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CPA2004-09 GOAL 13 - CAPTIVA BoCC SPONSORED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Public Hearing Document for the October 12th Adoption Hearing

> Lee County Planning Division 1500 Monroe Street P.O. Box 398 Fort Myers, FL 33902-0398 (239) 479-8585

> > August 19, 2005

LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2004-00009

	Text Amendment Map Amendment	
1	This Document Contains the Following Reviews:	
1	Staff Review	
1	Local Planning Agency Review and Recommendation	
1	Board of County Commissioners Hearing for Transmittal	
1	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report	
	Board of County Commissioners Hearing for Adoption	

STAFF REPORT PREPARATION DATE: April 15, 2005

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

B. APPLICANT

THE CAPTIVA COMMUNITY PLANNING PANEL REPRESENTED BY GOODERHAM & ASSOCIATES

2. REQUEST:

Amend Goal 13 - Captiva, of the Lee Plan to incorporate the recommendations of the Captiva Community Planning Panel.

B. LANGUAGE TRANSMITTED BY THE BOARD OF COUNTY COMMISSIONERS (To assist in the review of this amendment, numbering was not changed when Policy 13.1.11 was removed through staff review and the public hearing process. This Goal will be renumbered when codified.)

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

POLICY 13.1.12: 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.

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible.

Policy 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

POLICY 13.1.14: Indiginous 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.

POLICY 13.1.15: 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 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.

C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff.

The applicants original submittal language is shown below in underline format. Staff's recommended language is provided below, with changes to the applicant's language highlighted in strike through, double underline format.

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. The maximum allowable density on Captiva Island is three dwelling units per acre.

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply:

POLICY 13.1.12: 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, if issued, will be corrective and not beneficial,
- 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 would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Policy 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

POLICY 13.1.143: The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy. 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.

POLICY 13.1.15: 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 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. No microwave facilities will be allowed on the structure.

POLICY 13.1.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. Notwithstanding that height restriction, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area that location 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 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. No microwave facilities will be allowed on the structure.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Captiva Island Community Plan was submitted in September, 2001 by the Captiva Property Owners Association, Inc. (CPOA).
- The Captiva Island Community Plan resulted in a proposed amendment to the Lee Plan specific to Captiva.
- After the Captiva Island Community Plan was submitted to Lee County the Captiva Planning Panel (CPP) was formed to continue working on the Lee Plan amendments.

- After the CPP was formed the Board of County Commissioners provided \$25,000.00 financial
 assistance to the CPOA as reimbursement for work already completed on the community plan and
 to finance additional consulting services.
- The Captiva Island Community Plan resulted in a new Lee Plan Goal for Captiva that was adopted by the BoCC on January 9, 2003.
- Subsequent to adoption, the new Goal for Captiva was assigned as Goal 13 of the Lee Plan.
- After adoption of Goal 13 for Captiva the CPP continued to hold public meetings in an effort to revise and refine the Goal.
- On February 27, 2004 The CPP submitted five policies that are revisions of policies that were not transmitted for review by the BoCC during the original amendment cycle. A few weeks later the CPP submitted one new policy (Policy 13.1.14) for consideration during this amendment cycle.
- Policy 13.1.14 was added in March, 2004, several months prior to the arrival of Hurricane Charley on the afternoon of August 13, 2004.
- The damage caused by Hurricane Charley eliminated the need for a policy intended to protect the tree canopy.

D. BACKGROUND INFORMATION

The Captiva Property Owners Association originally contracted with Morris-Depew, Inc. to assist in the preparation of a community plan for Captiva in early 2001. The Captiva Island Community Plan was submitted by the CPOA to the Division of Planning on September 27, 2001.

The plan submittal was accompanied by a request for \$25,000.000 of County funds to partially finance the planning process. As required by administrative code 13-3, "Administrative Procedures Governing Community Planning Efforts Receiving Financial Support from the BoCC", the community formed a Community Planning Panel to represent residents of Captiva. The BoCC approved that funding request on January 8, 2002, after the Captiva Planning Panel was formed.

The Captiva Island Community Plan included proposed amendments to the Lee County Comprehensive Plan. Several of the amendments proposed by the CPOA were either modified or were not transmitted by the BoCC for review. Those modified amendments were adopted on January 9, 2003.

Following the January 9, 2003 adoption hearing the Captiva Planning Panel began holding Panel meetings to discuss revising some of the policies in Goal 13 that the BoCC did not transmit for review and to add one new policy. This proposed amendment to the Lee Plan is a result of the outcome of the Community Planning Panel meetings.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

The proposed privately-initiated amendment application was received by the County on September 29, 2002. Planning staff provided copies of the proposed amendment to Goal 13 and requested comments from various County departments, including:

- · Community Development
- · County Attorney's Office
- · Department of Transportation
- · Environmental Sciences
- · Natural Resources
- · Smart Growth
- · EMS

Comments or replies were received from the Department of Community Development Division of Zoning, Division of Environmental Sciences, Department of Transportation, Smart Growth, EMS and the County Attorney's office.

Staff recommends transmitting the following policies, as revised:

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. The maximum allowable density on Captiva Island is three dwelling units per acre.

Density in Lee County is primarily controlled by the Future Land Use category designation. In some instances, zoning caps density below the density allowed by the Future Land Use category because of lot size requirements.

There are three Future Land Use Categories on Captiva that are covered by this plan amendment. South Seas Resort is located within the Outlying Suburban and Wetlands Future Land Use categories, but is limited to 912 dwelling units. The Captiva Fire Station is located within the Public Facilities Future Land Use Category. The remainder of Captiva Island that is covered by this plan amendment is located in the Outlying Suburban Future Land Use category. The Outlying Suburban Future Land Use category allows up to three dwelling units per acre.

There are a handful of lots on Captiva with commercial zoning designations that do not allow residential development, thereby capping the density on those lots at zero. In addition, there are approximately 57 parcels that are zoned RSC-2 which requires a minimum lot size of one acre. Many of these RSC-2 zoned lots could achieve higher densities through the rezoning process.

An Assistant County Attorney has advised that any property owner considering a rezoning to allow for a higher density, remaining within the limits of the Future Land Use category, could have a Bert J. Harris claim against the County because of this policy.

Because of the exposure to Bert J. Harris claims against the County that this policy would create, staff recommends that the policy should not be transmitted as written. Staff is not opposed to language that reinforces the density limits that are controlled by the Outlying Suburban Future Land Use category and recommends transmitting the double underlined sentence.

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply:

The same language contained in Policy 13.1.11 was submitted for consideration with the original Captiva Community Plan amendment, CPA2001-10. That language was not adopted by the BoCC. Instead, the BoCC chose to adopt the following language to provide an additional opportunity for public participation:

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.

Staff believes that the proposed language to limit public hearings for rezoning, variance and special exceptions to November 1 through May 1 would present an unfair burden to individuals wishing to develop property requiring a rezoning, variance or special exception. Staff recommends that the proposed Policy 13.1.11 should not be included in this amendment.

POLICY 13.1.12: 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, if issued, will be corrective and not beneficial,

- 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 would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

Policy 13.1.12 would provide additional criteria that must be met to obtain a variance for property on Captiva over what is required in the Land Development Code.

Staff recommends striking the third bullet because variances are by their nature beneficial to property owners. Therefore, that requirement would prohibit variances. Staff recommends inserting a requirement for property owners to demonstrate that the approval of a variance will not grant them a privilege that is not afforded to other property owners on the same street. Finally, staff recommends striking the language that the variance would not diminish the property value of others. Zoning staff and the Hearing Examiner would have no practical way of evaluating that requirement.

Staff recommends transmitting Policy 13.1.11, as amended.

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Policy 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

During staff review of the original proposed Lee Plan amendments that were submitted in September, 2001, staff recommended language to protect mangroves. At the September 4, 2002 transmittal hearing for CPA 2001-10 the BoCC transmitted the following language:

Mangroves on Captiva Island should be protected.

Following the September 4, 2002 transmittal of CPA 2001-10 the State Department of Community Affairs commented that "This policy is vague and should be revised to establish the guidelines that will be applicable to development activities on Captiva Island, and shall direct negative impacts away from mangroves, so as to ensure that this vital environmental resource is protected." In response to that comment staff recommended the following language for adoption:

County discretionary acts involving development of Captiva Island shall not permit the destruction or alteration of mangroves. (This is not intended to limit the rights of individual owners to provide access to docks through mangroves if otherwise lawful).

At the January 9, 2003 adoption hearing the BoCC voted to not adopt that language. Instead, staff was directed to further evaluate the proposed language in the context of the entire County, not just for Captiva. The language in Policy 84.1.4 that staff has recommended for transmittal is a result of that further evaluation.

POLICY 13.1.143: The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy. 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.

The tree canopy along Captiva Drive was virtually destroyed by Hurricane Charley making policy 13.1.14 irrelevant. Staff recommends adopting the changes to that policy listed above that was provided by the Division of Environmental Sciences.

POLICY 13.1.15: 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 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. No microwave facilities will be allowed on the structure.

With the exception of the phrase "in such area" staff is not opposed to the language in Policy 13.1.15, but thinks the language is better suited as an exception to Policy 13.1.2. Staff recommends amending existing Policy 13.1.2 as follows:

POLICY 13.1.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. Notwithstanding that height restriction, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area that location 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 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. No microwave facilities will be allowed on the structure.

If this policy language is adopted it will be necessary for the applicant to submit amendments to Table 34-1447; Sec. 34-1447(d)(2)b; Sec. 34-1447(d)(2)e and Sec. 34-2175 (2) of the Land Development Code for staff to review. The referenced Table and Sections of the Land Development Code limit the height of communication towers and structures on Captiva below the requested 170 feet and will have to be changed before any tower exceeding those limitations can be permitted.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: April 25, 2005

A. LOCAL PLANNING AGENCY REVIEW

Following a presentation by staff, a member of the LPA asked about Policy 13.1.11 requiring public hearings for zoning related requests to be held November 1 through May 1. Staff responded that this was an identical request that the Board of County Commissioners had reviewed in September, 2002 and January, 2003 during the original Captiva amendment hearings. The Board did not adopt that policy.

The LPA asked several questions about Policy 13.1.10. Staff explained that not permitting a rezoning that would allow for higher density than was currently in place would primarily affect the RSC-2 zoned lots at the south end of Captiva and could expose the County to liability under the Bert J. Harris Jr. Act.

One member of the LPA commented that there should be a date for completion of the comprehensive Captiva Drive landscaping plan. Staff replied that they would determine a realistic date and add that to Policy 13.1.13 prior to sending it to the Board of County Commissioners for transmittal.

The LPA asked if anyone from the public wished to comment.

A member of the Captiva Community Planning Panel spoke in support of proposed policies 13.1.10, 13.1.11 and 13.1.13 (mangroves) as they were originally submitted. He asked that the LPA delay their decision on Policy 13.1.10 which would prohibit rezonings on Captiva that would increase density until the Planning Panel had an opportunity to work with someone from the County Attorney's office on compromise language.

The Planning Panel's representative spoke supporting Policy 13.1.10, as submitted. He stated that the Panel disagrees with the Bert Harris Concerns. He also spoke in favor of retaining Policy 13.1.11, as submitted. He said that the panel supported staff's revision to policy 13.1.12 regarding variances and they appreciated the change to the policy on mangroves to apply that County wide, but that they still wanted language about the protection of mangroves specific to Captiva. The Panel supported staff's recommendation on Policy 13.1.14 regarding the comprehensive Captiva landscaping plan but wanted

Policy 13.1.15 regarding the telecommunication tower to remain a separate policy and not have that included into existing Policy 13.1.2.

There was considerable additional discussion about Policy 1.1.10 between the LPA, staff, members of the public, members of the Planning Panel and their representative. An Assistant County Attorney explained the Bert J. Harris, Jr. Act concerns with this proposed policy.

The LPA closed the Public Hearing and directed staff to insert a completion date for the comprehensive Captiva landscaping plan into Policy 13.1.13, retain language specific to Captiva for protecting mangroves to the greatest extent possible, and to leave Policy 13.1.15 regarding the height of a telecommunication tower at a specific location on Captiva as a stand-alone policy.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- RECOMMENDATION: The LPA recommended that the Board of County Commissioners transmit the proposed amendment with the language changes shown in Item D. below.
- BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

1. Motion to recommend transmittal of Policy 13.1.10 as recommended by staff in Section B. 1. of this report.

NOEL ANDRESS	AYE
MATT BIXLER	AYE
DEREK BURR	ABSENT
RONALD INGE	AYE
RAYMOND SCHUMANN, ESQ.	ABSENT
CARLETON RYFFEL	AYE
FRED SCHILFFARTH	AYE

2. Motion to recommend transmittal of language in Policy 13.1.13 regarding the protection of mangroves specific to Captiva and to transmit Policy 84.1.4 as recommended by staff as shown in Section B. 1. of this report. The motion carried 4-1.

