL	33924	
354521070000500C0	15411 CAPTIVA DR C5	HENRY MARILYN SUE TR		2524 E BRAODMOOR		SPRINGFIELD	MO	65804	
	3232 TENNIS VILLAS		GROTH CHARLOTTE STALIN H/W	34 ST PETERS STREET		SANDWICH KENT CT13 9BW			UNITED KINGDOM
	1610 LANDS END VILLAGE			21480 LUJON CT		NORTHVILLE	MI	48167	
	5323 BAYSIDE VILLAS 24			820 HIGHLAND PARK AVE		CORALVILLE	IA	52241	
	1654 LANDS END VILLAGE		•	922 COLE DR		BRIELLE	NJ	08730	
	2418 BEACH VILLAS	MCCARTHY JOHN J + SUSAN		26 GORHAM AVE		WESTPORT	CT	06880	
	1606 LANDS END VILLAGE	MCE PROPERTIES LLC		121 BROOKE FARM RD		WAYNE	PA	19087	
	5222 BAYSIDE VILLAS 1601 LANDS END VILLAGE	OSPREY VIEWS LLC FARRENKOPF LEO C + DORA		4801 EWING AVE S 780 FOREST AVE		MINNEAPOLIS RYE	MN	55410	
	2335 REACH VILLAGE						NY	10580	
	1602 LANDS END VILLAGE	LIESER GEORGE F + KATHLEEN E		11799 GRANDSTONE LANE 31 MARMION WAY		CINCINNATI ROCKPORT	OH MA	45249 01966	
	2237 BEACH VILLAS	2237 SUNSET BEACH LLC		PO BOX 312		WAYZATA	MN	55391	
	5317 BAYSIDE VILLAS 18	ANDERSON NATHAN P + LYNDSAY		231 WOODVIEW TRL		HUDSON	WI	54016	
	902 MARINA VILLAS			5725 BROOKWOOD RD		INDIANAPOLIS	IN	46226	
264521300000C1070	4114 BAYSIDE VILLAS	SHIRY JOHN D		23200 LAKE ROAD			OH	44140	
22452123000001616	1616 LANDS END VILLAGE	BLACK PAUL M		PO BOX 1119			FL	33924	
	706 MARINA VILLAS	BALL DEBORAH J		VIA CAGLIARI 11		ROME 00198			ITALY
	1660 LANDS END VILLAGE	5K REAL ESTATE LLC		PO BOX 296		ROSE BUD	AR	72137	
	707 MARINA VILLAS	THOMPSON JOSEPH A JR + NANCY A		604 HAMPTON AVE		SOUTHAMPTON	PA	18966	
	15411 CAPTIVA DR A1	DOHERTY JOHN C + MARGARITA		2 ORCHARD RD			MA	01772	
	3115 TENNIS VILLAS	HESTIA PROPERTIES LLC		3115 TENNIS VILLAS			FL	33924	
	5309 BAYSIDE VILLAS 10	CADDY RONALD J		6393 ROCK CREEK DR		LAKE WORTH	FL	33467	
	4106 BAYSIDE VILLAS			WIDDRIS	KINGSDOWN HILL	KENT CT14 8EA			UNITED KINGDOM
	5144 BAYSIDE VILLAS 2031 GULF BEACH VILLAS	SCHAEFER WILLIAM A + LOUISE A LOCKER ROBERT J + CHRISTINA P		PO BOX 2966			CO NY	81632	
-021230000M211U	2001 GOLF DEMORI VILLAS	FOCKEY MODERT 1 + CHRISTINA N		3083 SPENCER HILL RD		CORNING	INT	14830	

354521060000200B0	15653 CAPTIVA DR	CLARK CAROL C TR						
			FOR CAROL C CLARK TRUST	6359 PORTOFINO CT	ROCKFORD	IL.	61107	
22452123000001637	1637 LANDS END VILLAGE	BUCHANAN STEVEN JAMES		4973 DODGE ST	OMAHA	NE	68132	
264521210000E0130	1413 BEACH COTTAGES	BLANCO JOSE E + MARY A +	MARSHALL EVERETT E + JULIA A T/C	8260 SW 97TH ST	MIAMI	FL	33156	
2645212700D0B4090	3211 TENNIS VILLAS	SHERIDAN PATRICIA 1/5 +	COX WALTER C JR 1/10 + SUAREZ KENNI MARTHA S BARNA	3107 GRIGGSVIEW CT	COLUMBUS	он	43221	
264521290000G1080	2618 BEACH VILLAS	CROFT DONALD ARTHUR		3 KINGSLEY RD	OLD BRIDGE	NJ	08857	
22452102000010030	904 MARINA VILLAS	JWD PROPERTY OF CAPTIVA LLC		1111 N MONTCLAIR AVE	DALLAS	TX	75208	
354521050000100B0	15221 CAPTIVA DR	KOOPS EARL C + CHARLOTTE J		80 MAPLEWOOD DR	GRANVILLE	OH	43023	
264521230000A1100	2010 GULF BEACH VILLAS	VALERIE KENNEDY FAMILY INVESTM	•	2010 GULF BEACH VILLAS A-11	CAPTIVA	FL	33924	
26452131000000020	11411 DICKEY LN 2	FIELD KAREN M TR +	LASH KATHLEEN D TR + FLETCHER DIANE P TR + RUSSELL JANET E TR		ARLINGTON	VA	22201	
22452123000001641	1641 LANDS END VILLAGE	HOLDCO 5 LLC	DOTTO THE LEGIS OF THE PROPERTY OF THE PROPERT					
2645213000000A2040	5208 BAYSIDE VILLAGE			PO BOX 28421	SCOTTSDALE	AZ	85255	
		LOWE KEITH A + APRIL PEARCE		14 MAPLE ST	WESTHAMPTON BEACH	NY	11978	
264521290000G3020	2632 BEACH VILLAS	GOSFORD FAMILY PROPERTIES LLC		4233 WARREN RD	FRANKLIN	TN	37067	
264521300000C3010	4302 BAYSIDE VILLAS	OSPREY VIEWS LLC		4801 EWING AVE S	MINNEAPOLIS	MN	55410	
264521300000A1030	5106 BAYSIDE VILLAS	SULLIVAN MARK A & MARLENE		36 PITNEY AVE	SPRING LAKE	NJ	07762	
264521300000CZ110	4222 BAYSIDE VILLAS	LAVIN JANE		89 SHAW ST	TORONTO	ON	M6J 2W3	CANADA
22452102000010090	910 MARINA VILLAS	ANGELL EDWARD S JR & JANE L		12 MEADOW VIEW DR	SMITHFIELD	RI	02917	
354521120000D0000	15067 CAPTIVA DR 4	OBRIEN JOSEPH D JR		720 MOUNT EDEN RD	SHELBYVILLE	KY	40065	
26452127000086090	3231 TENNIS VILLAS	BIERER SCOTT R &	BIERER CATHERINE A	4307 BRETTWOOD IN	MORGANTOWN	WV	26508	
264521300000A3010	5301 BAYSIDE VILLAS 02							
		WRIGHT EILEEN K & MARTIN R TR	FOR EILEEN K WRIGHT REVOCABLE INDENTURE OF TRUST	8 ANDREW CIR	HAMPDEN	MA	01036	
26452130000083140	5327 BAYSIDE VILLAS 28	VARBEC AT BAYSIDE LLC		7501 CHESTNUT HILL DR	PROSPECT	KY	40059	
354521120000B0000	15067 CAPTIVA DR 2	ALIZADEH CYRUS M		16735 WILLS TRACE	CHESTERFIELD	MO	53005	
22452123000001653	1653 LANDS END VILLAGE	MCCARTHY ANN TR	FOR LANDS END REALTY TRUST	PO BOX 472	CAPTIVA	FL	33924	
264521220000G0200	1420 BEACH COTTAGES	HANLON JOSEPH A TR	FOR EDWARD E HANLON JR TR	PO BOX 1782	DUXBURY	MA	02331	
264521230000A1010	2001 GULF BEACH VILLAS	KLEIN ERNEST V TR +	THOMAS ROGER M TR FOR LEONORA D WILMER HALE	60 STATE ST STE 25	BOSTON	MA	02109	
264521260000C2010	2221 BEACH VILLAS	LUKL PETER		12 INDIAN SPRINGS WAY	WELLESLEY HILLS	MA	02481	
264521270000A3090	3131 TENNIS VILLAS	JACKSON JOHN K II TR	FOR JOHN K JACKSON II TRUST	1311 TALLEY LOOP	BUDA	TX	78610	
264521280000E2070	2427 BEACH VILLAS	HANLEY CHARLES S JR TR	TORSONIA KUNCKSONII TROST					
				501 LAKE HINSDALE DR APT 505	WILLOWBROOK	iL	60527	
264521290000F2010	2521 BEACH VILLAS	KELLY CHARLES A TR	FOR CHARLES A KELLY TRUST	APT 10D 740 MISSISSIPPI RIVE		MN	55116	
264521290000G2060	2626 BEACH VILLAS	WING MARGARET T		571 SW 141ST AVE APT 312N	PEMBROKE PINES	FL.	33027	
11462100000170170	17081 CAPTIVA DR	MIVILLE RENE + MARGARETHE THYE		PO BOX 9	CAPTIVA	FL	33924	
1146210000017012A	17101 CAPTIVA DR	SORGENFREI LLC		2596 WULFERT RD	SANIBEL	FL	33957	
11452100000170110	17130 CAPTIVA DR	BUCKMAN STEVEN P &	WILLIAMS WENDI J	199 HAZEL AVE	GLENCOE	IL	60022	
1146210000017011A	17121 CAPTIVA DR	WILLIAMS THOMAS W		PO BOX 1088	CAPTIVA	FL	33924	
35452101000000140	15300 CAPTIVA DR	JENSENS ON THE GULF LLC		PO BOX 191				
35452104000000190	15735 CAPTIVA DR	REESE BONNIE M			CAPTIVA	FL	33924	
				PO BOX 1055	CAPTIVA	FL	33924	
26452103000550000	14991 BINDER DR	STEFFENS EDYTHE P L		PO BOX 1026	CAPTIVA	FL	33924	
034621010000A009D	16181 CAPTIVA DR	BRUNING CAPTIVA LLC		1429 RAVENOAKS TRL	OREGON	WI	53575	
35452100000070040	15127 CAPTIVA DR	CAHILL MATTHEW + SHANNON		200 LIGHTHOUSE VIEW DR	STEVENSVILLE	MD	21666	
35452101000000100	15172/174 WILES DR	COBB STEVEN D TR	FOR STEVEN D COBB AMENDED AGREEMENT	2475 DEEP HOLLOW RD	DAYTON	OH	45419	
26452103000730020	14970 BINDER DR	CAMPBELL DAVID S & CAROLE M		261 E MAIN ST	GLOUCESTER	MA	01930	
3545210000007001A	15182 WILES DR	JENSENS ON THE GULF LLC		PO BOX 191	CAPTIVA	FL	33924	
034621010000A0120	16195 CAPTIVA DR	ROSS HELEN +	WELLS KATHERINE G TR LUCIANNA G ROSS	908 LAWTON ST	MCLEAN	VA	22101	
034621000000150000	16632 CAPTIVA DR	KAISER HENRY A + CAROLYN C	WELLS KATHERINE G TA LOCIAINIVA G ROSS	PO BOX 838				
					CAPTIVA	FL	33924	
034621020000A0110	16357 CAPTIVA DR	KAEMMER MARTHA H TR +	KAEMMER ARTHUR W TR + WILSON ROI RODNEY WILSON HRK GROU		SAINT PAUL	MN	55102	
03462100000280010	16886 CAPTIVA DR	LICHTENSTEIN DOROTHY		PO BOX 868	CAPTIVA	FL	33924	
03462100000080000	16530 CAPTIVA DR	PIGOTT GAYETTR	FOR GAYE T PIGOTT TR + PIGOTT JAMES C TR FOR JAMES C PIGOTT T		SEATTLE	WA	98112	
034621020000B0090	16334 CAPTIVA DR	KAEMMER ARTHUR TR +	KAEMMER MARTHA TR FOR ARTHUR W KAEMMER CAPTIVA TRUST+	345 SAINT PETER ST STE 200	SAINT PAUL	MN	55102	
03462100000140000	16620 CAPTIVA DR	WINSHALL ARNEE RAE TR +	GOLDSTEIN STANLEY MARK TR + DUPRE MARC F TR FOR WALTER A V	3 FERNDALE RD	WESTON	MA	02493	
03462102000080160	16418 CAPTIVA DR	LINDNER RICHARD J TR	FOR RICHARD J LINDNER REVOCABLE TRUST	PO BOX 669	CAPTIVA	FL	33924	
03462102000080080	16322 CAPTIVA DR		CHRISTOPH MARION M + STIMMEL CAROLYN D + MACKENZIE DAVID		LAKE FOREST	IL.	60045	
03462100000230010	16798/802 CAPTIVA DR	MCGLYNN ROSALYN JTR	FOR ROSALYN JERDON MCGLYNN TRUST	18096 CLIFTON RD				
02462100000100000	16777 CAPTIVA DR				LAKEWOOD	OH	44107	
			VANDERMOLEN MARGARET COURTNAY BOATMAN	1136 N LATHROP	RIVER FOREST	IL	60305	
02462100000080020	16737 CAPTIVA DR	BRYFOGLE KENNETH G + BARBARA M		PO BOX 416	CAPTIVA	FL	33924	
0346210000005004C	16531 CAPTIVA DR	LOOMIS THOMAS H		22719 292ND ST	MARTIN	SD	57551	
034621020000A0150	16405 CAPTIVA DR	GRALNICK MARVIN J + HELENE B		PO BOX 242	CAPTIVA	FL	33924	
0346210000005001B	16486/488 CAPTIVA DR	RECKER BROOKE E		PO BOX 56	CAPTIVA	FL	33924	
02462100000040048	16525 CAPTIVA DR	LOOMIS THOMAS H		22719 292ND ST	MARTIN	SD	57551	
03462100000190030	16718 CAPTIVA DR	SEA SUNSET COTTAGE LLC	ROGER L BAHNIK	PO BOX 300	OYSTER BAY	NY	11771	
03462100000040000	16435 CAPTIVA DR	BAHN MANAGEMENT CO LLC		21223 HILLTOP ST	SOUTHFIELD	MI	48033	
03462100000040020	16431 CAPTIVA DR	BAHN MANAGEMENT CO LLC		21223 HILLTOP	SOUTHFIELD	MI	48033	
034621020000B0110	16358 CAPTIVA DR		HAVNED CHRISTORIER A W/U TO FOR C CRI WHITE RINE RI DO	342 5TH AVE N STE 200				
034621020000A0040	15273/279 CAPTIVA DR		HAYNER CHRISTOPHER A W/H TR FOR S SRI WHITE PINE BLDG		BAYPORT	MN	55003	
		JECKERING THOMAS E + VIRGINIA		7720 MAYFIELD RD	GATES MILLS	OH	44040	
034621020000B0120	16370 CAPTIVA DR	KAEMMER MARTHA H TR +	KAEMMER ARTHUR W TR + WILSON RODNEY M TR FOR MARTHA H K		SAINT PAUL	MN	55102	
034621010000A011A	16189 CAPTIVA DR		FOR RHEINFRANK RESIDENCE TRUST	PO BOX 310	CAPTIVA	FL	33924	
03462100000110000	16572 CAPTIVA DR	GORDON MICHAELS		209 SARGENT RD	BROOKLINE	MA	02445	
034621010000A0040	16095 CAPTIVA DR	ROBERTS ROBY L		600 GILLMAN RD	WILMINGTON	он	45177	
03462100000120000	16590 CAPTIVA DR	BELL MICHAEL W + LISA A		729 HARRISON RD	VILLANOVA	PA	19085	
034621020000A0070	16309 CAPTIVA DR		BAUERLY JEAN C 50% INT	PO BOX 1210	CAPTIVA	FL	33924	
02462100000040040	3590 OSPREY WAY DR	RLR INVESTMENTS LLC		600 GILLAM RD				
0346210000005002B	16452 CAPTIVA DR	WATSON EMILY TR +	CZAPKA KAREN TR CZAPTIVA TRUST EMILY WATSON		WILMINGTON	OH	45177	CANAC
			CEATING NAMED IN CEATING INCO. EMILY WAISON	85 VALLEYWOOD DR	ONTARIO	ON	L3R 5E5	CANADA
	16611 CAPTIVA DR	DUPRE JOHN R JR		PO BOX 52329	LAFAYETTE	LA	70505	
			LEVINSON PATRICIA TR 16201 CAPTIVA DR LAND TRUST	113 DINGLE RIDGE RD	NORTH SALEM	NY	10560	
		HALL MICHAEL T		16250 CAPTIVA DR	CAPTIVA	PL	33924	
034621010000A0110		SERBIN ROBERT A TR +	FOR ROBERT A SERBIN TRUST + SERBIN CARYL A TR FOR CARYL A SER	5321 HARBORAGE DR	FORT MYERS	FL	33908	
0346210000005001A	16464 CAPTIVA DR	LITZSINGER PAUL R + DONA L		1650 GREEN BAY RD	LAKE BLUFF	IL	60044	
02462100000050000	16645 CAPTIVA DR	JEFFERSON JAMES W + SUSAN C		3305 LAKE MENDOTA DR	MADISON	WI	53705	
03462100000040010	16447 CAPTIVA DR	PAPADOPOULOS MARENOS +	SHEPHERD MARK J/T	163 SILVER BIRCH AVE	TORONTO	ON	M4E 3L3	CANADA