NOEL ANDRESS	AYE
MATT BIXLER	AYE
DEREK BURR	ABSENT
RONALD INGE	NAY
RAYMOND SCHUMANN, ESQ.	ABSENT
CARLETON RYFFEL	AYE
FRED SCHILFFARTH	AYE

3. Motion to adopt the remainder of the staff recommendations with changes to add a date certain for when the landscape plan will be completed under Policy 13.1.1, to have a separate stand alone policy for the recommended new language of Policy 13.1.2 and to include the additional phrase "within the capabilities of that tower" that policy.

NOEL ANDRESS	AYE
MATT BIXLER	AYE
DEREK BURR	ABSENT
RONALD INGE	AYE
RAYMOND SCHUMANN, ESQ.	ABSENT
CARLETON RYFFEL	AYE
FRED SCHILFFARTH	AYE

D. LANGUAGE RECOMMENDED FOR TRANSMITTAL BY THE LPA:

Staff has shown the changes recommended by the LPA in bold. The LPA also recommended that Policy 13.1.15 remain as a stand alone policy as it is shown below.

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. The maximum allowable density on Captiva Island is three dwelling units per acre.

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and

all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply.

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- Where strict compliance of the regulations allows the property owner no reasonable use of the property.
- Where the variance, if issued, will be corrective and not beneficial,
- 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 would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

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Policy 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

POLICY 13.1.14: The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy.

Within two years of the adoption of this policy 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.

POLICY 13.1.15: 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 capability 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. No microwave facilities will be allowed on the structure.

Staff recommends further changes to Policy 13.1.14 to identify the responsible party for planting and maintaining trees along Captiva Drive and for conducting the comprehensive Captiva Drive landscape plan. Staff recommends adding the phrase "by the Captiva community" as indicated below.

Within two years of the adoption of this policy 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 by the Captiva Community. 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.

Following the Local Planning Agency public hearing staff was advised by an Assistant County Attorney that the sentence in Policy 13.1.5 prohibiting microwave facilities would be in violation of Federal Law. Staff recommends striking the reference to the last sentence of Policy 13.1.15, as indicated below.

POLICY 13.1.15: 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 capability 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. No microwave facilities will be allowed on the structure:

PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING: June 1, 2005

A. BOARD REVIEW: Following a presentation by staff, the Board of County Commissioners opened the hearing to public comment.

One representative from the Conservancy of Southwest Florida spoke in favor of Policy 13.1.13 regarding mangroves, and asked the Board to transmit Policy 13.1.10, as submitted by the panel. One of the Board members asked if Conservancy representative was speaking in favor of the policy regarding mangroves that was specific to Captiva or to the Policy regarding mangroves that was county-wide. The Conservancy representative said they would be in favor of both.

A representative for the Captiva Community Panel spoke in favor of the amendment as submitted by the applicant. Finally, an attorney representing the Captiva Planning Panel spoke in favor of the language submitted by the applicant for Policy 13.1.10.

Following public comment there was some discussion among the Board members regarding Policy 13.1.10. Several of the Board members expressed concern about possible exposure to Bert J. Harris claims against the County that this policy could create. The Board was in favor of transmitting Policy 14.1.10 to see if the State Department of Community Affairs had comments about the issue of liability.

A motion was made to transmit the language recommended by the LPA with the exception of transmitting Policy 13.1.10 as submitted by the applicant, inserting the phrase "indigenous or native" in Policy 13.1.14 and requiring the telecommunication tower referenced in Policy 13.1.15 to be a monopole. The motion carried 5-0.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

- 1. BOARD ACTION: Motion to transmit the language recommended by the Local Planning Agency with the following exceptions:
- Transmit Policy 13.1.10 as submitted by the applicant
- Insert the phrase "Indigenous or Native" in Policy 13.1.14
- · Add the requirement for the telecommunication tower to be a monopole in Policy 13.1.15
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board of County Commissioners accepted the findings of fact as advanced by staff.

C. VOTE:

JOHN ALBION	AYE
TAMMY HALL	AYE
BOB JANES	AYE
RAY JUDAH	AYE
DOUG ST. CERNY	AYE

PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT: August 19, 2005

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The Department of Community Affairs provided no objections, recommendations, or comments concerning the proposed amendment.

B. STAFF RESPONSE

Adopt the proposed amendment as transmitted.

PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

DATE OF ADOPTION HEARING: October 12, 2005

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION
TAMMY HALL
BOB JANES

RAY JUDAH

DOUG ST. CERNY

CPA2004-09 GOAL 13 - CAPTIVA BoCC SPONSORED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

DCA Transmittal Document

Lee County Planning Division 1500 Monroe Street P.O. Box 398 Fort Myers, FL 33902-0398 (239) 479-8585

June 7, 2005

LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2004-00009

	Text Amendment Map Amendment
/	This Document Contains the Following Reviews:
1	Staff Review
1	Local Planning Agency Review and Recommendation
1	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: April 15, 2005

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

B. APPLICANT

THE CAPTIVA COMMUNITY PLANNING PANEL REPRESENTED BY GOODERHAM & ASSOCIATES

2. REQUEST:

Amend Goal 13 - Captiva, of the Lee Plan to incorporate the recommendations of the Captiva Community Planning Panel.

B. LANGUAGE TRANSMITTED BY THE BOARD OF COUNTY COMMISSIONERS (To assist in the review of this amendment, numbering was not changed when Policy 13.1.11 was removed through staff review and the public hearing process. This Goal will be renumbered when codified.)

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

POLICY 13.1.12: 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.

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible.

Policy 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

POLICY 13.1.14: Indiginous 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.

POLICY 13.1.15: 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 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.

C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff.

The applicants original submittal language is shown below in underline format. Staff's recommended language is provided below, with changes to the applicant's language highlighted in strike through, double underline format.

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. The maximum allowable density on Captiva Island is three dwelling units per acre.

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply:

POLICY 13.1.12: 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, if issued, will be corrective and not beneficial,
- 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 would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Policy 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

POLICY 13.1.143: The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy. 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.

POLICY 13.1.15: 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 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. No microwave facilities will be allowed on the structure:

POLICY 13.1.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. Notwithstanding that height restriction, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area that location 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 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. No microwave facilities will be allowed on the structure.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Captiva Island Community Plan was submitted in September, 2001 by the Captiva Property Owners Association, Inc. (CPOA).
- The Captiva Island Community Plan resulted in a proposed amendment to the Lee Plan specific to Captiva.
- After the Captiva Island Community Plan was submitted to Lee County the Captiva Planning Panel (CPP) was formed to continue working on the Lee Plan amendments.

- After the CPP was formed the Board of County Commissioners provided \$25,000.00 financial
 assistance to the CPOA as reimbursement for work already completed on the community plan and
 to finance additional consulting services.
- The Captiva Island Community Plan resulted in a new Lee Plan Goal for Captiva that was adopted by the BoCC on January 9, 2003.
- · Subsequent to adoption, the new Goal for Captiva was assigned as Goal 13 of the Lee Plan.
- After adoption of Goal 13 for Captiva the CPP continued to hold public meetings in an effort to revise and refine the Goal.
- On February 27, 2004 The CPP submitted five policies that are revisions of policies that were not transmitted for review by the BoCC during the original amendment cycle. A few weeks later the CPP submitted one new policy (Policy 13.1.14) for consideration during this amendment cycle.
- Policy 13.1.14 was added in March, 2004, several months prior to the arrival of Hurricane Charley on the afternoon of August 13, 2004.
- The damage caused by Hurricane Charley eliminated the need for a policy intended to protect the tree canopy.

D. BACKGROUND INFORMATION

The Captiva Property Owners Association originally contracted with Morris-Depew, Inc. to assist in the preparation of a community plan for Captiva in early 2001. The Captiva Island Community Plan was submitted by the CPOA to the Division of Planning on September 27, 2001.

The plan submittal was accompanied by a request for \$25,000.000 of County funds to partially finance the planning process. As required by administrative code 13-3, "Administrative Procedures Governing Community Planning Efforts Receiving Financial Support from the BoCC", the community formed a Community Planning Panel to represent residents of Captiva. The BoCC approved that funding request on January 8, 2002, after the Captiva Planning Panel was formed.

The Captiva Island Community Plan included proposed amendments to the Lee County Comprehensive Plan. Several of the amendments proposed by the CPOA were either modified or were not transmitted by the BoCC for review. Those modified amendments were adopted on January 9, 2003.

Following the January 9, 2003 adoption hearing the Captiva Planning Panel began holding Panel meetings to discuss revising some of the policies in Goal 13 that the BoCC did not transmit for review and to add one new policy. This proposed amendment to the Lee Plan is a result of the outcome of the Community Planning Panel meetings.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

The proposed privately-initiated amendment application was received by the County on September 29, 2002. Planning staff provided copies of the proposed amendment to Goal 13 and requested comments from various County departments, including:

- Community Development
- · County Attorney's Office
- · Department of Transportation
- · Environmental Sciences
- · Natural Resources
- · Smart Growth
- · EMS

Comments or replies were received from the Department of Community Development Division of Zoning, Division of Environmental Sciences, Department of Transportation, Smart Growth, EMS and the County Attorney's office.

Staff recommends transmitting the following policies, as revised:

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. The maximum allowable density on Captiva Island is three dwelling units per acre.

Density in Lee County is primarily controlled by the Future Land Use category designation. In some instances, zoning caps density below the density allowed by the Future Land Use category because of lot size requirements.

There are three Future Land Use Categories on Captiva that are covered by this plan amendment. South Seas Resort is located within the Outlying Suburban and Wetlands Future Land Use categories, but is limited to 912 dwelling units. The Captiva Fire Station is located within the Public Facilities Future Land Use Category. The remainder of Captiva Island that is covered by this plan amendment is located in the Outlying Suburban Future Land Use category. The Outlying Suburban Future Land Use category allows up to three dwelling units per acre.

There are a handful of lots on Captiva with commercial zoning designations that do not allow residential development, thereby capping the density on those lots at zero. In addition, there are approximately 57 parcels that are zoned RSC-2 which requires a minimum lot size of one acre. Many of these RSC-2 zoned lots could achieve higher densities through the rezoning process.

An Assistant County Attorney has advised that any property owner considering a rezoning to allow for a higher density, remaining within the limits of the Future Land Use category, could have a Bert J. Harris claim against the County because of this policy.

Because of the exposure to Bert J. Harris claims against the County that this policy would create, staff recommends that the policy should not be transmitted as written. Staff is not opposed to language that reinforces the density limits that are controlled by the Outlying Suburban Future Land Use category and recommends transmitting the double underlined sentence.

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply.

The same language contained in Policy 13.1.11 was submitted for consideration with the original Captiva Community Plan amendment, CPA2001-10. That language was not adopted by the BoCC. Instead, the BoCC chose to adopt the following language to provide an additional opportunity for public participation:

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.

Staff believes that the proposed language to limit public hearings for rezoning, variance and special exceptions to November 1 through May 1 would present an unfair burden to individuals wishing to develop property requiring a rezoning, variance or special exception. Staff recommends that the proposed Policy 13.1.11 should not be included in this amendment.

POLICY 13.1.12: 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, if issued, will be corrective and not beneficial,

- 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 would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

Policy 13.1.12 would provide additional criteria that must be met to obtain a variance for property on Captiva over what is required in the Land Development Code.

Staff recommends striking the third bullet because variances are by their nature beneficial to property owners. Therefore, that requirement would prohibit variances. Staff recommends inserting a requirement for property owners to demonstrate that the approval of a variance will not grant them a privilege that is not afforded to other property owners on the same street. Finally, staff recommends striking the language that the variance would not diminish the property value of others. Zoning staff and the Hearing Examiner would have no practical way of evaluating that requirement.

Staff recommends transmitting Policy 13.1.11, as amended.

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Policy 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

During staff review of the original proposed Lee Plan amendments that were submitted in September, 2001, staff recommended language to protect mangroves. At the September 4, 2002 transmittal hearing for CPA 2001-10 the BoCC transmitted the following language:

Mangroves on Captiva Island should be protected.