03462100000170000	45500 04 PTU (4 PP								
02462100000170000	16682 CAPTIVA DR 15665 CAPTIVA DR	WIESEMANN ROBERT O II TR TARPON TRAILS LLC	FOR ROBERT O WIESEMANN II TRUST		PO BOX 459 3605 LAKE MENDOTA DR		CAPTIVA	FL	33924
03462100000090000	16548 CAPTIVA DR	STANTON WARREN B + SHIRLEY S			PO BOX 1221		MADISON CAPTIVA	WI FL	53705 33924
034621010000A0070	16143 CAPTIVA DR	CAPTIVA ISLAND RENTAL LLC			PO BOX 1221 PO BOX 225		CAPTIVA	FL	33924
0246210000017007A	16979 CAPTIVA DR	CADMAN TIMOTHY + JEAN			PO BOX 728		CAPTIVA	FL	33924
03462100000050010	15475 CAPTIVA DR	KLASKIN ROBERT J + MARILYN G			PO BOX 842		CAPTIVA	FL	33924
03462100000230000	16790 CAPTIVA DR	16790 CAPTIVA DR LLC			744 CLEVELAND RD		HINSDALE	tL.	60521
03462100000270000	16862 CAPTIVA DR	FREUND SUSAN W TR +	SANDERS FREDRIC M TR FOR JOHN H P	REUND TRUST	PO BOX 397		CAPTIVA	FL	33924
03462100000100000	16560/562 CAPTIVA DR	MULLEN JAMES C + JUSTINE M			636 CHARLES RIVER ST		NEEDHAM	MA	02492
03462100000280040	16874 CAPTIVA DR	HUSSAMY INVESTMENTS INC			PO BOX 643408		VERO BEACH	FL	32964
03462100000030010	16440 CAPTIVA DR	J C B DEVELOPMENT LLC			PO BOX 277		CAPTIVA	FL	33924
034621020000B0050	16280 CAPTIVA DR	MULLINS MICHAEL			PO BOX 880		CAPTIVA	FL	33924
11462100000170190	17078/080 CAPTIVA DR	CAPTIVA AE-2004 LLC			PO BOX 61768		FORT MYERS	FL	33906
0246210000004005A	16623 CAPTIVA DR	SANIBEL PROPERTY HOLDINGS LLC			PO BOX 6369		FAIR HAVEN	NJ	07704
03462100000170020	16660 CAPTIVA DR	MOORE WILLIAM P III TR	FOR WILLIAM P MOORE III REVOCABLE	TRUSTE	PO BOX 3		CAPTIVA	FL	33924
11462100000170120	17110/112 CAPTIVA DR	HALL ELLA L/E			PO BOX 762		CAPTIVA	FL	33924
26452100000050000	14851 CAPTIVA DR	STEGMANN KRYS M TR +	STEGMANN DANIEL K TR FOR KRYS M S				CAPTIVA	FL	33924
26452102000030400	11525 LAIKA LN	MANDELBAUM GERMAINE TR	FOR GERMANIE MANDELBAUM TRUST	DAVID MANDELBAUM	2840 CAMBERLY CT		GREENWOOD	IN	46143
35452100000070220	11540 CHAPIN LN	BATES JOHN F			PO BOX 622		CAPTIVA	FL	33924
26452102000020210	11526 LAIKA LN	RITLAND JON ERIC 50% +	NEWMAN PATRICIA L 50% T/C		2420 WILSON BLVD STE 101		ARLINGTON	VA	22201
35452104000000160 224521010000023CE	15783 CAPTIVA DR 1118 SCHEFFLERA CT	CARPENTER MICHELLE R TR	FOR MICHELLE R CARPENTER TRUST		600 GILLAM RD		WILMINGTON	ОН	45177
354521010000023CE	1118 SCHEFFLERA CI 11575 SUNSET CAPTIVA LN	S SEAS PLAN BCH HOMESITES SUNSET CAPTIVA HOMEOWNERS INC	PROPERTY OWNERS ASSN		PO BOX 100		SANIBEL	FL	33957
26452102000040230	11505 WIGHTMAN LN	BUBBLE ROOM INC			PO BOX 189 PO BOX 458		CAPTIVA	FL	33924
35452103000030020	11495 ANDY ROSSE LN	MCCARTHYS MARINA INC			PO BOX 580		CAPTIVA CAPTIVA	FL	33924 33924
26452101000030020	14804 CAPTIVA DR	BRE/SHIRLEYS PARCEL OWNER LLC			PO BOX 396		BOCA RATON	FL FL	33924
35452103000030010	15041 CAPTIVA DR	MCCARTHYS MARINA INC			PO BOX 580		CAPTIVA	FL	33924
35452103000530000	11540 ANDY ROSSE LN	LUCKY DUCK RE LLC			1449 CAUSEY CT		SANIBEL	FL	33957
35452103000340010	11500 ANDY ROSSE LN	RLR INVESTMENTS LLC			600 GILLAM RD		WILMINGTON	OH	45177
35452103000500000	11534 ANDY ROSSE LN	BETMAR LLC			5741 PINE TREE DR		SANIBEL	FL	33957
26452102000030300	14900 CAPTIVA DR	JOSHA LLC			1398 LANDMARK CT		FORT MYERS	FL	33919
26452102000030280	14970 CAPTIVA DR	FELDHALL LLC			13131 UNIVERSITY DR		FORT MYERS	FL	33907
35452109000001010	11532 ANDY ROSSE LN 101	JUNGLE DRUMS		JAMES MAZZOTTA	PO BOX 368		CAPTIVA	FL	33924
35452109000001020	11532 ANDY ROSSE LN 102	JUNGLE DRUMS		JAMES MAZZOTTA	PO BOX 368		CAPTIVA	FL	33924
35452109000001030	11532 ANDY ROSSE LN 103	JUNGLE DRUMS	JAMES MAZZOTTA		PO BOX 368		CAPTIVA	FL	33924
35452109000001040	11532 ANDY ROSSE LN 104	MAZZOTTA JAMES I + KATHLEEN			PO BOX 368		CAPTIVA	FL	33924
35452103000340020	15000 CAPTIVA DR	DOHERTY DAVID W			PO BOX 224		CAPTIVA	FL	33924
26452101000030010	14808 CAPTIVA DR	BELL WILLIAM A +	BELL GEORGE + BELL TANYA J/T		27 THE BOURNE		HASTINGS EAST SUSSEX TN		
35452103000470000	11528 ANDY ROSSE LN	MEAD AND MEAD LLC		BESSEMER TRUST-TARA MC	1 100 WOODBRIDGE CENTER DR		WOODBRIDGE	NJ	07095
26452100000110000	14830 CAPTIVA DR	BRE/SOUTHSEAS RESORT OWNER LLC			PO BOX 396		BOCA RATON	FL	33429
35452103000040020	11499 ANDY ROSSE LN	HOWEY CHARLES O TR		CO MGMT SERVICES	22333 ALLEN RD		WOODHAVEN	MI	48183
26452100000110050	14820 CAPTIVA DR	BRE/PLANTATION SHOPPING CENTER	OWNER LLC		PO BOX 396		BOCA RATON	FL	33429
35452103000390000	11512 ANDY ROSSE LN	CEM REAL ESTATE LLC			808 S ANITA ST		BLOOMINGTON	IN	47401
35452103000310000 26452100000120000	15050 CAPTIVA DR	RLR INVESTMENTS LLC 50% +	ROYAL SHELL REAL ESTATE INC 25% + F	ROYAL SHELL VACATIONS INC 2			WILMINGTON	ОН	45177
35452103000460000	14810/812 CAPTIVA DR	COURTNEY ENTERPRISES INC			PO BOX 1090		FORT MYERS	FL	33902
35452103000460000	11526 ANDY ROSSE LN 15903 CAPTIVA DR	FIELD KAREN M TR + CAPTIVA ISLAND YACHT CLUB	LASH KATHLEEN D TR + FLETCHER DIAM	NE P TR + RUSSELL JANET E TR			ARLINGTON	VA	22201
22452100000000000	SOUTH SEAS PLANTATION RD	SOUTH SEAS ADDITIONAL PARCELS	OWNER LLC		PO BOX 1239 345 PARK AVE		CAPTIVA NEW YORK	FL NY	33924 10154
35452103000270000	11513 ANDY ROSSE LN	STILWELL MANAGEMENT LLC	OWNER LLC		PO BOX 848		CAPTIVA	FL	33924
35452103000040010	11401 ANDY ROSSE LN	MCCARTHYS MARINA INC			PO BOX 546		CAPTIVA	FL	33924
35452100000070000	15183 CAPTIVA DR	BIERI ANDREAS TR	FOR ANDREAS BIERI TRUST		1449 CAUSEY CT		SANIBEL	FL	33957
35452103000360000	11506 ANDY ROSSE LN	MOBED DARAYES S + GOHER			525 E DEL MONTE AVE		CLEWISTON	FL	33440
35452103000090000	11546 ANDY ROSSE LN	LUCKY DUCK RE LLC			1449 CAUSEY CT		SANIBEL	FL	33957
35452103000050020	15001 CAPTIVA DR	BUBBLE ROOM INC			PO BOX 458		CAPTIVA	FL	33924
15452100000020000	GOLF COURSE	BRE/SOUTHSEAS RESORT OWNER LLC			PO BOX 396		BOCA RATON	FL	33429
35452103000290000	11509 ANDY ROSSE LN	STILWELL MANAGEMENT LLC			PO BOX 848		CAPTIVA	FL	33924
35452103000280000	11511 ANDY ROSSE LN	STILWELL MANAGEMENT LLC		SANDRA STILWELL	PO BOX 848		CAPTIVA	FL	33924
35452103000370000	11508 ANDY ROSSE LN	STILWELL MANAGEMENT LLC			PO BOX 848		CAPTIVA	FL	33924
35452104000020000	15951 CAPTIVA DR	ROCHESTER RESORTS INC			PO BOX 249		CAPTIVA	FL	33924
35452100000040000	15107 CAPTIVA DR	JRM LLLP			PO BOX 191		CAPTIVA	FL	33924
22452100000050028	1057-1900 SOUTH SEAS PLANTATION				PO BOX 396		BOCA RATON	FL	33429
224521270000A0000	920 SOUTH SEAS PLANTATION RD	HARBOURVIEW VILLAS SOUTH SEAS			6355 METROWEST BLVD STE 180		ORLANDO	FL	32835
224521110000100A0	1317 SOUTH SEAS PLANTATION RD	SOUTH SEAS CLUB		HILTON GRAND VACATIONS		6355 METRO WEST BLVI		FL	32835
22452122000001501 22452124000001901	1501 SOUTH SEAS PLANTATION RD	COTTAGES AT S S PLANTATION		HILTON GRAND VACATIONS		6355 METRO WEST BLV		FL	32835
22452125000009700	1901 SOUTH SEAS PLANTATION RD	PLANTATION HOUSE PLANTATION BAY VILLAS		HILTON GRAND VACATIONS		6355 METRO WEST BLV		FL.	32835
22452125000009700 224521280000A0001	1001-1008 SOUTH SEAS PLANTATION RD	TO MATERIAL VILLE ID		HILTON GRAND VACATIONS HILTON GRAND VACATIONS		6355 METRO WEST BLVE 6355 METRO WEST BLVE		FL	32835 32835
22452129000010001	1019-1044 SOUTH SEAS PLANTATION			HILTON GRAND VACATIONS HILTON GRAND VACATIONS		6355 METRO WEST BLVI		FL FL	32835
22452130000010001	1045-1056 SOUTH SEAS PLANTATION		HILTON GRAND VACATIONS CO		6355 METRO WEST BLVD STE 180	2223 INICINO WEST BEVE	ORLANDO	FL	32835
26452100000100000	14840 CAPTIVA DR	RAUSCHENBERG CAPTIVA LLC	GILLIA MACHIONS CO	ROBERT RAUSCHENBERG FO			NEW YORK	NY	10003
26452102000020260	ACCESS UNDETERMINED	RAUSCHENBERG CAPTIVA LLC		ROBERT RAUSCHENBERG FO			NEW YORK	NY	10003
26452102000020300	14890 CAPTIVA DR	RAUSCHENBERG CAPTIVA LLC		ROBERT RAUSCHENBERG FO			NEW YORK	NY	10003
26452102000020310	14880 CAPTIVA DR	RAUSCHENBERG CAPTIVA LLC		ROBERT RAUSCHENBERG FO			NEW YORK	NY	10003
26452100000030010	ACCESS UNDETERMINED	RAUSCHENBERG CAPTIVA LLC		ROBERT RAUSCHENBERG FO			NEW YORK	NY	10003
26452102000020330	ACCESS UNDETERMINED	RAUSCHENBERG CAPTIVA LLC		ROBERT RAUSCHENBERG FO	381 LAFAYETTE ST		NEW YORK	NY	10003
35452100000020000	11580 CHAPIN LN	CAPTIVA CHAPEL BY THE SEA		CHARLES ROACH	558 LIGHTHOUSE WAY		SANIBEL	FL	33957
354521010000A0000	15135 WILES DR	CAPTIVA CHAPEL BY THE SEA		CHARLES ROACH	558 LIGHTHOUSE WAY		SANIBEL	FL	33957

UNITED KINGDOM

26452100000080000	14850 CAPTIVA DR	RAUSCHENBERG CAPTIVA LLC		ROBERT RAUSCHENBERG FO	200 LACAVETTE OT	NEW YORK		
							NY	10003
		RAUSCHENBERG CAPTIVA LLC		ROBERT RAUSCHENBERG FO		NEW YORK	NY	10003
		RAUSCHENBERG CAPTIVA LLC		ROBERT RAUSCHENBERG FO		NEW YORK	NY	10003
		CAPTIVA CIVIC ASSN INC			PO BOX 778	CAPTIVA	FL	33924
	11550 CHAPIN LN	CAPTIVA CIVIC ASSN INC			PO BOX 778	CAPTIVA	FL	33924
26452100000030030	14837 CAPTIVA DR	RAUSCHENBERG CAPTIVA LLC		ROBERT RAUSCHENBERG FO	381 LAFAYETTE ST	NEW YORK	NY	10003
26452102000020100	11554 LAIKA LN	RAUSCHENBERG CAPTIVA LLC		ROBERT RAUSCHENBERG FO	381 LAFAYETTE ST	NEW YORK	NY	10003
27452103000010090		LEE COUNTY			PO BOX 398	FORT MYERS	FL	33902
		UNITED STATES OF AMERICA		US FISH AND WILDLIFE SERV				30345
		UNITED STATES OF AMERICA				ATLANTA	GA .	
				US FISH AND WILDLIFE SERV		ATLANTA	GA	30345
	1060/1062 SOUTH SEAS PLANTATION				280 WEKIVA SPRINGS RD STE 2070	LONGWOOD	FL	32779
		FLORIDA GOVT UTILITY AUTHORITY			280 WEKIVA SPRINGS RD STE 2070	LONGWOOD	FL	32779
22452100000060020	SOUTH SEAS PLANTATION RD	UNITED STATES OF AMERICA		US FISH AND WILDLIFE SERV	1875 CENTURY BLVD	ATLANTA	GA	30345
11462100000010010	17200 CAPTIVA DR	LEE COUNTY			PO BOX 398	FORT MYERS	FL	33902
22452100000050000	1170 SOUTH SEAS PLANTATION RD	UNITED STATES OF AMERICA		US FISH AND WILDLIFE SERV	1875 CENTURY BLVD	ATLANTA	GA	30345
					PO BOX 477	CAPTIVA	FL	33924
		ISLAND WATER ASSOCIATION INC	DISTRICT		3651 SANIBEL CAPTIVA RD	SANIBEL	FL.	33957
		ISLAND WATER ASSOCIATION INC			3651 SANIBEL CAPTIVA RD	SANIBEL	FL	33957
		UNITED TELEPHONE CO OF FL			PO BOX 7909	OVERLAND PARK	KS	66207
2645210100003002B	RIGHT OF WAY	BORREGAARD SHIRLEY		CINDY BORREGAARD	943 ALTADENA DR	FORT MYERS	FL	33919
02462100000080040	16723 CAPTIVA DR	SEA SUNSET COTTAGE LLC		ROGER L BAHNIK	PO BOX 300	OYSTER BAY	NY	11771
034621020000A011A	16355 CAPTIVA DR	ANDERSEN SARAH J TR +	HAYNER CHRISTOPHER A W/H TR FOR S	SRI WHITE PINE BLDG	342 5TH AVE N STE 200	BAYPORT	MN	55003
0346210000004004G	RIGHT OF WAY	RLR INVESTMENTS LLC			600 GILLAM RD	WILMINGTON	OH	45177
		SEGURA ANTONIO ENRIQUE + MARIA			836 MACKALL AV			
						MCLEAN	VA	22101
					PO BOX 1570	FORT MYERS	FL	33902
			LYN COBDEN + LYN NEIL T/C		10721 MAPLE CHASE DR	BOCA RATON	FL	33498
27452100000050000	ACCESS UNDETERMINED	JOHNSTON CHARLES S + ANNA M		C R + CONSTANCE JOHNSTOI	PO BOX 399	CAPTIVA	FL	33924
27452103000010040	14770 CAPTIVA DR	SOUTH SEAS RESORT LP		SOUTH SEAS PLANTATION W.	PO BOX 396	BOCA RATON	FL	33429
27452103000020010	14740 CAPTIVA DR	APPELJOHN C				POLAND	OH	44514
		LEISTER SUSAN				VENICE	FL	34292
		GORES A M SUBD				SANIBEL		33957
				CAPTIVA BAY VILLAS CONDO			FL	
		PLANTATION DEVELOPMENT LTD			13041 MCGREGOR BLVD STE 2	FORT MYERS	FL	33919
		BRE/SOUTHSEAS RESORT OWNER LLC			PO BOX 396	BOCA RATON	FL	33429
03462101000A200CE	16051 CAPTIVA DR	TARPON BAY RESIDENTS ASSN INC			PO BOX 366128	BONITA SPRINGS	FL	34136
354521040000100CE	15999 CAPTIVA DR	TARPON BAY RESIDENTS ASSOCING			PO BOX 356128	BONITA SPRINGS	FL	34136
224521100000000CE	PLANTATION BEACH CLUB III C/E	PLANTATION BEACH CLUB III	OWNERS ASSN INC		13451-26 MCGREGOR BLVD	FORT MYERS	FL	33919
		SUNSET BEACH VILLAS CONDO			PO BOX 100	SANIBEL	FL	33957
			A TIME-SHARE			SANIBEL	FL	33957
			A HIVIE-SHARE					
	•	LANDS END VILLAGE CONDO ASSOC			PO BOX 640	CAPTIVA	FL	33924
		SUNSET CAPTIVA HOMEOWNERS ASSN				FORT MYERS	FL	33919
		TORTUGA PLACE CONDO ASSOC			2323 WOOSTER LN	SANIBEL	FL	33957
35452110000000CE	COMMEN ELEMENT	CAPTIVA BEACH VILLAS			PO BOX 716	SANIBEL	FL	33957
26452110000000CE	CAPTIVA HIDE A WAY C/E	CAPTIVA HIDE-A-WAY CONDO ASSOC			PO BOX 850	CAPTIVA	FL	33924
224521020000000CE	MARINA VILLAS CONDO C/E	MARINA VILLAS CONDO ASSOC					FL	33924
	· ·		A TIME-SHARE ASSOC				FL	33957
	SEABREEZE @ SOUTH SEAS PLANTATIC							
			PLANTATION CONDO ASSN INC				FL	33907
		BAYSIDE VILLAS CONDO ASSOC INC					FL	33957
	CAPTIVA SHORES C/E	CAPTIVA SHORES CONDO ASSOC				SANIBEL	FL	33957
22452124000000CE	PLANTATION HOUSE CONDO C/E	PLANTATION HOUSE CONDO ASSOC	A TIME-SHARE		1509 PERIWINKLE WAY	SANIBEL	FL	33957
224521010000018CE	SOUTH SEAS PLANTATION RD	S SEAS PLAN BCH HOMESITES	PROPERTY OWNERS ASSN			SANIBEL	FL	33957
224521010000019CE	1107 SCHEFFLERA CT	S SEAS PLAN BCH HOMESITES	PROPERTY OWNERS ASSN		PO BOX 100	SANIBEL	FI.	33957
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							FL	33924
			PLANTATION CONDO ASSOC TIME SHARE				FL	33957
			SOUTH SEAS RESORT CONDO ASSN INC		1509 PERIWINKLE WAY	SANIBEL	FL	33957
224521280000000CE	PLANTATION BEACH CLUB C/E	PLANTATION BEACH CLUB OWNERS	ASSN INC		1509 PERIWINKLE WAY	SANIBEL	FL	33957
22452129000000DCE	PLANTATION BEACH CLUB C/E	PLANTATION BEACH CLUB II			1509 PERIWINKLE WAY	SANIBEL	FL	33957
224521300000000CE	1045-1056 SOUTH SEAS PLANTATION I	PLANTATION BEACH CLUB III				SANIBEL	FL	33957
	SOUTH SEAS PLANTATION BEACH C/E		HOME LAND CONDO PH I OWNERS ASSO			FORT MYERS	FI	33907
			COTTAGES CONDO PHASE I ASSOC					
							FL	33957
	SOUTH SEAS PLANTATION BEACH COT		COTTAGES PHSE II-B ASSOC			SANIBEL	FL	33957
		GULF BEACH VILLAS CONDO I		ASSOCIATION MANAGEMEN	PO BOX 194	CAPTIVA	FL	33924
26452124000000CE	SOUTH SEAS PLANTATION BEACH COT	SOUTH SEAS PLANTATION BEACH	COTTAGES PHASE II-A ASSOC		PO BOX 100	SANIBEL	FL	33957
26452127000000CE	TENNIS VILLAS CONDO C/E	TENNIS VILLAS CONDO PH I			13451-34 MCGREGOR BLVD	FORT MYERS	FL	33919
26452131000000CE	11409 DICKEY LN	NANI LI I CONDO				CAPTIVA	FL	33924
			PROPERTY OWNERS ASSN				FL	33957
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		VENTURA CAPTIVA CONDO				CAPTIVA	FL	33924
		CAPTIVA COVE CONDO ASSOC	l l			SANIBEL	FL	33957
	•	SUNSET CAPTIVA CONDO				CAPTIVA	FL	33924
354521120000000CE	15061 CAPTIVA DR	CAPTIVA BAY VILLAS CONDO		ISLAND MANAGEMENT	PO BOX 100	SANIBEL	FL	33957

### **CAPTIVA PROPERTY ANALYSIS**

### Captiva property analysis

#### 24 August 2016

#### Land use description:

- Buffer/conservation 9
- Cemetery 1
- Church 1
- Condo (undesignated) -- 568
- County/government owned 3
- Golf course − 1
- Land condo 33
- Interval − 1
- Club/lodge 1
- Mangrove –2
- Marina 1
- Motel 5
- Multi-family 68 under 10 units/ 1 over 10 units
- Office 9
- Orphanage 5
- Private park − 1
- Recreation/common area 10
- Restaurants 4
- Right of way 6
- Shopping center 1
- Single-family residential 357
- Stores 7
- Submerged 6
- Utilities 4
- Vacant 2 government, 5 commercial, 6 institutional, 26 residential
- Warehouse -- 1

#### 1,147 total properties

- 126 properties with homestead exemptions
- Gulf front 482
- Bayfront -- 357
- Properties with pools 793

- Properties with boat docks –112
- Properties with seawalls 40

#### Last property sale date:

- Pre-1970 2
- 1970-1979 37
- 1980-1989 110
- 1990-1999 233
- 2000-2009 323
- 2010-2016 352
- Not listed -- 91

#### **Property values:**

- Assessed value -- \$1,370,541,510
- Taxable value -- \$1,335,814,747
- Land value -- \$718,738,554
- Building value -- \$730,160,784

#### **Zoning categories:**

- C-1 72
- CFPD − 1
- CPD − 1
- CS-1 1
- CS-2 − 1
- CT − 4
- RM − 6
- RM-1−1
- RM-2 89
- RPD 58
- RS-1 − 2
- RS-2 119
- RSC-2 25
- SSRD − 10
- TFC-2 130
- Not listed -- 624

#### Florida Dept. of Revenue property classification codes:

- 0 29 (vacant residential)
- 01 384 (single family residential)

- 03 1 (multi-family 10 or more)
- 04 538 (condominium)
- 08 69 (multi-family less than 10)
- 09 2 (residential common elements/areas)
- 10 − 5 (vacant commercial)
- 11 − 8 (stores, one story)
- 12 3 (commercial, mixed use)
- 16 − 1 (community shopping center)
- 17 − 8 (office, one story)
- 18 1 (office, multi-story)
- 20 1 (airports, terminals, piers)
- 21 4 (restaurants, cafeterias)
- 38 1 (golf course, driving range)
- 39 14 (hotels, motels)
- 70 6 (vacant institutional)
- 71 2 (churches, temples)
- 75 7 (orphanages, nonprofit service)
- 80 6 (vacant governmental)
- 86 1 (counties other)
- 88 − 1 (federal other)
- 89 1 (municipal other)
- 91 2 (utility)
- 94 6 (right-of-way)
- 95 6 (rivers, lakes, submerged lands)
- 96 2 (sewage disposal, waste lands)
- 97 7 (outdoor recreational)
- N − 30 (notes parcels)

### **MEDIA SURVEY WORKSHOPS**



### **Renter complaints** spark September hearing

By CRAIG GARRETT

cgarret@breezenewspapers.com

Town officials will invite rental agents, property managers and landlords to a September workshop to discuss and re-affirm the rules for renting in Captiva. The time and place are yet to be determined.

The issue is the growing frustration with either "obnoxious" renters, too many renters in limited spaces, garbage on beaches and streets, other rental topics that have angered some Captiva residents. About 50 percent of Captiva is rental property, shared

space or fits outside the description owners. of a single-family home, according to town officials.