Following the September 4, 2002 transmittal of CPA 2001-10 the State Department of Community Affairs commented that "This policy is vague and should be revised to establish the guidelines that will be applicable to development activities on Captiva Island, and shall direct negative impacts away from mangroves, so as to ensure that this vital environmental resource is protected." In response to that comment staff recommended the following language for adoption:

County discretionary acts involving development of Captiva Island shall not permit the destruction or alteration of mangroves. (This is not intended to limit the rights of individual owners to provide access to docks through mangroves if otherwise lawful).

At the January 9, 2003 adoption hearing the BoCC voted to not adopt that language. Instead, staff was directed to further evaluate the proposed language in the context of the entire County, not just for Captiva. The language in Policy 84.1.4 that staff has recommended for transmittal is a result of that further evaluation.

POLICY 13.1.143: The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy. 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.

The tree canopy along Captiva Drive was virtually destroyed by Hurricane Charley making policy 13.1.14 irrelevant. Staff recommends adopting the changes to that policy listed above that was provided by the Division of Environmental Sciences.

POLICY 13.1.15: 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 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. No microwave facilities will be allowed on the structure.

With the exception of the phrase "in such area" staff is not opposed to the language in Policy 13.1.15, but thinks the language is better suited as an exception to Policy 13.1.2. Staff recommends amending existing Policy 13.1.2 as follows:

POLICY 13.1.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. Notwithstanding that height restriction, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area that location to a height not to exceed 170 feet, provided that said new facility makes space available to the county for

STAFF REPORT FOR June 7, 2005 CPA2004-09 PAGE 10 OF 19 adequate emergency communications service coverage for Captiva, as well as co-location 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. No microwave facilities will be allowed on the structure.

If this policy language is adopted it will be necessary for the applicant to submit amendments to Table 34-1447; Sec. 34-1447(d)(2)b; Sec. 34-1447(d)(2)e and Sec. 34-2175 (2) of the Land Development Code for staff to review. The referenced Table and Sections of the Land Development Code limit the height of communication towers and structures on Captiva below the requested 170 feet and will have to be changed before any tower exceeding those limitations can be permitted.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: April 25, 2005

A. LOCAL PLANNING AGENCY REVIEW

Following a presentation by staff, a member of the LPA asked about Policy 13.1.11 requiring public hearings for zoning related requests to be held November 1 through May 1. Staff responded that this was an identical request that the Board of County Commissioners had reviewed in September, 2002 and January, 2003 during the original Captiva amendment hearings. The Board did not adopt that policy.

The LPA asked several questions about Policy 13.1.10. Staff explained that not permitting a rezoning that would allow for higher density than was currently in place would primarily affect the RSC-2 zoned lots at the south end of Captiva and could expose the County to liability under the Bert J. Harris Jr. Act.

One member of the LPA commented that there should be a date for completion of the comprehensive Captiva Drive landscaping plan. Staff replied that they would determine a realistic date and add that to Policy 13.1.13 prior to sending it to the Board of County Commissioners for transmittal.

The LPA asked if anyone from the public wished to comment.

A member of the Captiva Community Planning Panel spoke in support of proposed policies 13.1.10, 13.1.11 and 13.1.13 (mangroves) as they were originally submitted. He asked that the LPA delay their decision on Policy 13.1.10 which would prohibit rezonings on Captiva that would increase density until the Planning Panel had an opportunity to work with someone from the County Attorney's office on compromise language.

The Planning Panel's representative spoke supporting Policy 13.1.10, as submitted. He stated that the Panel disagrees with the Bert Harris Concerns. He also spoke in favor of retaining Policy 13.1.11, as submitted. He said that the panel supported staff's revision to policy 13.1.12 regarding variances and they appreciated the change to the policy on mangroves to apply that County wide, but that they still wanted language about the protection of mangroves specific to Captiva. The Panel supported staff's recommendation on Policy 13.1.14 regarding the comprehensive Captiva landscaping plan but wanted

Policy 13.1.15 regarding the telecommunication tower to remain a separate policy and not have that included into existing Policy 13.1.2.

There was considerable additional discussion about Policy 1.1.10 between the LPA, staff, members of the public, members of the Planning Panel and their representative. An Assistant County Attorney explained the Bert J. Harris, Jr. Act concerns with this proposed policy.

The LPA closed the Public Hearing and directed staff to insert a completion date for the comprehensive Captiva landscaping plan into Policy 13.1.13, retain language specific to Captiva for protecting mangroves to the greatest extent possible, and to leave Policy 13.1.15 regarding the height of a telecommunication tower at a specific location on Captiva as a stand-alone policy.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- 1. **RECOMMENDATION:** The LPA recommended that the Board of County Commissioners transmit the proposed amendment with the language changes shown in Item D. below.
- BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

1. Motion to recommend transmittal of Policy 13.1.10 as recommended by staff in Section B. 1. of this report.

NOEL ANDRESS	AYE
MATT BIXLER	AYE
DEREK BURR	ABSENT
RONALD INGE	AYE
RAYMOND SCHUMANN, ESQ.	ABSENT
CARLETON RYFFEL	AYE
FRED SCHILFFARTH	AYE

2. Motion to recommend transmittal of language in Policy 13.1.13 regarding the protection of mangroves specific to Captiva and to transmit Policy 84.1.4 as recommended by staff as shown in Section B. 1. of this report. The motion carried 4-1.

NOEL ANDRESS	AYE
MATT BIXLER	AYE
DEREK BURR	ABSENT
RONALD INGE	NAY
RAYMOND SCHUMANN, ESQ.	ABSENT
CARLETON RYFFEL	AYE
FRED SCHILFFARTH	AYE

3. Motion to adopt the remainder of the staff recommendations with changes to add a date certain for when the landscape plan will be completed under Policy 13.1.1, to have a separate stand alone policy for the recommended new language of Policy 13.1.2 and to include the additional phrase "within the capabilities of that tower" that policy.

NOEL ANDRESS	AYE
MATT BIXLER	AYE
DEREK BURR	ABSENT
RONALD INGE	AYE
RAYMOND SCHUMANN, ESQ.	ABSENT
CARLETON RYFFEL	AYE
FRED SCHILFFARTH	AYE

D. LANGUAGE RECOMMENDED FOR TRANSMITTAL BY THE LPA:

Staff has shown the changes recommended by the LPA in bold. The LPA also recommended that Policy 13.1.15 remain as a stand alone policy as it is shown below.

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. The maximum allowable density on Captiva Island is three dwelling units per acre.

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and

all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply.

POLICY 13.1.12: 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, if issued, will be corrective and not beneficial,
- 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 would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible., and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Policy 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

POLICY 13.1.14: The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy. Within two years of the adoption of this policy 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.

POLICY 13.1.15: 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 capability 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. No microwave facilities will be allowed on the structure.

Staff recommends further changes to Policy 13.1.14 to identify the responsible party for planting and maintaining trees along Captiva Drive and for conducting the comprehensive Captiva Drive landscape plan. Staff recommends adding the phrase "by the Captiva community" as indicated below.

Within two years of the adoption of this policy 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 by the Captiva Community. 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.

Following the Local Planning Agency public hearing staff was advised by an Assistant County Attorney that the sentence in Policy 13.1.5 prohibiting microwave facilities would be in violation of Federal Law. Staff recommends striking the reference to the last sentence of Policy 13.1.15, as indicated below.

POLICY 13.1.15: 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 capability 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. No microwave facilities will be allowed on the structure:

PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING: June 1, 2005

A. BOARD REVIEW: Following a presentation by staff, the Board of County Commissioners opened the hearing to public comment.

One representative from the Conservancy of Southwest Florida spoke in favor of Policy 13.1.13 regarding mangroves, and asked the Board to transmit Policy 13.1.10, as submitted by the panel. One of the Board members asked if Conservancy representative was speaking in favor of the policy regarding mangroves that was specific to Captiva or to the Policy regarding mangroves that was county-wide. The Conservancy representative said they would be in favor of both.

A representative for the Captiva Community Panel spoke in favor of the amendment as submitted by the applicant. Finally, an attorney representing the Captiva Planning Panel spoke in favor of the language submitted by the applicant for Policy 13.1.10.

Following public comment there was some discussion among the Board members regarding Policy 13.1.10. Several of the Board members expressed concern about possible exposure to Bert J. Harris claims against the County that this policy could create. The Board was in favor of transmitting Policy 14.1.10 to see if the State Department of Community Affairs had comments about the issue of liability.

A motion was made to transmit the language recommended by the LPA with the exception of transmitting Policy 13.1.10 as submitted by the applicant, inserting the phrase "indigenous or native" in Policy 13.1.14 and requiring the telecommunication tower referenced in Policy 13.1.15 to be a monopole. The motion carried 5-0.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

- 1. BOARD ACTION: Motion to transmit the language recommended by the Local Planning Agency with the following exceptions:
- Transmit Policy 13.1.10 as submitted by the applicant
- Insert the phrase "Indigenous or Native" in Policy 13.1.14
- Add the requirement for the telecommunication tower to be a monopole in Policy 13.1.15
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board of County Commissioners accepted the findings of fact as advanced by staff.

C. VOTE:

JOHN ALBION	AYE
TAMMY HALL	AYE
BOB JANES	AYE
RAY JUDAH	AYE
DOUG ST. CERNY	AYE

PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT:			

- A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS
- B. STAFF RESPONSE

PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

	DATE OF ADOPTION HEARING:
A.	BOARD REVIEW:
B.	BOARD ACTION AND FINDINGS OF FACT SUMMARY:
	1. BOARD ACTION:
	2. BASIS AND RECOMMENDED FINDINGS OF FACT:
C.	VOTE:
	JOHN ALBION
	TAMMY HALL
	BOB JANES
	RAY JUDAH
	DOUG ST. CERNY

CPA2004-09 GOAL 13 - CAPTIVA BoCC SPONSORED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Public Hearing Document for the June 1, 2005 Transmittal Hearing

> Lee County Planning Division 1500 Monroe Street P.O. Box 398 Fort Myers, FL 33902-0398 (239) 479-8585

> > May 18, 2005

LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2004-00009

	Text Amendment Map Amendment
/	This Document Contains the Following Reviews:
/	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: April 15, 2005

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

B. APPLICANT

THE CAPTIVA COMMUNITY PLANNING PANEL REPRESENTED BY GOODERHAM & ASSOCIATES

2. REQUEST:

Amend Goal 13 - Captiva, of the Lee Plan to incorporate the recommendations of the Captiva Community Planning Panel.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff.

The applicants original submittal language is shown below in underline format. Staff's recommended language is provided below, with changes to the applicant's language highlighted in strike through, double underline format.

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

The maximum allowable density on Captiva Island is three dwelling units per acre.

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply:

POLICY 13.1.12: 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, if issued, will be corrective and not beneficial,
- 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 would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Policy 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

- After the CPP was formed the Board of County Commissioners provided \$25,000.00 financial
 assistance to the CPOA as reimbursement for work already completed on the community plan and
 to finance additional consulting services.
- The Captiva Island Community Plan resulted in a new Lee Plan Goal for Captiva that was adopted by the BoCC on January 9, 2003.
- Subsequent to adoption, the new Goal for Captiva was assigned as Goal 13 of the Lee Plan.
- After adoption of Goal 13 for Captiva the CPP continued to hold public meetings in an effort to revise and refine the Goal.
- On February 27, 2004 The CPP submitted five policies that are revisions of policies that were not transmitted for review by the BoCC during the original amendment cycle. A few weeks later the CPP submitted one new policy (Policy 13.1.14) for consideration during this amendment cycle.
- Policy 13.1.14 was added in March, 2004, several months prior to the arrival of Hurricane Charley on the afternoon of August 13, 2004.
- The damage caused by Hurricane Charley eliminated the need for a policy intended to protect the tree canopy.

C. BACKGROUND INFORMATION

The Captiva Property Owners Association originally contracted with Morris-Depew, Inc. to assist in the preparation of a community plan for Captiva in early 2001. The Captiva Island Community Plan was submitted by the CPOA to the Division of Planning on September 27, 2001.

The plan submittal was accompanied by a request for \$25,000.000 of County funds to partially finance the planning process. As required by administrative code 13-3, "Administrative Procedures Governing Community Planning Efforts Receiving Financial Support from the BoCC", the community formed a Community Planning Panel to represent residents of Captiva. The BoCC approved that funding request on January 8, 2002, after the Captiva Planning Panel was formed.

The Captiva Island Community Plan included proposed amendments to the Lee County Comprehensive Plan. Several of the amendments proposed by the CPOA were either modified or were not transmitted by the BoCC for review. Those modified amendments were adopted on January 9, 2003.