The issue of rowdy renters had percolated over the last couple of years, but surged at the monthly Captiva Community Panel meeting at the South Seas Resort on July 7. Panel members had been discussing suggested updates to a community plan when a resident raised the ques-. tion of rental properties, rules about the number of renters versus rooms, lighting and noise limits, other rental issues that confound some home-

Given the floor, the resident shared with the Captiva Community Panel "horror stories" of rental properties near her Captiva home. She told of alcohol-fueled parties, bright lights in the night that likely violate dark-sky ordinances, garbage containers left roadside a week in advance of trash pickup, beach furniture left over weeks to be tagged for removal by turtle advocates, fireworks banging away well into the morning, bonfires and shouting, tres-

See HEARING, page 48

### Town officials will seek donations to run community organization

ing the agency handling its business. administrative and rental fees, mem-

Captiva will ask for help in fund- Panel's budget. Funds pay for

If every Captiva property owner donated \$100 to \$200, Community Panel member Paul McCarthy said.

### **Captiva Memorial** Library offers novels for your enjoyment

Kids! Join WGCU Public Media's Sid the Science Kid at the Captiva Memorial Library, 3 p.m. July 24. Learn about weather with Sid and his friends. Scientists use lots of different tools to study weather. We'll talk about some of them and you'll make a chart

to take home and track the weather.

For complete kids and teen program event listings and detail go to leelibrary.net, or call the Captiva Memorial Library at 533-4890.

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#### "The Last Heir" by Chuck Greaves

"Monsieur Giroux is not a happy man. Of course, who could be happy while discussing the death of their son?



**Ann Bradley** 

At the Library



From page 47

#### "The Girls at the Kingfisher Club"

by Genevieve Valentine

"From award-winning Genevieve Valentine, a 'gorgeous and bewitching' (Scott Westerfeld) reimagining of the fairytale of the Twelve Dancing Princesses as flappers during the Roaring Twenties in Manhattan. Jo, the firstborn, 'The General' to her eleven sisters, is the only thing the Hamilton girls have in place of a mother. She is the one who taught them how to dance, the one who gives the signal each night, as they slip out of the confines of their father's townhouse to await the cabs that will take them to the speakeasy. Together they elude their distant and controlling father, until the day he decides to marry them all off. The girls, meanwhile, continue to dance, from Salon Renaud to the Swan and, finally, the Kingfisher, the club they come to call home. They dance until one night

and Jo is thrust face-to-face with someone from her past: a bootlegger named Tom whom she hasn't seen in almost ten years. Suddenly Jo must weigh in the balance not only the demands of her father and eleven sisters, but those she must make of herself..." \*

#### "Sentinels of Fire" by Peter T. Deutermann

"P.T. Deutermann's World War II navy series began with the award-winning Pacific Glory, followed by the brilliantly reviewed Ghosts of Bungo Suido. His new novel 'Sentinels of Fire' tells the tale of a lone destroyer, the USS Malloy, part of the Allied invasion forces attacking the island of Okinawa and the Japanese home islands. By the spring of 1945, the once mighty Japanese fleet has been virtually destroyed, leaving Japan open to invasion. The Japanese react by dispatching hundreds of suicide bombers against the Allied fleet surrounding Okinawa, By mid-May, the Allied fleet is loaing a

major ship a day to murderous swarms of kamikazes streaming out of Formosa and southern Japan. The radar picket line is the first defense and early warning against these hellish formations, but the Japanese direct special attention to these lone destroyers stationed north and west of Okinawa. One destroyer, the USS Malloy. faces an even more pressing issue when her Executive Officer Connie Miles begins to realize that the ship's muchadmired Captain Pudge Tallmadge is losing his mind under the relentless pressure of the attacks. Set against the blazing gun battles created by the last desperate offensive of the Japanese, Executive Officer Miles and the ship's officers grapple with the consequences of losing their skipper's guidance and perhaps the ship itself and everyone on board. Vividly authentic, historically accurate, and emotionally compelling...military adventure at its best, by an author whose career as a Navy captain informs every page." \*

Book just combilisher description

### Hearing From page 47-

passing and vehicles stuffed onto rental property, far too many guests and renters versus the size of the homes. general poor behavior that silenced the panel in the listening.

The homeowner said she feared possible retribution in notifying law enforcement, but that the July 7 meeting was her opportunity to vent and question whether property owners adhere to the rules for renting. The woman asked that her name be withheld.

In response, Community Panel member Paul McCarthy suggested a community-wide hearing with property owners. Notices to the property owners and their agents will be sent in the next couple of weeks, McCarthy said. The Panel's findings or recommendations at the September hearing would not necessarily be binding, but more of an opportunity to notify landlords to their responsibilities and legal obligations, McCarthy said.

"And the concerns of the residents."

### Celebrating Eight Years of Lily & Co. Jewelers' 'Coolest' Success

Exclusive Certified Pre-Owned Rolex Watch Boutique opens

Contributed by Lily & Co. What: Lily & Co. Jewelers 8th Anniversary Celebration When: July 17, 18, 19 - Cake cutting ceremony July 17 Where: Lily & Co. Jewelers, 520 Tarpon Bay Rd., Sanibel

Lily & Co. Jewelers celebrates eight years of its time on Sanibel Island as



LILY Co. beyond its shores.

collections of handcrafted jewelry by international pilots. The GMT-Master II, esteemed designers from the island to unveiled in 2005, has proved to be even more beyond its shores.

Rolex is the vision of its founder Hans long-distance travel. Featuring a rotatable 24dorf, who dreamed of an elegant hour graduated bezel and a s



can be found along the islands' beaches from your choice of white, rose, green or yellow gold for a stunning pendant, ring or bracelet.

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### Renter complaints spark September hearing

By CRAIG GARRETT

cgarrett@breezenewspapers.com

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#### County OK's Increase To Beach Project Cost-Share

submitted by Ken Gooderham

t its April 15 meeting, the Lee County Board of Commissioners Lapproved a \$1 million increase in the county cost share for the recently completed Captiva Beach Renourishment Project.

County Commissioner John Manning introduced the motion and led the discussion, noting the U.S. Army of Corps of Engineers was expected to pay a share of the project but did not come through. The Corps determined at the last minute they could not cost share on the project because of technical issues related to easements and public access.

County commissioners approved an amendment to the June 18, 2013 Interlocal Agreement for the beach renourishment project between the county and the Captiva Erosion Prevention District (CEPD) increasing the cap on the Agreement from \$6.1 million to \$7.1 million.

The CEPD would like to recognize the Lee County Board of Commissioners and the Division of Natural Resources for their ongoing leadership and support for beach renourishment. Visits to wide, sandy beaches are the top activity enjoyed by visitors to Lee County.

Captiva Community Panel To Meet May 13

The Captiva Community Panel will hold its regular monthly meeting on Tuesday, May 13 beginning at 9 a.m. in the Cone Rooms in Chadwicks Square at South Seas Island Resort. This meeting is open to all interested islanders and the public.

Among the agenda items:

 A review of public input on the Captiva Plan and next steps.

Panel bylaws change discussion.

 A Captiva Erosion Prevention District update.

A Captiva Fire District update.

 A Hurricane Preparedness & Response Committee update.

 Other business as necessary. A Bylaws Committee meeting will be held right before the panel meeting, starting at 8:30 a.m.; two or more panel members may be in attendance.

Public participation is invited and encouraged. The next Captiva Community Panel meeting is tentatively scheduled for June 10. Information and background documents are available online at www.captivacommunitypanel.

CEPD Meeting May 14

The Captiva Erosion Prevention District will hold its monthly board meeting on Wednesday, May 14 at 10 a.m. (note the earlier time) in the Wakefield Room at 'Tween Waters Inn. Future meetings are set for Wednesday, July 9 and Wednesday, August 13 at 1 p.m. at 'Tween Waters Inn. Call 472-2472 or go to http://mycepd.com for further information.

Monday After The Masters Recap The 3rd annual Monday After The Masters golf event is in the books, so we wanted to give everyone a follow-up report:

 The event raised almost \$16,000 for the Captiva Community Panel.

 We had one winner of the new \$5,000 putting contest, getting this new effort off to a good start.

· No one was able to snare any of the hole-in-one prizes, alas.

 A good time was had by all on a perfect spring Captiva day.

Thanks to the following sponsors and players for their support:

· American Hotel Register Co. · Richard and Carol Arnold

Balgas

Bank of the Islands

BeachStuff Inc.

 John and Denice Beggs Boca Raton Resort & Club

Jim and Frances Boyle

Ralf Brookes

· Jay and Cynthia Brown

Bryan Brust

Captiva Civic Association

 Captiva Cruises & McCarthy's Marina

· Cintas

· Jack and Michele Cunningham

. Doc Ford's Rum Bar & Grille Forgev Planning Services

· Matt Hall

Hilton Grand Vacations

 Friedrich Jaeger George Loomis

Danny Morgan Musical Services

· Mike and Canella Mullins

Palmdale Oil

Performance Foodservice

Tom and Susan Rathbone

· Sabal Signs

Sanibel Captiva Trust Company

Sanibel Glass & Mirror

Stilwell Enterprises

Rochester Resorts Inc.

. Thank You For The Dance Entertainment

Timbers Restaurant

Thanks most of all to the hard-working staff at South Seas Island Resort who made the event possible and ensured tings ran smoothly throughout. Special kudos to Daniel Smock, who spearheaded the event coordination and sponsorship effort.

Money raised will go to fund the Captiva Community Panel's initiatives, which include reviewing and updating the Captiva Plan portion of the Lee Plan to protect the long-term interests of the island. Even though panel expenses are kept to a minimum and all panel members serve voluntarily, the panel relies on private donations to fund its initiatives and help match any funding from public and private grants.

Since its inception, the Captiva Community Panel has secured more than \$350,000 in grants to study water quality, strengthen land use and zoning rules and help restore island vegetation after Hurricane Charley, while fostering a strong relationship with Lee County officials on a range of issues affecting the island.

Captiva Planning Workshops Complete... For Now

After four public workshops that generated a lot of good discussions and ideas. the current Captiva Plan update is poised to move on to the next step - looking over your input and deciding where to go next. That will be the focus of some discussion at the next panel meeting on May 13, and we'll let you know what

However, if you were unable to attend some of the workshops and would like to comment on some aspect of the planning topics at each one - design and landscaping; bike/ped issues and lighting; commercial core and mixed uses: and waste and storm water management - feel free to email us your thoughts on any of the topics listed and we'll pass them along to the panel members.

· Online: www.captivacommunitypanel.com

 Email: captivacommunitypanel@ gmail.com

 Call: Administrator Ken Gooderham at 489-2616 or planner Max Forgev at 560-5864

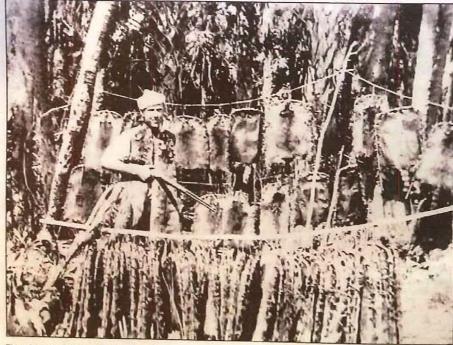
Captiva Community Panel **Looking For Nominees** 

Interested in helping to set the island's land use and zoning direction? The Captiva Community Panel is looking for interested nominees to fill current and future openings on the panel. Meetings are usually in the morning on the second Tuesday of each month; no specific background is required, except a desire to learn about issues facing the island and a willingness to work to address them. Interested? Email your name, contact information and a little background about you to captivacommunitypanel@gmall. com and we'll pass your information on to the panel's Nominating Committee.

Captiva Community Panel, P.O. Box 72, Captiva, FL 33924.#

Looking Back:

### Wightman Harvesting Raccoons



The Captiva Island Historical Society, which will debut the new History Room inside the Captiva Community Center soon, is focused on presenting the history of the islands with a series of vintage photographs. In this week's image, David Wightman is seen harvesting raccoons on Captiva in 1919. The Wightman family first arrived on the island in 1917.

photo archives of the Captiva Island Historical Society

#### Captiva Community Panel To Meet

The Captiva Community Panel will hold its regular monthly meeting on Tuesday, March 11 beginning at 9 a.m. in the Cone Rooms in Chadwicks Square at South Seas Island Resort. This meeting is open to all interested islanders and the public.

Among the agenda items:

 Update on the community survey and Captiva Plan update workshops.

Discussion on property tax and appraisal issues.

 Captiva Erosion Prevention District update.

Captiva Fire District update.

 Hurricane Preparedness and Response Committee update.

Other business as necessary.

A public workshop on the Captiva Plan update and community survey will immediately follow the panel meeting at 10 a.m. in the Cone Rooms. A Bylaws Committee meeting will be held right before the panel meeting, starting at 8:30 a.m.; two or more panel members may be in attendance.

ISLAND SUN - MARCH 7, 2014

The schedule for the upcoming Captiva Plan review public workshops is:

 Thursday, March 6: Design... landscaping, Captiva Drive and community appearance

• Tuesday, March 11:

Transportation... bike/ped issues and lighting (safety)

 Thursday, March 27: Commercial Core & Mixed Uses... commercial and mixed uses in the Village

Tuesday, April 8: Water Quality...
 waste and storm water management

All of these workshops will be held beginning at 10 a.m. in the Cone Rooms at South Seas Island Resort. If you cannot attend these sessions, email your comments to captivacommunitypanel@gtmail.com to share them with the panel members and staff.

Public participation is invited and encouraged. The next Captiva Community Panel meeting will tentatively be April 8. Information and background documents are available online at www.captivacommunitypanel.com.

Read us online at IslandSunNews.com



# aptiva urrent

# Public input sought at upcoming Captiva planning workshops

By MCKENZIE CASSIDY

mcassidy@breezenewspapers.com

The Captiva Community Panel will be hosting four public workshops to discuss the results of the community survey and any potential changes to planning codes.

Residents responded to an online community survey at the end of last year, giving their opinions on a number of issues including landscaping, historic preservation, lighting, The Village, pedestrian and bicycle safety, and beach access.

Some of the issues have been scheduled for upcoming workshops: Design and Landscaping on March 6. Transportation (with lighting) on March

11, Commercial Core and Mixed Issues 20 people who discussed their ideas. on March 27, and Water Quality on April

Ken Gooderham, an administrator for the panel, said each workshop will include an overview of the survey results related to that issue, general questions, and breakout sessions for further debate.

"In this way it gives the planners and me some community feedback to what, if any, changes need to be made to the Captiva Plan," he said. "This is a chance for them to talk about their concerns and ideas."