Following the January 9, 2003 adoption hearing the Captiva Planning Panel began holding Panel meetings to discuss revising some of the policies in Goal 13 that the BoCC did not transmit for review and to add one new policy. This proposed amendment to the Lee Plan is a result of the outcome of the Community Planning Panel meetings.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

The proposed privately-initiated amendment application was received by the County on September 29, 2002. Planning staff provided copies of the proposed amendment to Goal 13 and requested comments from various County departments, including:

- Community Development
- · County Attorney's Office
- Department of Transportation
- · Environmental Sciences
- · Natural Resources
- · Smart Growth
- EMS

Comments or replies were received from the Department of Community Development Division of Zoning, Division of Environmental Sciences, Department of Transportation, Smart Growth, EMS and the County Attorney's office.

Staff recommends transmitting the following policies, as revised:

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. The maximum allowable density on Captiva Island is three dwelling units per acre.

Density in Lee County is primarily controlled by the Future Land Use category designation. In some instances, zoning caps density below the density allowed by the Future Land Use category because of lot size requirements.

There are three Future Land Use Categories on Captiva that are covered by this plan amendment. South Seas Resort is located within the Outlying Suburban and Wetlands Future Land Use categories, but is limited to 912 dwelling units. The Captiva Fire Station is located within the Public Facilities Future Land Use Category. The remainder of Captiva Island that is covered by this plan amendment is located in the Outlying Suburban Future Land Use category allows up to three dwelling units per acre.

There are a handful of lots on Captiva with commercial zoning designations that do not allow residential development, thereby capping the density on those lots at zero. In addition, there are approximately 57 parcels that are zoned RSC-2 which requires a minimum lot size of one acre. Many of these RSC-2 zoned lots could achieve higher densities through the rezoning process.

An Assistant County Attorney has advised that any property owner considering a rezoning to allow for a higher density, remaining within the limits of the Future Land Use category, could have a Bert J. Harris claim against the County because of this policy.

Because of the exposure to Bert J. Harris claims against the County that this policy would create, staff recommends that the policy should not be transmitted as written. Staff is not opposed to language that reinforces the density limits that are controlled by the Outlying Suburban Future Land Use category and recommends transmitting the double underlined sentence.

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply.

The same language contained in Policy 13.1.11 was submitted for consideration with the original Captiva Community Plan amendment, CPA2001-10. That language was not adopted by the BoCC. Instead, the BoCC chose to adopt the following language to provide an additional opportunity for public participation:

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.

Staff believes that the proposed language to limit public hearings for rezoning, variance and special exceptions to November 1 through May 1 would present an unfair burden to individuals wishing to develop property requiring a rezoning, variance or special exception. Staff recommends that the proposed Policy 13.1.11 should not be included in this amendment.

POLICY 13.1.12: 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, if issued, will be corrective and not beneficial,
- 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 would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

Policy 13.1.12 would provide additional criteria that must be met to obtain a variance for property on Captiva over what is required in the Land Development Code.

Staff recommends striking the third bullet because variances are by their nature beneficial to property owners. Therefore, that requirement would prohibit variances. Staff recommends inserting a requirement for property owners to demonstrate that the approval of a variance will not grant them a privilege that is not afforded to other property owners on the same street. Finally, staff recommends striking the language that the variance would not diminish the property value of others. Zoning staff and the Hearing Examiner would have no practical way of evaluating that requirement.

Staff recommends transmitting Policy 13.1.11, as amended.

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Policy 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

During staff review of the original proposed Lee Plan amendments that were submitted in September, 2001, staff recommended language to protect mangroves. At the September 4, 2002 transmittal hearing for CPA 2001-10 the BoCC transmitted the following language:

Mangroves on Captiva Island should be protected.

Following the September 4, 2002 transmittal of CPA 2001-10 the State Department of Community Affairs commented that "This policy is vague and should be revised to establish the guidelines that will be applicable to development activities on Captiva Island, and shall direct negative impacts away from

mangroves, so as to ensure that this vital environmental resource is protected." In response to that comment staff recommended the following language for adoption:

County discretionary acts involving development of Captiva Island shall not permit the destruction or alteration of mangroves. (This is not intended to limit the rights of individual owners to provide access to docks through mangroves if otherwise lawful).

At the January 9, 2003 adoption hearing the BoCC voted to not adopt that language. Instead, staff was directed to further evaluate the proposed language in the context of the entire County, not just for Captiva. The language in Policy 84.1.4 that staff has recommended for transmittal is a result of that further evaluation.

POLICY 13.1.143: The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy. 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.

The tree canopy along Captiva Drive was virtually destroyed by Hurricane Charley making policy 13.1.14 irrelevant. Staff recommends adopting the changes to that policy listed above that was provided by the Division of Environmental Sciences.

POLICY 13.1.15: 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 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. No microwave facilities will be allowed on the structure.

With the exception of the phrase "in such area" staff is not opposed to the language in Policy 13.1.15, but thinks the language is better suited as an exception to Policy 13.1.2. Staff recommends amending existing Policy 13.1.2 as follows:

POLICY 13.1.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower.

Notwithstanding that height restriction, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area that location 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 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. No microwave facilities will be allowed on the structure.

If this policy language is adopted it will be necessary for the applicant to submit amendments to Table 34-1447; Sec. 34-1447(d)(2)b; Sec. 34-1447(d)(2)e and Sec. 34-2175 (2) of the Land Development Code for staff to review. The referenced Table and Sections of the Land Development Code limit the height of communication towers and structures on Captiva below the requested 170 feet and will have to be changed before any tower exceeding those limitations can be permitted.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: April 25, 2005

A. LOCAL PLANNING AGENCY REVIEW

Following a presentation by staff, a member of the LPA asked about Policy 13.1.11 requiring public hearings for zoning related requests to be held November 1 through May 1. Staff responded that this was an identical request that the Board of County Commissioners had reviewed in September, 2002 and January, 2003 during the original Captiva amendment hearings. The Board did not adopt that policy.

The LPA asked several questions about Policy 13.1.10. Staff explained that not permitting a rezoning that would allow for higher density than was currently in place would primarily affect the RSC-2 zoned lots at the south end of Captiva and could expose the County to liability under the Bert J. Harris Jr. Act.

One member of the LPA commented that there should be a date for completion of the comprehensive Captiva Drive landscaping plan. Staff replied that they would determine a realistic date and add that to Policy 13.1.13 prior to sending it to the Board of County Commissioners for transmittal.

The LPA asked if anyone from the public wished to comment.

A member of the Captiva Community Planning Panel spoke in support of proposed policies 13.1.10, 13.1.11 and 13.1.13 (mangroves) as they were originally submitted. He asked that the LPA delay their decision on Policy 13.1.10 which would prohibit rezonings on Captiva that would increase density until the Planning Panel had an opportunity to work with someone from the County Attorney's office on compromise language.

The Planning Panel's representative spoke supporting Policy 13.1.10, as submitted. He stated that the Panel disagrees with the Bert Harris Concerns. He also spoke in favor of retaining Policy 13.1.11, as submitted. He said that the panel supported staff's revision to policy 13.1.12 regarding variances and they appreciated the change to the policy on mangroves to apply that County wide, but that they still wanted language about the protection of mangroves specific to Captiva. The Panel supported staff's recommendation on Policy 13.1.14 regarding the comprehensive Captiva landscaping plan but wanted Policy 13.1.15 regarding the telecommunication tower to remain a separate policy and not have that included into existing Policy 13.1.2.

There was considerable additional discussion about Policy 1.1.10 between the LPA, staff, members of the public, members of the Planning Panel and their representative. An Assistant County Attorney explained the Bert J. Harris, Jr. Act concerns with this proposed policy.

The LPA closed the Public Hearing and directed staff to insert a completion date for the comprehensive Captiva landscaping plan into Policy 13.1.13, retain language specific to Captiva for protecting mangroves to the greatest extent possible, and to leave Policy 13.1.15 regarding the height of a telecommunication tower at a specific location on Captiva as a stand-alone policy.

В.	LOCAL	PLANNING	AGENCY	RECOMMENDATION	AND	FINDINGS	OF FACT
	SUMMA	RY					

- 1. **RECOMMENDATION:** The LPA recommended that the Board of County Commissioners transmit the proposed amendment with the language changes shown in Item D. below.
- BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

1. Motion to recommend transmittal of Policy 13.1.10 as recommended by staff in Section B. 1. of this report.

NOEL ANDRESS	AYE
MATT BIXLER	AYE
DEREK BURR	ABSENT
RONALD INGE	AYE
RAYMOND SCHUMANN, ESQ.	ABSENT
CARLETON RYFFEL	AYE
FRED SCHILFFARTH	AYE

2. Motion to recommend transmittal of language in Policy 13.1.13 regarding the protection of mangroves specific to Captiva and to transmit Policy 84.1.4 as recommended by staff as shown in Section B. 1. of this report. The motion carried 4-1.

NOEL ANDRESS	AYE
MATT BIXLER	AYE
DEREK BURR	ABSENT
RONALD INGE	NAY
RAYMOND SCHUMANN, ESQ.	ABSENT
CARLETON RYFFEL	AYE
FRED SCHILFFARTH	AYE

3. Motion to adopt the remainder of the staff recommendations with changes to add a date certain for when the landscape plan will be completed under Policy 13.1.1, to have a separate stand alone

policy for the recommended new language of Policy 13.1.2 and to include the additional phrase "within the capabilities of that tower" that policy.

NOEL ANDRESS	AYE
MATT BIXLER	AYE
DEREK BURR	ABSENT
RONALD INGE	AYE
RAYMOND SCHUMANN, ESQ.	ABSENT
CARLETON RYFFEL	AYE
FRED SCHILFFARTH	AYE

D. LANGUAGE RECOMMENDED FOR TRANSMITTAL BY THE LPA:

Staff has shown the changes recommended by the LPA in bold. The LPA also recommended that Policy 13.1.15 remain as a stand alone policy as it is shown below.

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. The maximum allowable density on Captiva Island is three dwelling units per acre.

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply.

POLICY 13.1.12: 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,
- <u>Where strict compliance of the regulations allows the property owner no reasonable use of the property,</u>
- Where the variance, if issued, will be corrective and not beneficial,

- 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 would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible., and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to climinate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Policy 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

POLICY 13.1.14: The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy. Within two years of the adoption of this policy 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.

POLICY 13.1.15: 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 eapability 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. No microwave facilities will be allowed on the structure.

Staff recommends further changes to Policy 13.1.14 to identify the responsible party for planting and maintaining trees along Captiva Drive and for conducting the comprehensive Captiva Drive landscape plan. Staff recommends adding the phrase "by the Captiva community" as indicated below.

Within two years of the adoption of this policy 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 by the Captiva Community. 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.

Following the Local Planning Agency public hearing staff was advised by an Assistant County Attorney that the sentence in Policy 13.1.5 prohibiting microwave facilities would be in violation of Federal Law. Staff recommends striking the reference to the last sentence of Policy 13.1.15, as indicated below.

POLICY 13.1.15: 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 capability 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. No microwave facilities will be allowed on the structure.

PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING: June 1, 2005

A.	BOARD REVIEW:
В.	BOARD ACTION AND FINDINGS OF FACT SUMMARY: 1. BOARD ACTION:
	2. BASIS AND RECOMMENDED FINDINGS OF FACT:
C.	VOTE:
	JOHN ALBION
	TAMMY HALL
	BOB JANES
	RAY JUDAH
	DOUG ST. CERNY

PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

	DATE OF ORC REPORT:
A.	DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS
В.	STAFF RESPONSE

PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

	DATE OF ADOPTION HEARING:
A.	BOARD REVIEW:
В.	BOARD ACTION AND FINDINGS OF FACT SUMMARY:
	1. BOARD ACTION:
	2. BASIS AND RECOMMENDED FINDINGS OF FACT:
C.	VOTE:
	JOHN ALBION
	TAMMY HALL
	BOB JANES
	RAY JUDAH
	DOUG ST. CERNY

CAPTIVA COMMUNITY PANEL

April 22, 2005

To: Member of the Lee County Local Planning Agency

Re: Staff report for CPA2004-09, Captiva-specific amendments to the Lee Plan

Based on discussion and motions made at a public meeting of the Captiva Community Panel (CCP) on April 20, 2005, below is the CCP's response to the staff report:

Policy 13.1.10:

The CCP supports approval of the policy as originally submitted:

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

The panel reaffirmed its support for no increase in density beyond what currently exists, recognizing the only place that really is an issue is in the southernmost area of the island (the area with RSC-2 zoning). Ideally, the panel would like to set in place the RSC-2 zoning and its various existing restrictions in the Lee Plan as a further protection against increased intensity of use. The policy language as proposed was its effort to do that – a goal that is not accomplished by the language proposed by staff, which just affirms the density already in place elsewhere in the Lee Plan Future Land Uses Categories.