The panel already hosted a general workshop on Feb. 11 with approximately Gooderham said residents at the workshops often bring up interesting points that no one had ever thought of before.

If the panel decides to move forward with any changes, the ideas presented in March and April will be used to draft specific language over the summer that can be further debated in more structured workshops this fall. Proposed changes could be studied by experts, reconciled with current codes on the island and in Lee County, and debated before anything is presented to the county commission.

"What we want to do is have a lot of discussion about this language before we

put it in and not after," said Gooderham. adding that the workshops will also identify any unintended consequences of altering the plan.

All workshops will be held in the Cone Rooms in Chadwicks Square at the South Seas Island Resort. Residents who can't attend one of the workshops are encouraged to e-mail panel members with specific concerns or questions.

The next general meeting of the Captiva Community Panel is scheduled for March 11 at 9 a.m.

For more information, visit captivacommunitypanel.com.

Wine reception

**Captiva Memorial** 

#### Captiva Library Re-Opens; Panel Meetings Slated

The newly renovated Captiva Memorial Library is now open. Operating hours are Tuesday through Saturday, 9 a.m. to 5 p.m. while construction continues at the Captiva Community Center. Patrons are asked to use the side ramp facing the gulf to access the library.

The next Captiva Community Panel meeting will tentatively be March 11. Information and background documents are available online at www.captivacommunitypanel.com.

Other Captiva events include: Thursday, March 6

Public workshop to focus on lighting and bike/pedestrian issues.

nd bike/pedestrian issue Tuesday, March 11

Community Panel meeting 9 a.m. Cone Rooms at Chadwicks Square, South Seas Island Resort: public workshop 10:30 a.m. to noon to focus on landscaping and historic preservation.

Tuesday, April 8

Community Panel meeting 9 a.m., Cone Rooms at Chadwicks Square. Public workshop 10:30 a.m. to noon.

Tuesday, May 13

Community Panel meeting 9 a.m., Cone Rooms at Chadwicks Square, with review of community input, discussion of possible actions and timetable to develop any desired Plan language for community review.

Captiva Erosion Prevention District monthly board meetings are scheduled for Wednesday, March 12, and Wednesday, April 9, both at 1 p.m. at 'Tween Waters Inn. Call the district at 472-2472 or go to http://mycepd.com/ for further information.

Captiva Community Panel is seeking nominees interested in helping to set the island's land use and zoning direction. Interested parties may email name, contact information and a little background to captivacommunitypanel@gmail.com.

#### Recycled Book Sale

The popular "Recycled" Book Sale at the Sanibel Congregational United Church of Christ will be open to the public from 1-3pm Sunday, February 23, 2014. Included in the sale will be gently used books, DVD's, CD's, puzzles, games, jewelry, small gift items

ISLAND SUN - FEBRUARY 14, 2014

and lots of other bargains! Fiction is arranged alphabetically by author, and non-fiction by subject.

Proceeds benefit local non-profit agencies supported by the church. The sale is held in the Rookery Bookery on the ground level beyond the courtyard garden at the Sanibel Congregational United Church of Christ, 2050 Periwinkle Way (opposite Periwinkle Place Shopping area). (239) 472-0497.

Email your editorial copy to: press@islandsunnews.com

So many options - just change the clasp!

#### League Of Women Voters March Meeting

The League of Women Voters of Lee County, as a champion of women's suffrage and a key player in civic NOW, Betty Friedan presented her with the Veteran Feminists of America Medal of Honor. On October 10, 1999, she was one of four recipients of the 1999 Women at Work Award of Wider Opportunities for Women given in recognition of her commitment to women's issues and leadership in the fields of law and business. Prior recipients included Jane Fonda, Katie Couric, Linda Ellerbee

#### Captiva Community Panel Meeting

The Captiva Community Panel will hold its regular monthly meeting on Tuesday, February 11 at 9 a.m. in the Auger Room in Chadwicks Square at South Seas Island Resort. This meeting is open to all interested islanders and the public.

Among the agenda items:

 Update on the community survey results and discussion of the public workshops;.

 Discussion of property tax and appraisal issues affecting Captiva;

Panel bylaws change discussion;
 A Continue Francisco.

 A Captiva Erosion Prevention District update;

A Captiva Fire District update;
 A Hurricane Preparedness and

 A Hurricane Preparedness and Response Committee update;\
 Other business as necessary.

A public workshop on the Captiva Plan update and community survey will immediately follow the panel meeting in the Auger Room (see below).

Public participation is invited and encouraged.

The next Captiva Community Panel meeting is tentatively scheduled for March 11. Information and background documents are available online at www.captivacommunitypanel.com.

A community cruise is planned for February 11 with Captiva Cruises to meet and greet Community Panel members and fellow Captiva residents and business owners. The cruise departs from McCarthy's Marina at 5 p.m., returning at 6:30 p.m. Due to limited vessel capacity, RSVP to 472-5300 to reserve a spot.

Help plan Captiva's future

The Captiva Community Panel is updating the existing Captiva Plan, which sets out the land use and zoning policies the county uses for island properties. As a follow-up to the community survey the panel conducted last fall, it will hold public workshops to let Captivans discuss key issues identified in the surveys. The public is invited to participate in one or all of these workshops.

A public workshop is planned for 10:30 a.m. to noon on February 11 in the Auger Room at Chadwicks Square.

There will be an overview of the Captiva Plan and an update and previous panel planning efforts and review of community survey results.

Other public workshops are planned in March and April.

Captiva Community Panel is seeking nominees to fill current and future openings on the panel. No specific background is required, except a desire to learn about issues facing the island and a willingness to work to address them. Interested? Email your name, contact information and a little background about you to captivacommunitypanel@gmail. com for review by the panel's Nominating Committee.



- where 30 to 40 bell ringers worked two-hour shifts, seven days a week throughout the campaign

Parsons also credited The Salvation Army's volunteers for another outstand-

ing-campaign.

We have to give credit to our volunteer bell ringers, who do an incredible job each and every year," he said. "And we thank our donors for a very successful.

According to the website www.salvationarmyusa.com, contributions from the Red Kettle Campaign allow the organization to fund a number of programs, including providing food, shelter, toys, counseling and more to millions of Americans in need.

#### Historical Village To Hold First Twilight Talk

The Sanibel Historical Village will hold its first Twilight Talk of the season from 7 to 8 p.m. on Thursday, January 16. The speakers will be Richard Johnson and Mary Mead Bailey Johnson.

Representing the third generation

Representing the transit generation of Bailey's fownership and operation of Bailey's erreral Store. Many Mead, as her arrilly knows her, is one of Francis P. Bailey Jr. s five children. She grew up on Sanibel with her family, dogs, cats and birds. The "Homestead," sometimes called the "Green House," was her family home and she has many memories of growing up on Sanibel. Mary Mead graduated from the University of North Carolina at Wilmington with a degree in marine technology and the University of

North Florida with a degree in environmental science.

A relatively new addition to the community. Richard arrived on Sanihel just after Hurricane Charley, giving him an opportunity to see the inlaind at one of its worst points, but the community itself at one of its best. Since then, he says. the inland bug has bitten him (in add) tion to the no see ums). He is involved in the Sanibel community through various nonprofits. Richard graduated from Jacksonville University Davis School of Business with a degree in business man-

The cost for the lecture is \$5; free for museum members. Tickets must be paid for and picked up prior to the event. Seating is limited. Tickets are available in the old Bailley's General Store in the village during museum hours, Wednesday through Saturday from 10 a.m. to 4 p.m. To reserve seats or for more information, call museum manager Émilie Alfino at

The other scheduled Twilight Talks

February 26 - Betty Anholt, the island's historian March 19 - Kristie Anders, Sanibel-

Captiva Conservation Foundation April 9 - Deborah Gleason, chair

Sanibel Historic Preservation Committee The village is located at 950 Dunlop Road (next to BIG ARTS). Admission is \$10 for adults 18 and older, those under 18 and members are free. Docent-guided tours are available at 10:30 a.m. and 1:30 p.m. at no extra charge, based upon docent availability. There is hand-cap access to all buildings. Admission for entrance to the gift shop only is free. For information, call 472-4648 during business hours or visit www.sanibelmuseum.

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tors@earthlink.net by Wed., Jan. 22nd

#### Captiva Community Panel To Meet

The Captiva Community Panel will hold its regular monthly meeting on Tuesday, January 14, begin-ning at 9 a.m. in the Cone Rooms in Chadwicks Square at South Seas Island Resort. This meeting is open to all inter-ested islanders and the public.

Among the agenda items:

 Update on the community survey and Captiva Plan update workshop schedule.

 Discussion on property tax and appraisal issues.

 Captiva Erosion Prevention District update

Captiva Fire District update.

 Hurricane Preparedness and Response Committee update.

 Other business as necessary Public participation is invited and encouraged. The next Captiva Community Panel meeting will tentatively be February 11. Information and background documents are available online at www.captivacommunitypanel.com.

#### What's Happening At The House In 2013-2014

Serticary 17 SStimember, SKilguest

Shredding Day January 18 9-moon 55

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Number to Opinion Sambel Caption Trees (s.) or Sex Subsci William Smith Law Firm

#### CLASSES

mentary Shell Crafting III: Minday 10 am Assin Crafts on sale Mon. 4st, until 3 pm

Wilmember, SAS guests

Etched Glass Jan. 21 Zpm \$25 member, 535 quest

Optimize Your Health Jan. 15 1-3pm Public Service Energy Workshop

Painting with Sissi Tuesday 10 am

Sanctioned Duplicate Bridge Needly at 1 pm; 58

Sissi's Paint Party Jan. 22 7 pm \$40 members: \$45 quests

Mon & Thurs 8:30 arts 515

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SANIBEL AND CAPTIVA, FLORIDA

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#### **Island Faces**

Sanibel Captiva Chamber After Hours - **Page 50** 



# hiring new staff lebrates full occupancy

duties. The Executive dered Collini's review imber of recommendamber meeting.

ull time staff member ith CHR maintenance mmittee recommended er, stand-alone maintetake some of the burirrent supervisor.

ge, although not what it challenge," said Board rd Johnson. "There are

times when it may be that it's very taxing for him to do everything that needs to be done."

She said CHR's maintenance program is operating well, but she recognized that there are some larger maintenance projects on the horizon, such as tiling and refurbishing, that require outside assistance.

The committee also recommended the development of a new staffing plan to transition Collini from administrative duties to fundraising and public relations, which they recognized as her stronger skill sets. With these staffing changes, the executive director would be able to devote more of her time to public speaking at local events, organizational development, and fundraising.

Hiring administrative staff and outsourcing projects are on the table for CHR, but Collini pointed out that neither of those options are included in the next budget.

"It's not in our budget this year, we

See CHR, page 52

#### ynx returns to her lyers Beach home port

By MELISSA SCHNEIDER

ning to her well-maintained winter port after such a nenal experience last year, the Lynx privateer ship all dock at Sevent Petites and Snug Harber's dockade retreat Friday, offering trips and tours for 1.5 months.

In celebration of her grand arrival, Nervous Nellie's hosting a very special welcome ceremony at noon, y, Dec. 20, featuring a wealth of local high school band pers, along with Cypress Lake High School's JROTC or Guard.

"We're happy to welcome the Lynx back to her winter fort for her second year," said Stephen DeAngelis, manager of Nervous Nellie's. "We've been following the progress of the ship and all of the repairs and extensive maintenance work that has been done to her. She's a beautiful ship and we're happy to have her back."

During her six-week visit along Fort Myers Beach, the crew of the Lynx is offering special sailaway trips through

See LYNX, page 54

# Captiva community responds to planning survey

By MCKENZIE CASSIDY

Twenty percent of the Captiva Island community responded to a survey created by the Captiva Community Panel to help with the drafting of the land use plan.

While some people asked for a hard copy of the survey, the majority of respondents completed it online through a link released to the community last month. Ken Gooderham, an administrator for the panel, said the breakdown of respondents mirrored the island population almost to the percentage point and the results were informative.

"I think if you go through the individual issues there are things people brought up that are expected and some that are surprises," said Gooderham.

Issues on the draft survey included landscaping, historic preservation, lighting. The Village, pedestrian and bicycle safety, and beach access parking, which became a major issue since the U.S. Army Corps of Engineers rescinded funding for the beach renourishment project.

Gooderham said there isn't a strong push to make more rules on Captiva, but instead educate the public about why the rules are in place.

For example, 65.7 percent of respondents said a landscaping plan should encourage the use of native or lowwater species, but rather than focusing on greater enforce-

See PLANNING SURVEY, page 53

Residents were also interested in more local biking or walking, he said, with 61.1 percent saying they wanted

to see wider shoulders.

One of the most interesting responses had to do with increased public parking and beach access points, cited as two of the main reasons the Army Corps pulled out of the beach renourishment proj-

"There was a strong response that, no, they don't want more access and parking. They felt there is enough," said Gooderham.

Over half or 55.6 percent said they do not support additional public parking or beach access on Captiva Island, while 27.3. percent said they would only support it to get more funding for beach management. Only 11.1 percent said they generally support-

The Captiva Community Panel will spend the next month sifting through the survey data before the next meeting on Jan. 14. They will focus on a number of

specific issues that will be scheduled for a series of workshops this Spring where the public can make comment and experts will be available.

For more information, visit captivacommunitypanel.com.

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# aptiva urrent

# Captiva Community Panel reaches consensus on planning survey

By MCKENZIE CASSIDY

moassidy@breezenewspapers.com

The Captiva Community Panel is ready to move forward with a survey to receive input on future land and zoning topics.

During its Oct. 8 meeting, the panel reached consensus on the draft survey, which asks property owners their opinion on landscaping, historic preservation, lighting. The Village, pedestrian and bicycle safety, parking, and other island issues.

Within the next two weeks the panel will begin mailing postcards throughout Captiva Island asking residents to complete the online survey by Nov. 15, so the results can be discussed at the Dec. 10 meeting of the Captiva Community Panel. The postcard of those will be held in tandem with this will also tell residents how to request a printed survey if they prefer a hardcopy.

On the postcard of those will be held in tandem with this meeting," said Max Forgey, planner for the Captiva Community Panel. "We aren't limited to the postcard of those will be held in tandem with this meeting," said Max Forgey, planner for the Captiva Community Panel.

Final changes made to the Captiva Plan will be forwarded to the Lee County Board of County Commissioners this Spring for possible inclusion in the county's comprehensive plan.

Panelists and planning staff stressed that the survey wasn't a definitive vote, instead it was an opportunity to hear from the public before the topics are discussed in-depth in a series of four workshops.