The panel also asserts that no practical "Bert J. Harris Jr. Private Property Rights Protection Act" considerations come into play with this policy, as it only affirms density restrictions already in place through zoning while seeking to forestall anything greater than those now in force.

As defined in Chapter 70.001 F.S., "existing rights" will not be inordinately burdened since this proposed policy serves to affirm the current zoning. As to whether "vested rights" would be burdened, there may be a question as to which rights are ultimately vested.

The zoning category at issue with this proposed policy – RSC-2 – was a continuation of a use created in 1970, known as EU-1 or "estate" [Lee County Land Development Code Sec. 34-691(b)]. As such, it predates both the Lee Plan Future Land Uses Categories established in 1984 and the Bert Harris legislation approved in 1995. This EU-1 use contains much the same restrictions outlined in the current RSC-2 zoning, establishing a decades-long acceptance and enforcement of these restrictions that may carry some presumptive powers in any legal deliberations.

Certainly, all current property owners in the RSC-2 zoned areas were clearly aware of these zoning restrictions, which were likely in force when their property was purchased.

(A thorough search of purchase dates has not been undertaken.) This awareness should undercut the legal validity of any Bert Harris claims from existing owners (the ones protected by the act) since no existing uses (nor, possibly, vested uses) will be affected. This policy will not decrease those uses, it will just not allow them to be increased through rezoning.

If this proposed policy is not acceptable due to the legal qualms over a hypothetical worst-case scenario (which the panel does not feel exists), the alternative may be to revise the future land uses category for these parcels to reflect its current zoning. But that no doubt would also trigger Bert Harris fears – a Catch 22. That is why the CCP still believes this language as proposed is the best and most legally defensible option to accomplish a long-standing community goal.

Policy 13.1.11:

The CCP supports approval of the policy as originally submitted:

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

The panel reaffirms its belief this is a reasonable request to allow more extensive and effective property owner participation in the land use process by ensuring more land owners could have a voice at any *public* hearing to consider a rezoning, variance or special exception. (Isn't that the premise of holding public hearings, after all?)

The CCP does not agree this request would present "an unfair burden" to those wishing to develop property – only those seeking rights beyond what already are in place on that property via rezoning, variance or special exception. (Existing development rights not requiring a public hearing for approval would be unaffected.) Before those exceptional rights are granted, the panel believes it behooves the granting authority to ensure adjacent property owners are afforded generous opportunities to comment on action that may affect *their* property values and rights. That's the premise behind this proposed policy: To ensure those adjacent owners have a greater opportunity to attend the hearings that will eventually grant such exceptional rights to their neighbor.

Given the very limited number of such hearings on Captiva in the past and the equally limited likelihood of them occurring more frequently in the future, it is hard to see the

hardship of asking applicants to wait a modest amount of time before their case is heard – a wait that often is already achieved informally through delays in application processing, staff workload, hearing schedules and the like. This policy only seeks to make these delays more definable, which could be beneficial for all concerned by maing the process more predictable.

The panel also rejects the argument that this policy would set a precedent others might seek to apply elsewhere in the county. That's not a good reason to deny a reasonable request based on circumstances unique to Captiva alone – and it's certainly no reason to deny a policy that is by design and designation a *Captiva-specific* request due to concern over its possible implications in places *other* than Captiva.

There are many other instances where government sets a restricted schedule – the Florida Legislative, the county's budget process, even amendments to the Lee Plan come to mind – and such restrictions impose neither an unfair burden nor a crippling of governmental operations. Why single out this policy for such concerns?

Policy 13.1.12:

The CCP supports the language as proposed in the staff report.

POLICY 13.1.12: 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.

Policy 13.1.13:

The CCP supports the policy language and location as proposed in the staff report, but wants to maintain a portion of the originally proposed language as a Captiva—specific policy. Thus, two policies would be supported:

POLICY 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate

impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls, and rip rap revetments.

POLICY 13.1.13: Mangroves on Captiva Island will be protected and maintained to the greatest extent possible.

The panel acknowledges that including its proposed language in a different Lee Plan location is more effective for compliance, and applauds that county staff is seeking to apply this policy countywide. But there still is a strong desire to re-state long-standing concerns of Captivans over mangrove protection in a way that makes those concerns clear in the Lee Plan segment which addresses Captiva specifically. The dual-policy approach also reflects intent to protect (in the Captiva-specific policy) vs. intent to regulate (in the countywide policy) – an important distinction in the minds of most Captivans.

The language in Policy 13.1.13 set forth a broad mandate for mangrove protection, with the understanding that more specific measures will be pursued through additions and amendments to the Lee County Land Development Code, and that such LDC measures will then be more adaptable to changing circumstances in the future – say, if the county opts to assume regulatory authority over mangroves from the state.

The CCP hopes both policies will be move forward for approval, to help ensure mangrove protection and maintenance on a number of fronts.

Policy 13.1.14:

The CCP supports the revised language proposed in the staff report:

POLICY 13.1.14: 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.

Policy 13.1.15:

The CCP supports the policy as originally submitted, with one addition (underlined):

POLICY 13.1.15: 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 capability for all wireless carriers desirous of serving Captiva within the capabilities of that tower. Destruction of mangroves will not be allowed in order to build or operate such a tower or related tower facilities. No microwave facilities will be allowed on the structure.

The CCP believes the existing policy on height restrictions (Policy 13.1.2) should remain as a stand-alone policy for these reasons:

- It has already passed muster with the Lee Plan review process (as well as the LDC review process).
- Captivans have no desire to see discussion on this existing policy reopened, for fear that other changes contrary to its original intent and islanders' wishes might be made during that process.
- The CCP believes the general and overarching island-wide limitations on structure height is strengthened by standing as its own policy. By being combined with an exemption, it might sent mixed signals on Captivans' resolve over this issue should such a revised policy be legally tested down the road.
- A separate policy for a unique circumstance (as is being sought here) is altogether appropriate, both for short-term application and for long-term revision should technological advances inspire other changes in a communications tower policy the future.

The panel opted to include the phrase indicated above ("within the capabilities of that tower") so as not to create a situation where more wireless carriers ask to install their communications equipment than the tower's proposed design would allow.

Thanks for your consideration of this response.

Ken Gooderham, coordinator
On behalf of the Captiva Community Panel



BOARD OF COUNTY COMMISSIONERS

(941) 335-1600 Writer's Direct Dial Number:

John E. Manning District One

Douglas R. St. Cerny District Two

Ray Judah

District Three

Andrew W. Coy District Four

John E. Albion

District Five

Donald D. Stilwell County Manager

James G. Yaeger County Attorney

Diana M. Parker County Hearing Examiner

April 10, 2003

David C. Felton Communication Development Services, Inc.

224 Datura Street, Suite 1008 West Palm Beach, FL 33401

Dear Mr. Felton:

As we've discussed during various meetings and telephone conversations, Public Safety continues to plan for enhancements to our 800 MHz radio system. As you're aware, hand-held radio coverage on the barrier islands, most notably Sanibel and Captiva, is very poor. That's because we don't have any transmit/receive antenna structures on those islands.

Our research and radio frequency propagation study's have shown that it will take 2 such sites to provide the coverage we need. One site would need to be located near the middle of Sanibel Island and the other at the North end of Sanibel or somewhere on Captiva.

It's our understanding that you're involved in a potential project to locate a cellular antenna structure on Captiva. If the structure could be approved for a height above ground of 170 feet, and the 170 foot level be reserved for Public Safety's radio system use, we'd be interested in discussing a public/private partnership to support our mutual needs.

Sincerely,

DIVISION OF PUBLIC SAFETY

Michael C. Bridges, Deputy Director

cc: John Wilson, Director

CPA2004-09 GOAL 13 - CAPTIVA BoCC-SPONSORED AMENDMENT TO THE LEE PLAN

NOTE: These were presented at the Lee County Commission transmittal hearing on June 1, 2005.

~ SUMMARY ~

The Captiva Community Panel (CCP) offers the following summary and commentary on the May 18, 2005, staff report concerning CPA2004-09, Captiva-specific amendments to the Lee Plan, to be discussed for transmittal at a public hearing on June 1, 2005.

		CCP position
•	Policy 13.1.10	DISAGREE
	Policy 13.1.11	DISAGREE
	Policy 13.1.12	AGREE
	Policy 13.1.13	AGREE
	Policy 84.1.4	AGREE
	Policy 13.1.14	AGREE
	Policy 13.1.15	AGREE

Staff recommendation:

The following language should be transmitted:

POLICY 13.1.10: The maximum allowable density on Captiva Island is three dwelling units per acre.

CCP recommendation:

The CCP requests that the board transmit the language as originally proposed: **POLICY 13.1.10:** New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

Background for the CCP's recommendation is attached.

Staff recommendation:

No policy language for Policy 13.1.11 should be transmitted.

CCP recommendation:

The CCP requests that the board transmit the language as originally proposed:

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and

special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply.

The basis for the CCP's recommendation is attached.

Staff recommendation:

The following language should be transmitted (deletions shown with strikethroughs):

POLICY 13.1.12: 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, if issued, will be corrective and not beneficial,
- 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 would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

CCP recommendation:

The CCP concurs with staff's changes and recommends transmittal.

Staff recommendation:

The following language should be transmitted:

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible.

CCP recommendation:

The CCP requested this change, and recommends transmittal.

Staff recommendation:

The following language should be transmitted:

POLICY 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

CCP recommendation:

The CCP supports the plan to adopt this policy countywide, and recommends transmittal.

Staff recommendation:

The following language should be transmitted:

POLICY 13.1.14: Within two years of the adoption of this policy, 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 by the Captiva Community. 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.

CCP recommendation:

The CCP concurs with staff's additions and recommends transmittal.

Staff recommendation:

The following language should be transmitted:

POLICY 13.1.15: 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. No microwave facilities will be allowed on the structure.

CCP recommendation:

While the CCP hopes no microwave facilities will be placed on the proposed structure, it recognizes that Lee Plan amendments cannot contravene federal law. Assuming the

citations provide by the County Attorney's Office are accurate, the CCP concurs with the proposed changes and recommends transmittal.

CPA2004-09 GOAL 13 - CAPTIVA BoCC-SPONSORED AMENDMENT TO THE LEE PLAN

~ REBUTTAL ~

Policy 13.1.10:

The Captiva Community Panel supports transmittal of the policy as originally submitted: **POLICY 13.1.10:** New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

The CCP supports this language for the following reasons:

- The "Bert Harris Act" concerns brought up by planning and legal staff for the county are overstated and perhaps nonexistent.
- This policy supports legitimate concerns about hurricane evacuation and density in the coastal high hazard area.
- There is clear precedence and support for such language already in the Lee Plan.
- Analysis of property records indicates the potential impact of this policy is very limited in its actual scope.

The panel supports no increase in density beyond what currently exists on the island, recognizing the only place that really is an issue is in the southernmost area of the island (the area with RSC-2 or estate zoning). Ideally, the panel would like to set the current RSC-2 zoning and its various existing restrictions in the Lee Plan as a further protection against future increased intensity of use. The policy language as proposed was its effort to do that – a goal that is not accomplished by the language proposed by staff, which just affirms the density already in place in the Lee Plan Future Land Uses Categories.

• "Bert Harris" concerns

The panel asserts that no practical "Bert J. Harris Jr. Private Property Rights Protection Act" considerations come into play with this proposed policy, as it only affirms density restrictions already in place through zoning while seeking to forestall any greater intensity of use than that now in force (and in place for decades).

As defined in Chapter 70.001 F.S., the panel asserts that "existing rights" will not be inordinately burdened since this proposed policy affirms current zoning – not a reduction, but a maintenance. As to whether "vested rights" would be burdened inordinately, there may be a question as to what rights are ultimately vested.

The zoning category at issue with this proposed policy – RSC-2 – was a continuation of a use created circa 1970, known as EU-1 or "estate" [Lee County Land Development Code Sec. 34-691(b)]. As such, it significantly predates both the Lee Plan Future Land Uses Categories "Outlying Suburban" category established in 1984 and the "Bert Harris" legislation approved in

1995. This EU-1 use contains much the same restrictions outlined in the current RSC-2 zoning, establishing a decades-long acceptance and enforcement of these restrictions that predate the Bert Harris Act and that may carry some prescriptive powers in any legal deliberations on its application in any dispute sparked by this policy.

Certainly, all current property owners in the RSC-2 zoned (and other) areas were clearly aware of these zoning restrictions, which were in force when their property was purchased. (A search of purchase dates for potentially affected properties turned up at best **two owners** who may have acquired their properties prior to the initial estate zoning being established on the "Gold Coast" section of the island.)

This should undercut legal validity of any Bert Harris claims from existing owners (the ones protected by the act) since no existing or vested uses will be affected. This policy will not decrease those uses, it will just not allow them to be increased through rezoning.

Hurricane evacuation and coastal high-hazard concerns

Captiva Drive is already considered a constrained road, operating at a lower level of service due to its historic nature and the inability of (not to mention opposition to) expanding its carrying capacity. This LOS is especially crucial for hurricane evacuation – critical for Captiva since, given its remote nature from the mainland, islanders face perhaps the longest evacuation time to safe inland shelters of any site in Lee County.

In addition, any evacuation of Captiva must take place through the City of Sanibel, which has documented its own concerns with evacuation times and road carrying capacities for the protection of its own citizens – let alone those of Captiva.

This policy is an effort to limit density increases in the future LOS for Captiva Drive to maintain (or at least not further degrade) existing evacuation conditions – goals currently supported in the Lee Plan as follows:

POLICY 75.1.2: Rezonings to allow higher densities will not be permitted on barrier and coastal islands if the capacity of critical evacuation routes would thereby be exceeded (see Objective 79.1). (Amended by Ordinance No. 92-35, 00-22)

POLICY 75.1.4: Through the Lee Plan amendment process, land use designations of undeveloped areas within coastal high hazard areas will be considered for reduced density categories (or assignment of minimum allowable densities where density ranges are permitted) in order to limit the future population exposed to coastal flooding. (Amended by Ordinance No. 92-35, 94-30, 00-22)

POLICY 79.1.1: The county will assess the impact of all new residential development upon the projected hurricane evacuation network and upon projected hurricane evacuation times, and will require mitigation either through structural (on-site, off-site shelter) provisions or through nonstructural methods or techniques. (Amended by Ordinance No. 00-22)

Any proposal (such as this policy) that curtails any increased reliance on Captiva Drive as an evacuation route is clearly in line with the Lee Plan. It also works in concert with the motivation underlying another Lee Plan amendment the BOCC will hear at the June 1 transmittal hearing, concerning densities in the coastal high hazard area. The proposed language (which has staff and LPA support) is:

POLICY 75.1.5: Zoning requests located in the coastal high hazard area will be considered for reduced or minimum density assignments, in accordance with their future land use category density range. This evaluation should be done in concert with an evaluation of other individual characteristics such as compatibility with existing uses, desired urban form, and availability of urban services.

Since all Captiva is within the coastal high hazard area, the concern over density is a reasonable and pertinent issue. The CCP feels both its proposed Policy 13.1.10 and Policy 75.1.5 are driven by similar concerns and, in their own ways, are steps in the right direction.

• Lee Plan precedence

Beyond those citations, the Lee Plan contains other instances where control of residential densities and compatibilities is set as a goal. These occur under two circumstances:

- Community-specific restrictions: Polices under Goal 14 (Pine Island) and Goal 17
 (Buckingham) address either reduced densities, development limitations or compatibility
 with natural systems and resources. Their presence in the Lee Plan certainly speaks to the
 desire of communities to establish unique standards for development precisely what is
 being sought in this instance.
- Planning recommendations: Goal 83 (Coastal Planning Areas) addresses compatibility
 with natural system protection, a crucial element of the RSC-2 estate zoning the
 protection of which is the goal in this proposed policy. Objective 100.9 (Neighborhood
 and Housing Conservation) includes a number of policies (100.9.5, 6, 8) that encourage
 compatibility with established neighborhoods and aesthetic and natural qualities for any
 new development or zoning action again, the focus of concerns that prompted this
 proposed policy.

This policy complements existing Lee Plan directives allowing community-specific remedies for density/development issues, as well as those policies which seek to maintain compatibility with existing neighborhoods and ecosystems. The estate zoning at issue is highly prized by Captivans (as seen over decades of unwavering support), and is strongly supported by Captivans who regularly disagree on other island land use issues. Preserving this zoning clearly is within the scope and intent of the Lee Plan.

Minimal scope of potential impact

Based on analysis of the Lee County Property Appraiser's database, there are approximately 80 individual lots exceeding 1.33 acres in size currently on Captiva. Discarding those which cannot be developed or which part of South Seas Resort (which operates under its own density limits) or Tween Waters Inn, there are 64 lots that could conceivably receive additional density through rezoning. Of these, 59 are current under RSC-2 zoning on the southern third of the island -- and only 22 of the 64 are two acres or larger.

Assuming a worst-case scenario where any lot more than 1.33 acres in size could be allowed additional developable units at a "one unit per one-third acre" ratio, the potential liability is capped at an additional 205 units. In reality, if you limit this to the 22 lots more than two acres in size (where the cost of redevelopment might be feasible given the potential revenue), the additional density potential comprises 141 units. (Set the floor at nine lots that are three acres or larger and you're looking at an additional 117 units.)

Yes, that's additional density that could be lost under this proposal — IF these property owners opted to redevelop and IF they could successfully rezone from the RSC-2 estate zoning and IF they were allowed the maximum density under the "Outlying Suburban" category. (Give these lots the minimum density allowed under that land use designation and the liability drops to 10 units spread among three parcels.)

That's a lot of "ifs" to base a decision on. And that's not mentioning that any Bert Harris action on the part of property owners has both a time limit and a timetable that allows for negotiation and compromise.

We believe that, at least for this instance on Captiva, the oft-stated Bert Harris concerns are unfounded and insufficient reasons to deny this proposal. The alternate language (the "three units per acre" cap) offered is not sufficient to offer the crucial protections Captivans believe are necessary, although they appreciate the desire to establish some density limits (albeit ones already in place in the Lee Plan) which motivated the alternate policy language offered.

Conclusion

The Captiva Community Panel – and a majority of Captivans – support this policy and believe it is both equitable and enforceable – as well as crucial to maintain the character and safety of the island and its residents, for the myriad reasons listed above. Together, they urge the transmittal of this policy as proposed.

If this proposed policy is not acceptable due to the legal qualms over a hypothetical worst-case scenario, the alternative may be to revise the future land uses category for these parcels to reflect its current zoning. But that no doubt would also trigger Bert Harris fears – a Catch 22. That is why the panel still believes this language as proposed is the best and most legally defensible option to accomplish a long-standing community goal.

Rather than failing to act on this policy by assuming a worst-case scenario the panel feels does not exist, we urge commissioners not to fall prey to Bert Harris fears and instead act responsibly to preserve a unique land-use opportunity while respecting concerns over hurricane evacuation, neighborhood compatibility and environmental preservation.

CPA2004-09 GOAL 13 - CAPTIVA BoCC-SPONSORED AMENDMENT TO THE LEE PLAN

~ REBUTTAL ~

Policy 13.1.11:

The Captiva Community Panel supports transmittal of the policy as originally submitted:

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

The panel reaffirms its belief this is a reasonable request to allow more extensive and effective property owner participation in the land use process by ensuring more owners could have a voice at any *public* hearing to consider a rezoning, variance or special exception. (Isn't that the premise of holding public hearings, after all?)

The CCP does not agree this request would present "an unfair burden" to those wishing to develop property — only those seeking rights beyond what already are in place on that property via rezoning, variance or special exception. (Existing development rights not requiring a public hearing for approval would be unaffected.) Before those exceptional rights are granted, the panel believes it behooves the granting authority to ensure adjacent property owners are afforded generous opportunities to comment on action that may affect *their* property values and rights. That's the premise behind this proposed policy: To ensure that adjacent owners have a greater opportunity to attend any hearings that will eventually grant such exceptional rights to their neighbor.

Given the very limited number of such hearings on Captiva in the past and the equally limited likelihood of them occurring more frequently in the future, it is hard to see the hardship of asking applicants to wait a modest amount of time before their case is heard – a wait that often is already achieved informally through delays in application processing, staff workload, hearing schedules and the like. This policy only seeks to make these delays more definable, which could be beneficial for all concerned by making the process more predictable.

In fact, thanks to the Lee Plan Policy 13.1.7 (requiring on-island informational meeting as part of the application process), more involvement by property owners is encouraged during season. Many of these applicants have scheduled their informational sessions in conjunction with the Community Panel, which typically meets between Nov. 1 and May 1, and have been accepting of any delays this entails to meet the spirit and intent of this policy. The new proposed policy just attempts to further codify this concept.

The panel also rejects the argument that this policy would set a precedent others might seek to apply elsewhere in the county. That's not a good reason to deny a reasonable request based on circumstances unique to Captiva alone – and it's certainly no reason to deny a policy that is by design and designation a *Captiva-specific* request due to concern over its possible implications in places *other* than Captiva.

There are many other instances where government sets a restricted schedule – the Florida Legislative, the county's budget process, even amendments to the Lee Plan come to mind – and such restrictions impose neither an unfair burden nor a crippling of governmental operations. Why single out this policy for such concerns?

CAPTIVA COMMUNITY PANEL

NOTE: This was presented at the Lee County Local Planning Agency hearing on April 25, 2005

April 22, 2005

To: Member of the Lee County Local Planning Agency

Re: Staff report for CPA2004-09, Captiva-specific amendments to the Lee Plan

Based on discussion and motions made at a public meeting of the Captiva Community Panel (CCP) on April 20, 2005, below is the CCP's response to the staff report:

Policy 13.1.10:

The CCP supports approval of the policy as originally submitted:

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

The panel reaffirmed its support for no increase in density beyond what currently exists, recognizing the only place that really is an issue is in the southernmost area of the island (the area with RSC-2 zoning). Ideally, the panel would like to set in place the RSC-2 zoning and its various existing restrictions in the Lee Plan as a further protection against increased intensity of use. The policy language as proposed was its effort to do that – a goal that is not accomplished by the language proposed by staff, which just affirms the density already in place elsewhere in the Lee Plan Future Land Uses Categories.

The panel also asserts that no practical "Bert J. Harris Jr. Private Property Rights Protection Act" considerations come into play with this policy, as it only affirms density restrictions already in place through zoning while seeking to forestall anything greater than those now in force.

As defined in Chapter 70.001 F.S., "existing rights" will not be inordinately burdened since this proposed policy serves to affirm the current zoning. As to whether "vested rights" would be burdened inordinately, there may be a question as to which rights are ultimately vested.

The zoning category at issue with this proposed policy – RSC-2 – was a continuation of a use created circa 1970, known as EU-1 or "estate" [Lee County Land Development Code Sec. 34-691(b)]. As such, it predates both the Lee Plan Future Land Uses Categories established in 1984 and the Bert Harris legislation approved in 1995. This EU-1 use contains much the same restrictions outlined in the current RSC-2 zoning, establishing a

decades-long acceptance and enforcement of these restrictions that may carry some prescriptive powers in any legal deliberations.

Certainly, all current property owners in the RSC-2 zoned areas were clearly aware of these zoning restrictions, which were likely in force when their property was purchased. (A thorough search of purchase dates has not been undertaken.) This awareness should undercut the legal validity of any Bert Harris claims from existing owners (the ones protected by the act) since no existing uses (nor, possibly, vested uses) will be affected. This policy will not decrease those uses, it will just not allow them to be increased through rezoning.

If this proposed policy is not acceptable due to the legal qualms over a hypothetical worst-case scenario (which the panel does not feel exists), the alternative may be to revise the future land uses category for these parcels to reflect its current zoning. But that no doubt would also trigger Bert Harris fears – a Catch 22. That is why the CCP still believes this language as proposed is the best and most legally defensible option to accomplish a long-standing community goal.

Policy 13.1.11:

The CCP supports approval of the policy as originally submitted:

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

The panel reaffirms its belief this is a reasonable request to allow more extensive and effective property owner participation in the land use process by ensuring more land owners could have a voice at any *public* hearing to consider a rezoning, variance or special exception. (Isn't that the premise of holding public hearings, after all?)

The CCP does not agree this request would present "an unfair burden" to those wishing to develop property – only those seeking rights beyond what already are in place on that property via rezoning, variance or special exception. (Existing development rights not requiring a public hearing for approval would be unaffected.) Before those exceptional rights are granted, the panel believes it behooves the granting authority to ensure adjacent property owners are afforded generous opportunities to comment on action that may affect *their* property values and rights. That's the premise behind this proposed policy: To

ensure those adjacent owners have a greater opportunity to attend the hearings that will eventually grant such exceptional rights to their neighbor.

Given the very limited number of such hearings on Captiva in the past and the equally limited likelihood of them occurring more frequently in the future, it is hard to see the hardship of asking applicants to wait a modest amount of time before their case is heard – a wait that often is already achieved informally through delays in application processing, staff workload, hearing schedules and the like. This policy only seeks to make these delays more definable, which could be beneficial for all concerned by making the process more predictable.