"That (the survey) is going to provide the talking points for the four workshops we will have between January and March, three of those will be held in tandem with this meeting," said Max Forgey, planner for the Captiva Community Panel. "We aren't limited to the topics in the survey, we can go beyond that, but we would like to cover those topics as much as we can."

Kathie Ebaugh, principal planner for the Lee County Planning Division, said community planning surveys are intentionally kept open, broad-based, and engaging to involve the public.

"It's an inquiry for the community to see where we should start from, and it's not a vote," said Ebaugh. "This is just about getting ideas on the table."

Ken Gooderham, panel administrator,

said the third draft represented a fair amount of change based on discussions among the panel and public. He presented the survey as it would appear online and panelists asked for slight adjustments to language or identified typing errors.

Lee County staff has also volunteered to provide Captiva Island with facilitators to further question the community based on the results of the survey, said Forgey.

The last update to the Captiva Plan was 10 years ago and new questions were designed to hear about topics that have surfaced in the last decade.

For more information, visit captivacommunitypanel.com.



# Suggested titles to read on your e-reader

Reminder: the Captiva Memorial Library closes

### 3 Trash & Treasures Sale



annual Trash & Treasures Sale on Saturday, November 16
and here with a few treasures are volunteers, from left, Rita
y Ann Gilhooley. Featured at the sale will be gently used
are, cookware, dishes and utensils, jewelry, books, collectng goods, fishing and boating supplies, purses and more. To
Treasures Sale or for more information, call the Center 4 Life

### Registration Is Open For Captiva Lighted Boat Parade

A s part of the Captiva Holiday Village, registration is now under way for the Captiva Lighted Boat Parade.

The parade will take place on Saturday December 14 in Roosevelt Channel on the bayside of Captiva beginning at 6 p.m. and is sponsored by The Sanibel Captiva Trust Company. Participants can win prizes from three categories; power boats 36 feet and over, power boats 35 fee and under, and sail boats of all sizes. First place prizes include three-day/two-night stays at South Seas Island Resort, 'Tween Waters Inn, and Jensen's Marina and Cottages as well as gift certificates from The Green Flash, Old Captiva House and a water sports package from Best Boats & Carts.

Runner up prizes include a \$500 gift certificate from Offshore Sailing School, golf for four at The Sanctuary Golf Club, a private Adventure Sailing charter from Captiva Cruises on a catamaran, and kayak rentals from Captiva Kayak Company.

Special dockage rates are available from South Seas Island Resort,
'Tween Waters Inn, Jensen's Marina and
McCarthy's Marina. An awards party will

ISLAND SUN - NOVEMBER 8, 2013

Rosse Lane after the parade and will feature music by Marty Stokes and The

Captiva Band.

If you don't have a boat, Captiva Cruises will be offering passenger tickets to cruise in the parade. You can also arrange for your own private charter on one of the Captiva Cruises boats for your parade party. Contact Captiva Cruises at 472-5300 for reservations and information.

Public viewing from land will be available at The Green Flash Restaurant, 'Tween Waters Inn, Jensen's Marina and McCarthu's Marina.

To register your boat, visit www.captivaholidayvillage.com and download a registration form or contact Brad Junghans at 472-5200.☆

#### Captiva Community Panel To Meet

The Captiva Community Panel will hold its regular monthly meeting on Tuesday, November 12 beginning at 9 a.m. in the Cone Room in Chadwick's Square at South Seas Island Resort. The meeting is open to all interested islanders and the public.

Among the agenda items:

Update on the community survey

 Discussion on changes to the panel's structure through bylaws amendments

# Tenor Daniel Rodriquez 'The Singing Policeman' At Shell Point

Shell Point Retirement Community kicks off its 2013-14 Fine & Performing Arts Concert Series with Tenor Daniel Rodriguez on Thursday, November 14 at 7:30 p.m. at The Village Church.

From "The Singing Policeman" to "America's Beloved Tenor," Rodriguez is best known as the New York City police officer who helped bring the country an uplifting spirit of promise and hope with his stirring rendition of God Bless America after the terrorist attacks of 2001

Raised in a multicultural and musical family in which his Puerto Rican roots intermingled with the rich fabric of New York City culture, he studied at the American Youth Repertory Company in Manhattan. A 16-year-old Rodriguez presented his first recital at Carnegie Hall and planned a career in music. But at age 19, he put music aside to raise his family and went to work to make ends meet, eventually becoming a police officer in 1995. He was quickly chosen as one of the designore.

nated National Anthem singers in the NYPD's ceremonial division.

At the Prayer For America concert at Yankee Stadium after 9/11, Placido Domingo heard Rodriguez sing and offered him an opportunity to study opera at the Domingo/Vilar Young Artists Institute in Washington, DC. Since then, he has performed at the 2002 Winter Olympics, the PBS Memorial Day concert in Washington, DC, the Tournament of Roses Parade, the 2004 Republican National Convention and President Bush's Celebration of Freedom Inauguration concert. He officially retired from the NYPD in 2004 to pursue his music career full time.

Dedicated to philanthropic and charity work, it is no surprise that Rodriguez has always been a spiritual man. As he takes the stage at The Village Church, the audience will be astonished by is operatic tenor performance of many familiar patriotic songs



Daniel Rodriguez

Concert tickets are available for \$35 each, or three concerts for \$90. The season of five concerts is offered for \$125, a \$50 savings. To purchase tickets or receive additional information about the concert series, visit www.shellpoint.org/concerts or call 454-2067.

From page 1

#### Shell Museum Open House

shop the new store where a variety of new and unique products have been added. Attendees will also have the opportunity to meet new museum staff and celebrate with board members.

"We are very excited about all the new changes that we have made to the museum and we cannot wait to show them off," said Executive Director Dorrie Hipschman. "I can't think of a better way to show our appreciation for all the wonderful support that we receive than by hosting this event."

From page 3

#### Captiva Community Panel

- A Captiva Erosion Prevention District update
  - A Captiva Fire District update
- A Hurricane Preparedness and Response Committee update
- Other business as necessary.
   Public participation is and encouraged.
   The next Captiva Community Panel

meeting will tentatively be December 10. Information and background documents are available online at www.captivacommunitypanel.com.

From page 8

#### Restrooms

- \$15,750 for public beach access dune protection;
- \$40,000 for beach erosion monitor-
- \$30,000 for a Gulfside City Park shade structure:
- \$30,000 for a Lighthouse Beach Park shade structure.

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# Finishing touches being put on Captiva Community Survey

By MCKENZIE CASSIDY

mcassidy@breezenewspapers.com

Members of the Captiva Community Panel are considering the third draft of a survey that will help them to update the Captiva Plan, which addresses issues of land use.

The panel will decide on Oct. 8 whether the most recent draft is ready to be distributed throughout the island. Ken Gooderham, an administrator for the panel, explained that the survey allows the public to share their opinions, offer suggestions, and reach consensus on the proposed updates.

The last update to the Captiva Plan was 10 years ago and a number of issues have come up in that time. The panel is compiling updates to address those issues.

"We wanted to kick it off with a community survey to help get feedback from the community with these issues that have been identified," said Gooderham.

Issues on the draft survey include landscaping, historic preservation, lighting, The Village, pedestrian and bicycle safety, and beach access parking, which has become a major issue since the U.S. Army Corps of Engineers rescinded funding for beach renourishment.

Once the survey is approved, it will be bicycle safety, and whether there should available through a web-based survey program. Gooderham said postcards will be sent to Captiva property owners describing how to access the survey and where to ask for hard copies, if needed.

The draft survey asks what level of regulation or enforcement should be used with unwanted plant species, what local sites should be recognized for historic preservation, whether there should be more or less restrictions with lighting. how to maintain the mix between residential and commercial properties in The Village, perspectives about pedestrian and

be more public parking on the beach.

If the survey is released in October, the panel would be able to discuss the results in November or December. Eventually, after a process of meetings, drafts, and additional surveys, the updates are forwarded to the Lee County Commission. which will vote whether or not to add it to the Lee County Comprehensive Plan.

For more information, visit captivacommunitypanel.com.

### Family fun kickoff to 'Ding' Darling Days offers free archery course

Special to the Islander

New this year for "Ding" Darling Days' Family Fun Day kickoff on Sunday, Oct. 20, the J.N. "Ding" Darling National Wildlife Refuge (NWR) will be offering youth archery skills clinics to the schedule of free programs and activities.

Plends Panther NWR and Loren Nottingham from Recreation





#### History and memoirs at the Captiva Library

Daughter of Empire: My Life as a Mountbatten by Pamela Hicks

"A magical memoir about a singular childhood in England and India by the daughter of Lord Louis and Edwina Mountbatten. Few families can boast of not one but two

> saints among their ancestors, a great-aunt who was the last tsarina of Russia, a father who was

submitted by Ken and Kate Gooderham, ASBPA executive directors

ne of the terms we often hear when people are talking about restoration whether it is marsh restoration or beach restoration - is "storm protection." In fact, such protection is the reason the U.S. Army Corps of Engineers is in the beach restoration business. There are even formulas for calculating storm protection benefits from restoration projects.

Although the intention behind the term "storm protection" is spot-on, it may be a little too antiseptic to reflect the on-the-ground reality of what this effort is trying

to achieve. Maybe a better term is "human misery prevention."

Talk to the people who lost their homes in Superstorm Sandy about human misery. Not only is it "just" being homeless, it is hours spent on the phone or in lines talking to FEMA, insurance companies, community agencies, contractors and the like trying to get their lives back. Conversations about frustrating bureaucracy replace discussions about the kids' ballgame.

Post-storm human misery? It means either living far away from home, because those are the only choices that are still standing, or living with friends or family in cramped conditions just hoping for the day you'll be back in your own place with your own stuff - your "new" stuff, since your old stuff got washed away.

Perhaps you're one of the lucky ones whose house is still standing and habitable. So you'll be living in a house without electricity in a neighborhood where you are one of a small handful of remaining residents. Taking a shower means a drive to a friend's house or to the gym. The idea of a hot bath is luxury too incredible to

imagine. Driving anywhere is a challenge because of the debris.

Perhaps you're temporarily out of a job because the business down the street where you work was destroyed in the storm - or, if it wasn't destroyed, the devastated and deserted community it serves doesn't have much call for whatever that business has to offer right now. Joblessness doesn't just affect people on the coast, because in coastal communities employees may commute an hour inland.

Businesses and employees from outside these communities suffer, too, because they provide goods and services for the coastal areas. Those businesses lucky enough to be open aren't functioning because their employees are working with

FEMA, insurance companies, etc. (see above).

Everyone always says, "Well, we are alive. It's just stuff." That keeps things in some perspective, and it's an easy thing to say right after a storm strikes. But it's not so easy to say to a small child who just wants to sleep with his beloved teddy



bear (who's nowhere to be found in the debris). Not so easy to say when the only photo of a special relative has vanished. Not so easy to say when your storm-struck community won't really look like home for years and years to come, until things rebuild, re-grow and return to "normal."

Storm protection? How about "way of life protection?"

Nothing can prevent all storm damage, but three steps have been proven over and over to make a big difference:

· Build wide beaches. The take-away from every storm has been that wide beaches make a difference.

· Maintain beach dunes. The dune height varies from area to area, depending on the wave climate, but appropriate dunes act as a storm buffer. If there was ever doubt, Superstorm Sandy settled that very graphically.

Elevate buildings. If the storm surge can flow under the building, damage can

be limited to replacing stairs - not entire structures.

For more information, go to www.asbpa.org, Facebook or www.twitter.com/ asbpa.₩

#### Captiva Community Panel Meetina

The Captiva Community Panel will meet October 8 at 9 a.m. at South Seas Island Resort. The agenda will be as follows:

8:15 a.m. - Bylaws Committee meet-

9 a.m. - Introductions and roll call; approval of August 13 and September 17 minutes

9:05 a.m. - CEPD update, Kathy Rooker

9:10 a.m. - Captiva Fire District update, Chief Rich Dickerson

9:15 a.m. - LCSO update, Deputy Mike Sawicki

9:20 a.m. - Hurricane Preparedness & Response Committee, Ann Bradley

9:25 a.m. - Committee reports (as

 Planning, Max Forgey (five minutes) Update on county grant application for Lee Plan revisions

Communications, Susan Stuart (one

 Financial and budget, Ken Gooderham (one minute)

Fundraising, Paul McCarthy (five

9:40 a.m. - Bylaws revision on panel structure, discussion and vote

10 a.m. - Discussion of draft community survey language and distribution, and workshop schedule, Ken Gooderham

10:30 a.m. - Other business and public comment

· Confirm dates for next meeting (November 12)

Adjourn

The panel's Bylaws Subcommittee may meet immediately before the panel meeting adjourns in the same room. Two or more panel members will be in atten-

The Captiva Community Panel provides a public forum whereby Captiva property owners can present projects requiring variances and get feedback from and answer questions of the panel members and other Captiva neighbors attending the public meeting. The panel has no decision-making authority on variance requests but does advise Lee County as to the point of view of the panel and the point of view expressed by other interested Captivans attending the public meeting at which the variance request was presented.

The Captiva Community Panel is sponsored by the Captiva Property Owners Association Inc., a 501(c)3 nonprofit organization by IRS determination. The association is registered under account number CH28824 with the state of Florida under Chapter 496, Florida Statutes, the Solicitation of Contributions Act. A copy of the official registration and financial information may be obtained from the Division of Consumer Services by calling toll-free 800-435-7352 within the state. Registration does not imply endorsement, approval or recommendation by the state.