The panel also rejects the argument that this policy would set a precedent others might seek to apply elsewhere in the county. That's not a good reason to deny a reasonable request based on circumstances unique to Captiva alone – and it's certainly no reason to deny a policy that is by design and designation a *Captiva-specific* request due to concern over its possible implications in places *other* than Captiva.

There are many other instances where government sets a restricted schedule – the Florida Legislative, the county's budget process, even amendments to the Lee Plan come to mind – and such restrictions impose neither an unfair burden nor a crippling of governmental operations. Why single out this policy for such concerns?

Policy 13.1.12:

The CCP supports the language as proposed in the staff report.

POLICY 13.1.12: 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.

Policy 13.1.13:

The CCP supports the policy language and location as proposed in the staff report, but wants to maintain a portion of the originally proposed language as a Captiva—specific policy. Thus, two policies would be supported:

POLICY 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls, and rip rap revetments.

POLICY 13.1.13: Mangroves on Captiva Island will be protected and maintained to the greatest extent possible.

The panel acknowledges that including its proposed language in a different Lee Plan location is more effective for compliance, and applauds that county staff is seeking to apply this policy countywide. But there still is a strong desire to re-state long-standing concerns of Captivans over mangrove protection in a way that makes those concerns clear in the Lee Plan segment which addresses Captiva specifically. The dual-policy approach also reflects intent to protect (in the Captiva-specific policy) vs. intent to regulate (in the countywide policy) – an important distinction in the minds of most Captivans.

The language in Policy 13.1.13 set forth a broad mandate for mangrove protection, with the understanding that more specific measures will be pursued through additions and amendments to the Lee County Land Development Code, and that such LDC measures will then be more adaptable to changing circumstances in the future – say, if the county opts to assume regulatory authority over mangroves from the state.

The CCP hopes both policies will be move forward for approval, to help ensure mangrove protection and maintenance on a number of fronts.

Policy 13.1.14:

The CCP supports the revised language proposed in the staff report:

POLICY 13.1.14: 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.

Policy 13.1.15:

The CCP supports the policy as originally submitted, with one addition (underlined):

POLICY 13.1.15: 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 capability for all wireless carriers desirous of serving Captiva within the capabilities of that tower. Destruction of mangroves will not be allowed in order to build or operate such a tower or related tower facilities. No microwave facilities will be allowed on the structure.

The CCP believes the existing policy on height restrictions (Policy 13.1.2) should remain as a stand-alone policy for these reasons:

- It has already passed muster with the Lee Plan review process (as well as the LDC review process).
- Captivans have no desire to see discussion on this existing policy reopened, for fear that other changes contrary to its original intent and islanders' wishes might be made during that process.
- The CCP believes the general and overarching island-wide limitations on structure height is strengthened by standing as its own policy. By being combined with an exemption, it might sent mixed signals on Captivans' resolve over this issue should such a revised policy be legally tested down the road.
- A separate policy for a unique circumstance (as is being sought here) is altogether appropriate, both for short-term application and for long-term revision should technological advances inspire other changes in a communications tower policy the future.

The panel opted to include the phrase indicated above ("within the capabilities of that tower") so as not to create a situation where more wireless carriers ask to install their communications equipment than the tower's proposed design would allow.

Thanks for your consideration of this response.

Ken Gooderham, coordinator On behalf of the Captiva Community Panel

A COMPREHENSIVE PLAN AMENDMENT TO THE LEE PLAN

CAPTIVA COMMUNITY PANEL FEBRUARY 2004

PREPARED BY GOODERHAM & ASSOCIATES INC.

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3: Traffic, water and Lee Plan analysis

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11: Community Panel members and disclosure forms

—1— AMENDMENT APPLICATION

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE RE	C'D	REC'D BY:
APPLICA	TION FEE	TIDEMARK NO:
THE FOL	LOWING VERIFIE	ED:
Zoning _		Commissioner District
	on on FLUM	
		(To be completed by Planning Staff)
Plan Ame	endment Cycle:f	NormalSmall ScaleDRIEmergency
Request	No:	
Answer a tional spa	NT PLEASE NOT Il questions comple ace is needed, num ication is:	etely and accurately. Please print or type responses. If addi- ober and attach additional sheets. The total number of sheets in
including for Local	maps, to the Lee C	plete application and amendment support documentation, County Division of Planning. Additional copies may be required Board of County Commissioners hearings and the Department ages.
the attach	ned amendment su	authorized representative, hereby submit this application and apport documentation. The information and documents provided to the best of my knowledge.
DATE		
DATE	SIGNATURE (OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

APPLICANT

Captiva Community Panel

ADDRESS

CITY STATE ZIP

TELEPHONE

FAX

AGENT*

Gooderham & Associates Inc.

ADDRESS

5460 Beaujolais Lane

CITY STATE ZIP

Fort Myers, FL 33919-2704

TELEPHONE

(239) 489-2616 (239) 489-9917

FAX E-MAIL

kengooderham@cs.com

OWNER(s) OF RECORD List of owners attached

ADDRESS

CITY STATE ZIP

TELEPHONE

FAX

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

^{*} This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

Text Amendment

Future Land Use Map Series Amendment

(Maps 1 thru 20)

List Number(s) of Map(s) to be amended

B. SUMMARY OF REQUEST (Brief explanation):

On behalf of the Captiva Community Panel, we propose five additional Captiva-specific policies to be amended to the Lee County Comprehensive Land Use Plan to address land use and zoning issues on Captiva Island. These polices have been developed in public meetings by the Captiva Community Panel, an advisory citizens group authorized by the Lee County Board of County Commissioners and operating in compliance with Lee County Administrative Code 13-3.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address:

List attached

2. STRAP(s):

List attached

B. Property Information

Total Acreage of Property:

724±

Total Acreage included in Request:

724±

Area of each Existing Future

Land Use Category:

No change

Total Uplands:

684± acres

Total Wetlands:

40± acres

Current Zoning:

See enclosed map for breakdowns

Current Future Land Use Designation:

Outlying Suburban, Wetlands

Existing Land Use:

- Estate residential
- Multi-family residential
- Resort commercial
- Community facilities

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay.

N/A

Airport Noise Zone 2 or 3:

N/A

Acquisition Area:

N/A

Joint Planning Agreement Area

N/A

PAGE 6 — CAPTIVA COMMUNITY PANEL AMENDMENT

Community Redevelopment Area: N/A

D. Proposed change for the Subject Property:

Additional Lee Plan policies to specifically address Captiva issues in conjunction with existing community plan, goals, objectives and policies

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 2,052± units (3 units per acre)

Commercial intensity

N/A

Industrial intensity

N/A

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 2,052± units

Commercial intensity

N/A

Industrial intensity

N/A

NOTE: No additional development density is proposed in this amendment. There is the slight potential for density reduction based on Policy 21.10.

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 each 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.

POLICY 13.1.10) New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

POLICY 13.1.11) Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

POLICY 13.1.12) 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 the variance, if issued, will be corrective and not beneficial.
- Where the applicant did not cause the need for the variance,
- Where the variance would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

POLICY 13.1.13) Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

POLICY 13.1.14) The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy.

POLICY 13.1.15) 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 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. No microwave facilities will be allowed on the structure.

An analysis of each policy is enclosed. Existing Captiva-specific Lee Plan policies are also enclosed.

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

Enclosed

3. 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.

Enclosed

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

Enclosed

5. The legal description(s) for the property subject to the requested change.

Not applicable – requested change is for Captiva Island in its entirety. STRAP numbers for the island's properties are enclosed.

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

Not applicable – requested change is for Captiva Island in its entirety.

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

Enclosed

8. 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 and under a contract with the panel's sponsoring group, the Captiva Island Property Owners Association Inc.

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:

Long Range - 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site:
- d. If no modifications to the network are required, then no further analysis for the long-range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range - 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;

Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);

c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection meth-

odology;

d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

We do not foresee any change (positive or negative) in this pattern resulting from the proposed policies. See attached analysis of existing traffic patterns.

- 2. Provide an existing and future conditions analysis for:
- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space.

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;
- · Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

No impact anticipated, but conditions and issues are discussed in the attached analysis.

- 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;
- c. Solid Waste;
- d. Mass Transit; and
- e. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

Service letters and correspondence enclosed.

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:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classifi-

cation system (FLUCCS).

- 2. A map and description of the soils found on the property (identify the source of the information).
- 3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
- 4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
- 5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

The requested maps and FLUCCS information is attached. We foresee no negative environmental impact stemming from the proposed policies, while there are positive environmental outcomes likely in two of the policies:

- Policy 13.1.13 will have a beneficial effect on the island's mangroves, strengthening protection and specifically targeting inappropriate filling for regulation.
- Policy 13.1.14 could result in the eventual replacement of Australian pines (deemed an exotic species by the county) in the Captiva Drive canopy, while replacing them with appropriate native vegetation that would enhance the canopy's beneficial and aesthetic impact on the island.
- Policy 13.1.15 will allow replacement of an existing guy-wired communications tower with a
 monopole structure. Elimination of the guy wires could be beneficial to migratory and
 resident birds in the area, who often are killed by flying into wires they are unable to see.

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:

- 1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
- 2. A map showing the subject property location on the archeological sensitivity map for Lee County.

A copy of the archeological sensitivity map for Lee County is enclosed. There are no historic districts on Captiva, and we did not incur the expenses and time of a search for sites on the Florida Master Site List as nothing that would impact any such sites is being proposed in this amendment.

E. Internal Consistency with the Lee Plan

- 1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
- 2. 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.

Response:

- 1. Nothing proposed in this amendment would affect the population projections cited.
- 2. See attached analysis for further explanation
- 3. This proposal has no impact on adjacent local governments and their comprehensive plans.
- 4. There are not any goals or policies of the Regional Policy Plan directly relevant to this proposal, although they generally supports this proposal's intent to preserve mangroves adjacent to a region environmental resource, reduce density (or prevent increasing density) on a barrier island, and finding an environmentally and aesthetically sound way to eventually reduce Australian pines and encourage native vegetation in the Captiva Drive canopy.

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)
- a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
- b. Provide data and analysis required by Policy 2.4.4,
- c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

Not applicable.

- 2. Requests moving lands from a Non-Urban Area to a Future Urban Area
- a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

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.

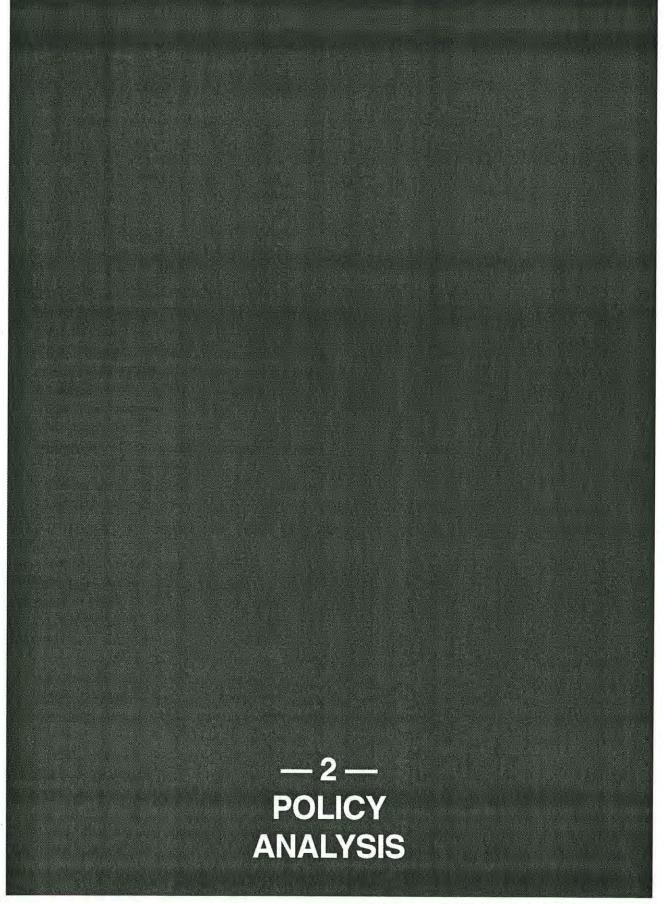
Not applicable.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Sched	ule	5 - L	·			
Map Amendment F	lat Fee — \$2,000	0.00 each				
Map Amendment > 20 Acres — \$2,000.00 and \$20.00 per 10 acres up to a maximum of						
\$2,255.00						
Small Scale Amend	lment (10 acres	or less) — \$1,500	0.00 each			
Text Amendment FI	at Fee — \$2,500).00 each				
Fee is waived as this County Commissione		nsored by an adviso	ory panel to the Lee Co	unty Board of		
AFFIDAVIT						
Ĺ		certify that I	am the owner or au	thorized repre-		
part of this application authorize the staff of	ion, are honest a of Lee County Co ing hours for the	and true to the be community Develo	entary matter attach st of my knowledge a pment to enter upon stigating and evaluati	and belief. I also the property		
Signature of owner	or owner-author	ized agent	Date			
Typed or printed na	ıme			=		
STATE OF FLORID						
COUNTY OF LEE)						
The foregoing instru	ument was certifi	ed and subscribe	ed before me this	day of		
by		, v	vho is personally kno	own to		
3000000						
me or who has pro	duced					
as identification.	ORIGI	NAL APP	LICATION H	AS		
	BEENS	SIGNED A	ND NOTARI	ZED		
(SEAL) Signature of	f notary public	=				

Printed name of notary public

PAGE 14 — CAPTIVA COMMUNITY PANEL AMENDMENT



CAPTIVA COMMUNITY PANEL

2004 LEE PLAN TEXT AMENDMENT POLICY ANALYSIS

Proposed policy

POLICY 13.1.10) New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

Approved by the Captiva Community Panel (CCP) at its Dec. 12, 2002, public meeting.