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Good Island Winds Coiffures

## **CAPTIVA PLANNING DISTRICT**

# Planning District

		Captiva	Allocation	Existing	Remainin
		Intensive Development	0	0	(
		Central Urban	0	0	
		Urban Community	0	0	
R	В	Suburban	0	0	(
e	У	Outlying Suburban	500	389	11
	F	Sub-Outlying Suburban	0	0	
s	u L	Commercial	0	0	
d	t	Industrial Development	0	0	
e n	u r	Public Facilities	1	1	
	é	University Community	0	0	
		Destination Resort	0	0	
t i	L	Burnt Store Marina Village	0	0	
a	a n	Industrial Interchange	0	0	
I	d	General Interchange	0	0	
•		General/Commercial Interchange	0	0	
Λ	U =	Industrial/Commercial Interchange	0	0	
c	e	Unversity Village Interchange	0	0	
r	_ [	New Community	0	0	
e	C a	Airport	0	0	
a	t	Tradeport	0	0	
	e	Rural	0	0	
g e	g	Rural Community Preserve	0	0	
C	r	Coastal Rural	0	0	
	У	Outer Islands	150	128	2
		Open Lands	0	0	
		Density Reduction/Groundwater Resourse	0	0	
		Conservation Lands Upland	0	0	
		Wetlands	0	0	92
		Conservation Lands Wetland	0	0	
	Total	Residential	651	518	13:
Commercial		125	104	2	
	Indus	strial	0	0	V
Non	Regu	ulatory Allocations			
Public			1,961	1,684	27
Active Agriculture			0	0	
Passive Agriculture			0	0	
Conservation (wetlands)			1,603	1,603	
Vacant			0	431	(431
Total			4,340	4,340	
Population Distribution			530	472	58

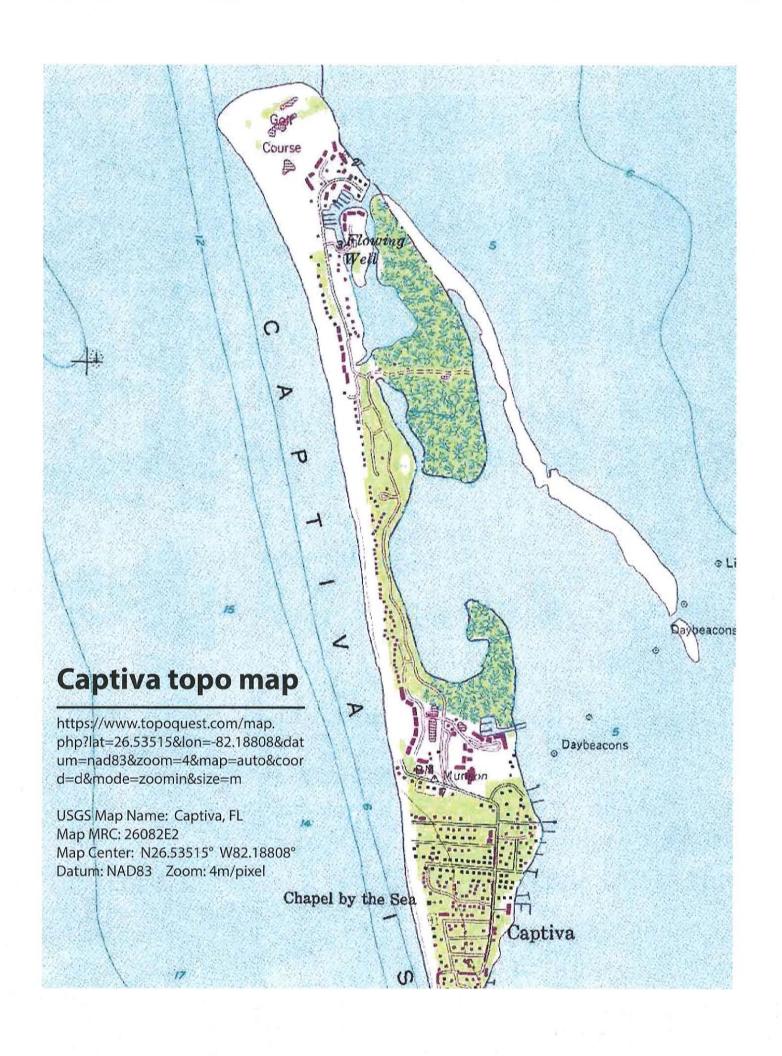
## **CAPTIVA MAPS**



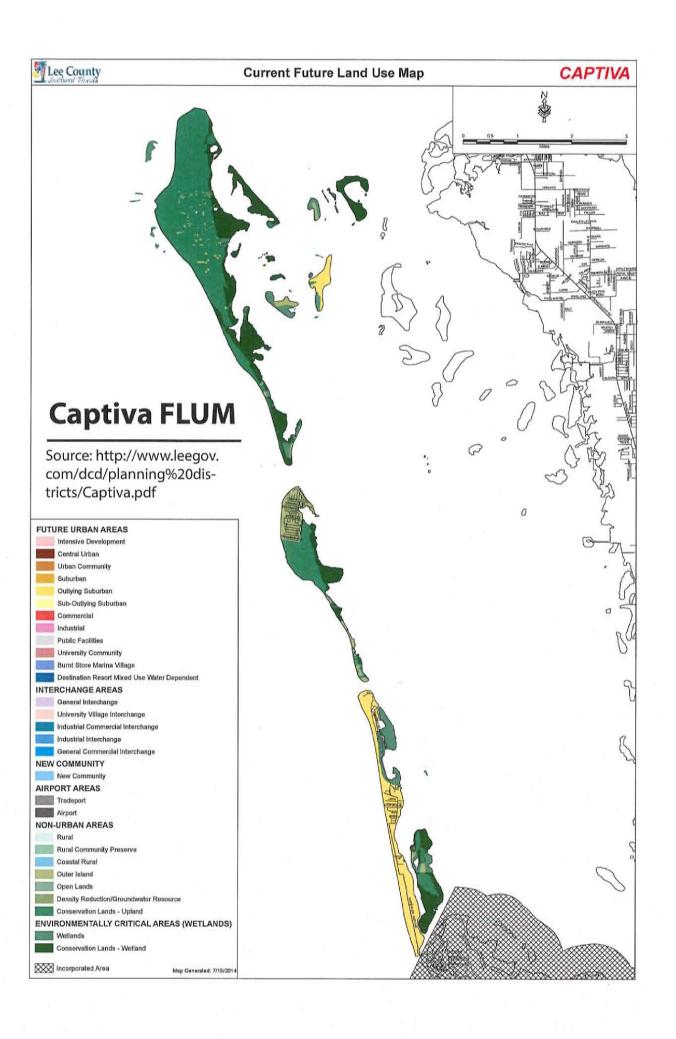
# **Captiva Island soils**

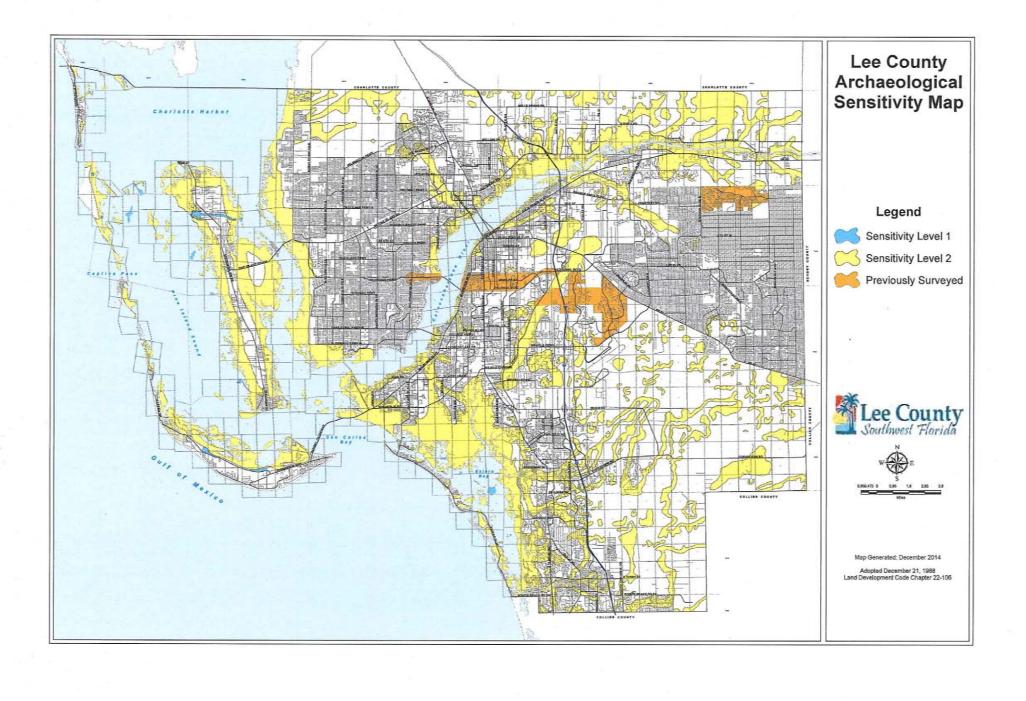
Image and legend from http://websoilsurvey. nrcs.usda.gov/app/WebSoilSurvey.aspx

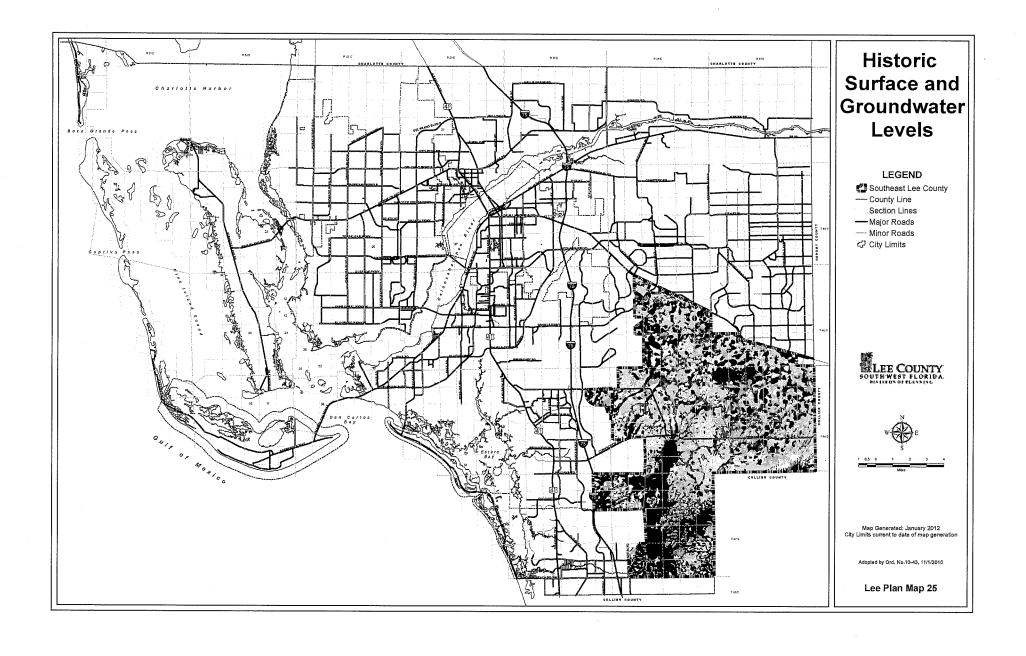
Map Unit	Map Unit Name	Acres in	Percent	
Symbol	Map Unit Name	ACIES III	of AOI	
2	Canaveral fine sand	587.8	2.7%	
4	Canaveral-Urban land complex	473.8	2.2%	
5	Captiva fine sand	168.3	0.8%	
22	Beaches	205.9	0.9%	
23	Wulfert muck	508.4	2.3%	
24	Kesson fine sand	75.1	0.3%	
25	St. Augustine, organic substratum-Urban land complex	136.3	0.6%	
99	Water	19.2	0.1%	
100	Waters of the Gulf of Mexico	19,746.3	90.1%	
otals for	Area of Interest	21 921 2	100.0%	

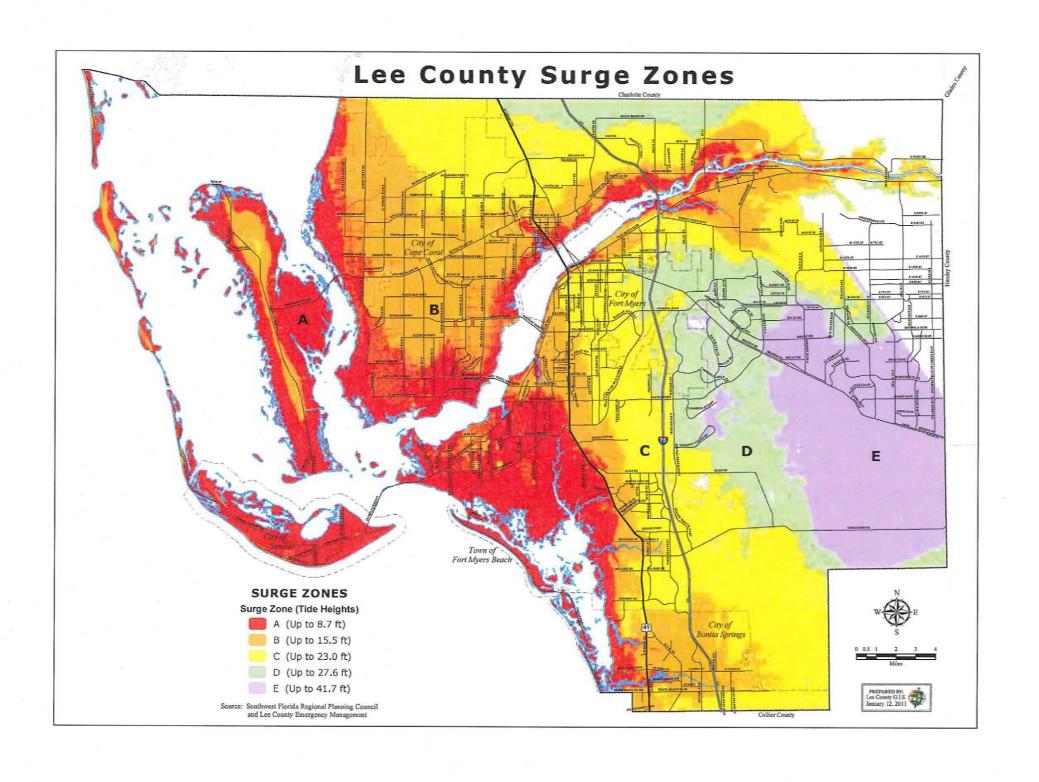


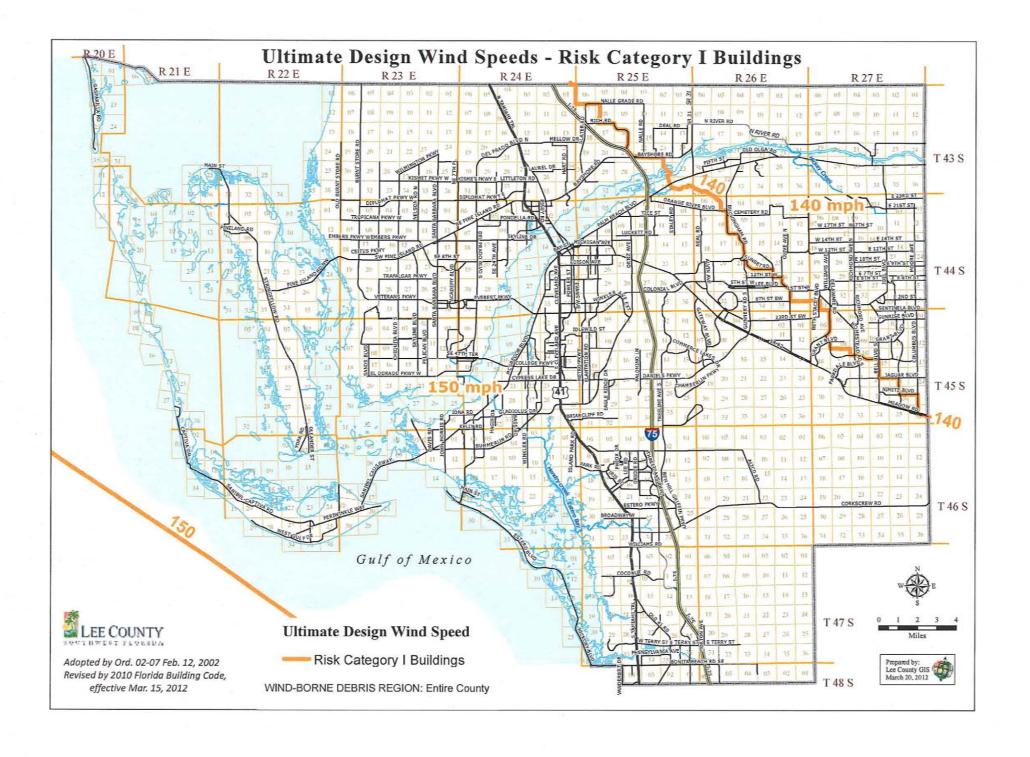


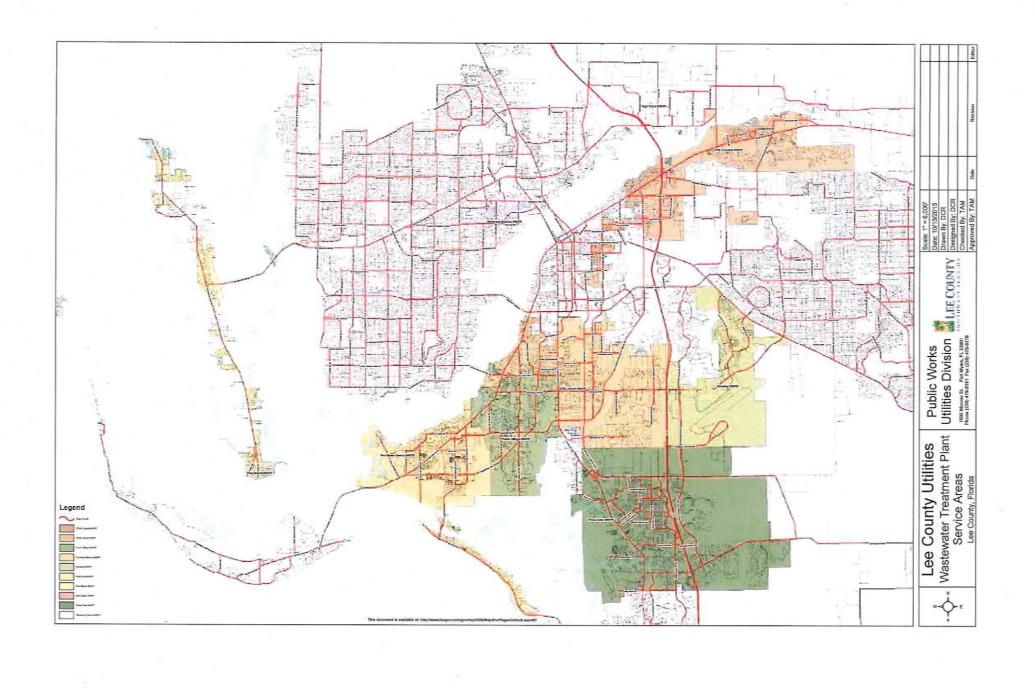




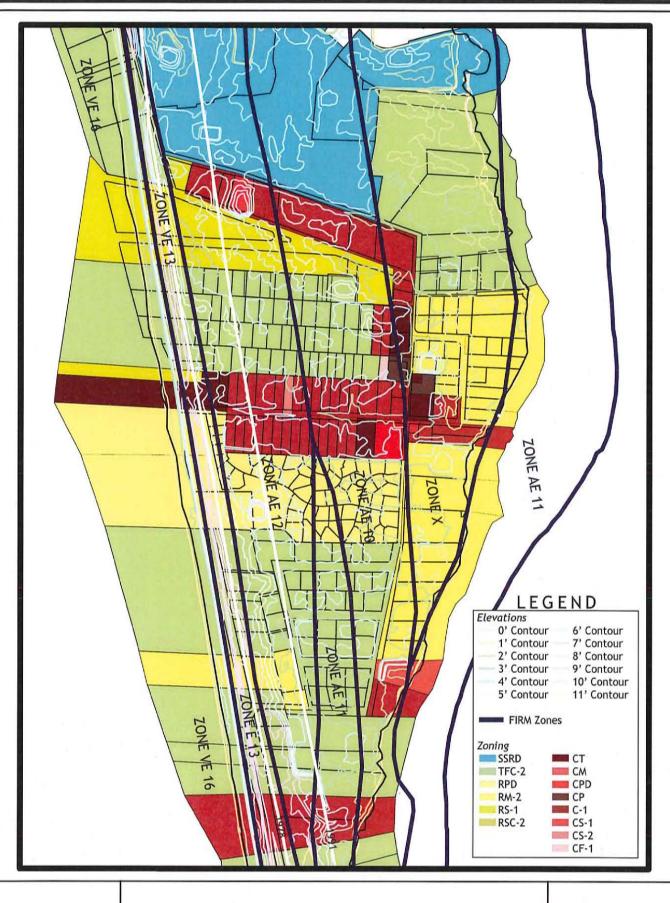






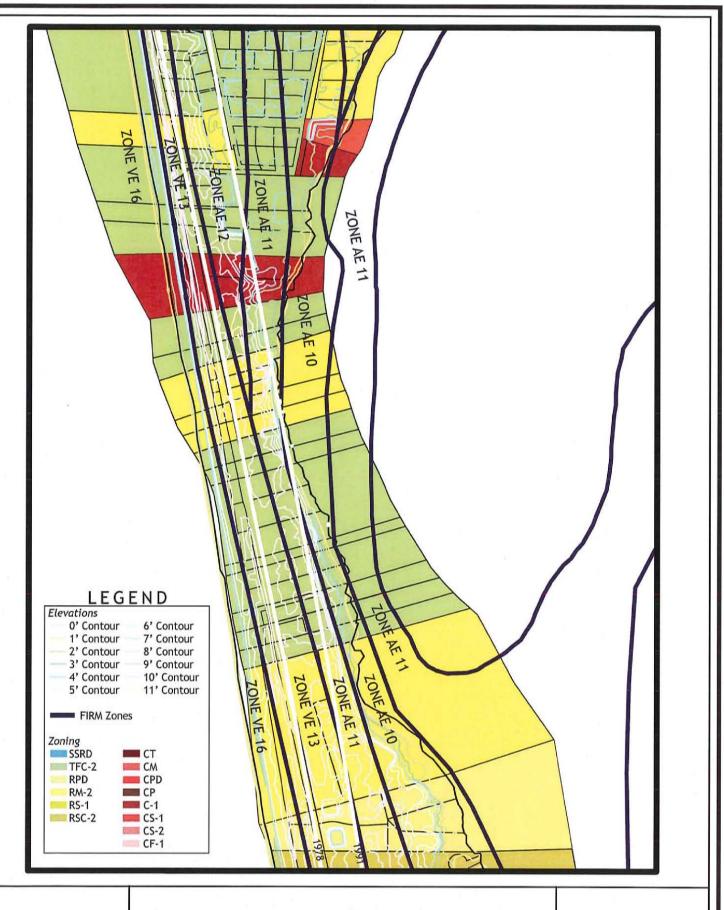


# **CAPTIVA ZONING BFE GRAPHICS**



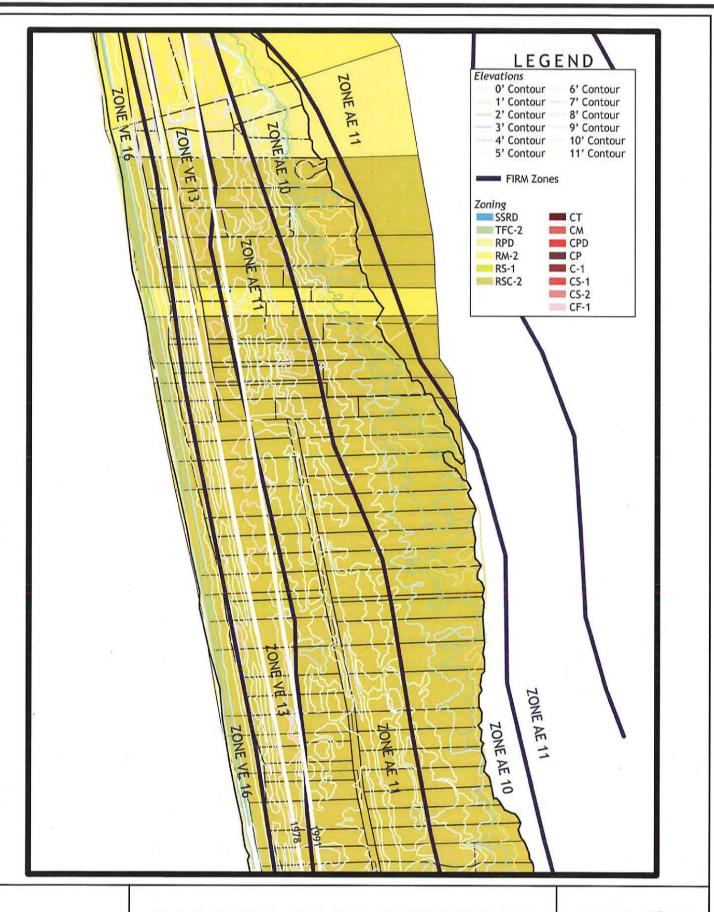
CAPTIVA CODE REVISIONS 'The Village'





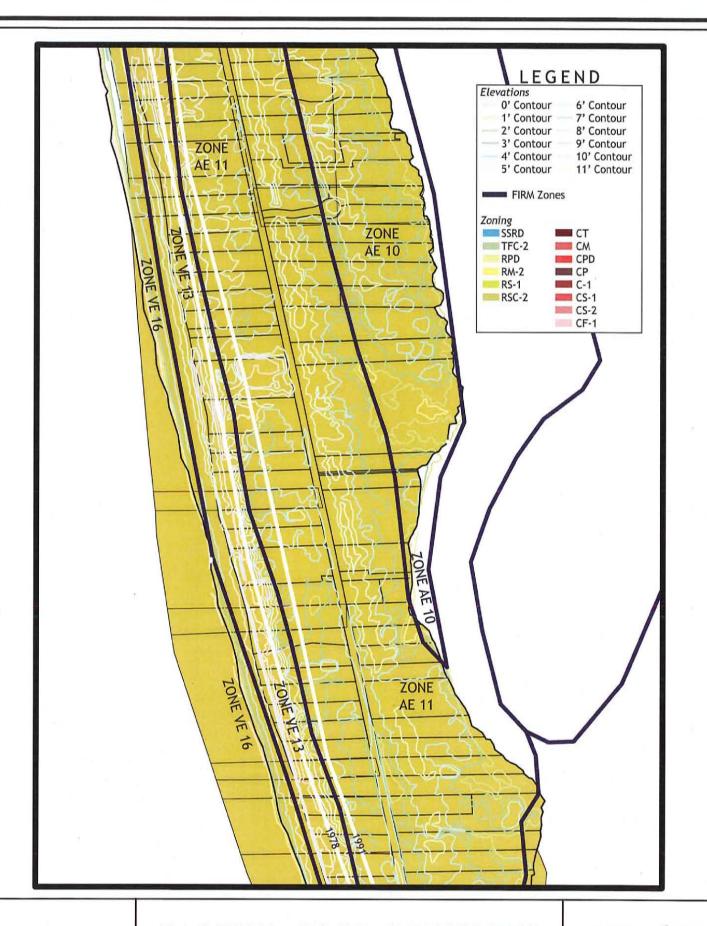
CAPTIVA CODE REVISIONS 'Tween Waters'





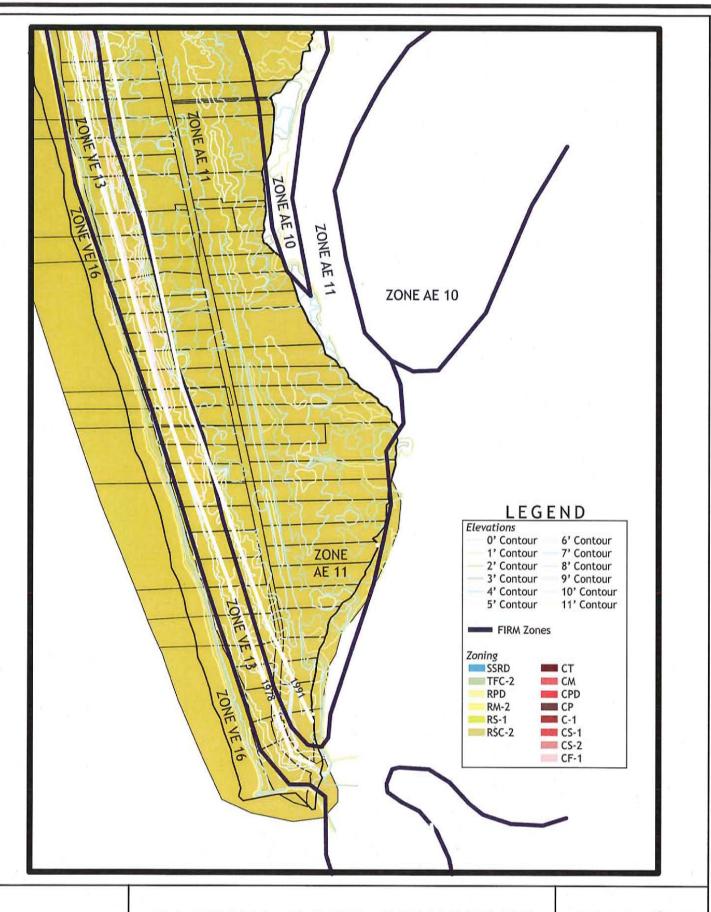
CAPTIVA CODE REVISIONS 'The Estates'





CAPTIVA CODE REVISIONS





CAPTIVA CODE REVISIONS 'The Estates'