Analysis

The CCP originally proposed the following policy in the 2001 amendment cycle:

POLICY 21.1: New requests for residential rezonings at a density exceeding one unit per acre, will not be permitted. (Nothing in this policy will be deemed to prevent the replacement of an existing dwelling unit or commercial use in the event of a natural disaster, hurricane, flood, fire, or other similar occurrence.)

In the April 18, 2002, staff report for the Local Planning Agency and the Aug. 21, 2002, staff report for the Board of County Commissioners, the following was included:

"Staff generally supports this policy, given the likely road constraints during a possible evacuation; however, while this policy may be justifiable, there are potential Bert Harris implications involved. Property located in the Outlying Suburban land use category can be developed at up to 3 dwelling units per acre. Decreasing the allowable density to one dwelling unit per acre may reduce the value of personal property, which could trigger Bert Harris litigation."

However, at the Sept. 4, 2002, county commissioners voted to remove this policy after the county attorney raised concerns over potential Bert Harris Act litigation. The concern was expressed that this was a *de facto* downzoning from the existing islandwide three-units-per-acre density without going through the actual rezoning process, including public hearings. Given the value of Captiva dwelling units, the potential loss of the right to build two additional units on an acre could justify taking legal action against this policy in many instances

In response, CCP members drafted this new language as a way to reflect the long-standing desire of Captivans to ensure that density on the island could not be increased above the three-units-per-acre enacted in the 1980s. This new language prohibits such an increase but avoids Bert Harris Act concerns by not seeking density restrictions below that which now exists (while not permitting any above those now in place). Thus, no "taking" is possible since existing density is affirmed and litigation fears should be alleviated.

This policy would allow for voluntary down-zoning and density reduction at the owner's discretion, but would bar action that would increase density – which has always been the documented aim of a majority of Captivans and is certainly understandable under the space constraints of a barrier island.

In a 2001 survey by Morris-Depew Associates on behalf of the Captiva Island Property Owners Association Inc. (CPOA), 93 percent of those responding supported the three-units-per-acre cap in place on the island. Similar support has been seen from the Captiva Civic Association (CCA), which reaffirms such a density cap in its long-standing land use policies.

This is not the first time the island has sought to limit density. Aside from the aforementioned reduction to three units per acre in the early 1980s (and a similar voluntary reduction of density by the developers of South Seas Plantation in the early 1970s), these also was an islandwide rezoning in the late 1980s which eliminated unused and unnecessary commercial zoning on many parcels that had a long history of residential use at that time.

This long-term tendency can be taken as confirmation that the island has (and will continue to have) sufficient diversity in zoning to handle current and expected uses. This effort to reduce future density at whatever scale is even more understandable given that there is little capacity for new development on the island, shifting the pressure to redevelopment which (as is the case on Captiva) is a vehicle for refining existing development patterns to reflect current needs and demand. That's why, for example, more and more commercial property on Andy Rosse Lane is being redeveloped into residential uses – a case of both the market (people's desires) and the money (sales revenues) driving redevelopment on the island.

In discussion with Tim Jones of the County Attorney's Office while preparing this submission, a concern about Bert Harris Act implications was raised – certainly legitimate on a barrier island where homes can generate millions of dollars per sale. In response to that, we offer the following:

The island is now listed as Outlying Suburban in the Lee Plan Future Land Uses Categories chart, which allows a maximum density of 3 dwelling units per acre. (This designation is further reinforced by Lee County Ordinance 82-44.) Therefore, we should use that density as the baseline for any density discussion.

The attached Captiva zoning analysis of the current zoning categories (attached) does not indicate any zoning that offers significant capacity to increase density (above the 3du cap in place) via rezoning. In other words, there do not appear to be any parcels zoned rural, agricultural, outer island or other designations that could conceivably be re-zoned to a higher density.

The only significant undeveloped – and undevelopable – area, the mangrove forest within South Seas Resort, is currently zoned RM-2 and, more important, is covered by an administrative interpretation of the de facto Planned Unit Development of the resort to cap the unit county there at 912. It, therefore, is off the table in this discussion.

The zoning analysis shows both a relative homogeneity of zoning and categories that could be developed at densities above 3 units per acre were the 3 du cap not in place. Therefore, it does not appear there is any parcel on the island that could be re-zoned to a density greater than is currently allowed – or 3 units per acre – without a legal firestorm taking place (and with little chance of success).

That said, then why propose this policy at all? Frankly, for the historical and emotional conditions discussed above. Captivans have long been sensitive to higher density development on the island, as evidenced by county ordinances dating back to the 1970s proposing density caps by both the island in general and specific property owners in particular.

Having such language endorsed by the Lee Plan – a legally defensible document with real meaning and real consequences – may be the best way to offer assurances to islanders now and in the future that the face of the island – at least in terms of development density – will not be altered for "the worse" – i.e., increased beyond what is in place today.

The panel believes this proposed language does just that, while eliminating the Bert Harris concerns raised about earlier versions of this policy detailed above.

Proposed policy:

POLICY 13.1.11) Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

Approved by the CCP at its Dec. 12, 2002, public meeting.

Analysis

The CCP originally proposed the following policy in the 2001 amendment cycle:

POLICY 21.9: Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

In the April 18, 2002, staff report for the Local Planning Agency and the Aug. 21, 2002, staff report for the Board of County Commissioners, the following was included:

"Staff believes that this Policy would present an unfair burden to individuals wishing to develop property requiring a zoning or rezoning request, a variance or special exception. Staff recommends that this proposed policy should not be included in the amendment."

The Local Planning Agency concurred with the staff position at its April 22, 2002, hearing, deleting the submitted policy and replacing it with language establishing a document clearinghouse on-island and requiring an on-island informational meeting for proposed planned developments.

However, CCP members felt there was sufficient islandwide support for limiting public hearings to those months when more Captiva property owners might be in residence on the island to warrant re-introducing this policy. Such a limitation was supported by 84 percent of those responding to a February 2002 CCA survey, and the idea had been consistently

supported in CPOA surveys and public workshops held in advance of the 2001 text amendment submittal.

Let's re-examine the concerns raised during the last amendment review, and provide answers to each of those issues:

 Such restrictions would create an unfair burden to individuals seeking to develop property requiring rezoning or variance.

County staff's own analysis of the demand for such requests from June 1998 to April 2003 revealed the following

- Rezonings 1 request
- Variances 11 requests

This confirms both the low demand and the relative lack of development pressures on the island (redevelopment, admittedly, is another matter). It seems difficult to ascribe an "unfair burden" when the incidence is so low and the limitations relatively mild (50 percent of the year would be blacked out for hearings).

What would be the impact of such limitations? Tracking decisions by the Lee County Hearing Examiner dating back to 1995, we found 16 cases that went to public hearing. Of those, seven hearings were held in the time frame being proposed by the CCP, while nine were held outside that window (five in July, two each in August and September). This is hardly burdensome (except perhaps for staff who'd have to review more cases in a busier time of year), as almost half of the recent hearings would have already complied with the proposed policy.

As to the other cases, it is not clear from the county's numbering systems or records when the cases heard in the summer months were actually filed, and how long the time routinely is between filing and public hearing (which can vary for a variety of reasons). However, it might be that some of these cases were heard in the summer due to delays in the hearing examiner's schedule (or that of staff and consultants), and that these hearings might actually have been able to be held during the proposed hearing window otherwise without hardship to the applicant, staff or the hearing examiner.

Also worth noting is the trend over this time period toward fewer rezoning and variance requests:

1995 - 0

1996 - 0

1997 - 3

1998 - 3

1999 - 6

2000 - 1

2001 – 2

2002 - 1

2003 - 0

This decline also undermines the "unfair burden" claim, as more people are seeking to PAGE 20 — CAPTIVA COMMUNITY PANEL AMENDMENT

work within existing restrictions in redeveloping properties – perhaps realizing the near-unanimous community response to anything that is viewed as an unreasonable request. As demand for rezonings drops, the burden of moving them to a time when more public participation is possible (not guaranteed) proves less and less burdensome – and might help assuage public concern over such requests in the process by making the process appears to become more accessible and public-friendly.

Nevertheless, the issue of holding such hearings during the summer – when a vast majority of Captiva property owners are not on the island, thus making attending such hearings burdensome if not impossible – has not been addressed by staff.

Since the applicant in a variance or rezoning is seeking to exceed (or at least revise) existing development rules that have been established for the good of the community, it certainly makes sense to take all appropriate steps to ensure community members have ample opportunity to be heard as to whether these proposed changes would be supported by the community itself. Rather than weight all rights on the side of the applicant, shouldn't they be distributed to enhance the value and opportunity for community and citizen participation in the variance process?

Since the premise of holding public hearings is to ensure public involvement in land use and zoning decisions that hold the potential for change, it would be incumbent on the county to support steps to enhance involvement by adjacent property owners who might be affected by any rezoning or variance decision. While some property owners can hire legal representation to ensure their interests are protected at these summertime hearings, it seems imprudent to establish a policy that requires such action and discourages direct public participation when a viable alternative is clearly available.

The "unfair burden" issue cuts both ways – and encouraging public hearings on these important issues when public participation is more feasible and achievable would seem to be in the greater public interest.

• This restriction would be unenforceable on a widespread application.

That's why this is a Captiva-specific land use request.

Captiva is unique in unincorporated Lee County in that so many of its property owners do not reside on-island full-time (or even a majority of the time), even though their property holdings may represent a significant investment on their part. Their absence does not reflect a lack of interest in the island, but instead is a reflection of their lifestyle, business realities and other obligations.

As an example, of the approximately 1,100 properties on the island, only 138 have filed for homestead exemption – a number that has been steady to slightly increasing over the past four years. This is an indicator of permanent (or majority) residency – especially on Captiva, where home values have arisen to a level that would encourage people to file for Save Our Homes protection if at all possible. Yet barely 12 percent of property owners have done so – a sign of low residency that, anecdotal evidence tell us, is clearly concentrated in

the winter months between November and April.

Because of this unique situation, this public hearing policy addresses a singularly Captivan concern in what the CCP believes is an effective yet positive way.

 In a county that must operate 12 months of the year and in the face of business pressures that often require timely county response on such matters, it was felt any hearing restrictions would be unenforceable.

Even the county takes a portion of the summer off – either officially (in cancelled meetings) or unofficially (in vacation patterns and demands on staff time). And the county operates (or should operate) on the basis of public service and participation, not solely business pressure and timely response. Certainly, in other aspects of the county's official actions, timeliness is not the driving force as much as is protecting and promoting the public health, safety and welfare.

Often, public hearings conducted by the Lee County Hearing Examiner are not held on the applicants' timetable, as efficacious as that might be to the business interests at hand. They are held when the facts (and the staff and consultants to provide them) are available and a full and fair hearing can be conducted. It is in this spirit the CCP believes this policy promotes public welfare through participation in vital and important public hearings on land use and zoning matters in a context unique to this portion of Lee County.

· Such actions cannot be restricted to certain times of the year.

Since other official government activities of equal or greater import face similar (or even greater) restrictions, this is hard to accept.

Consider:

- The Florida Legislature meets in official session only 60 days of the year (excluding the increased special sessions needed lately).
- Amendments to the Lee Plan are only accepted and considered once a year (even more restrictive than state statutes allow).
- Budget issues are routinely confined to the period between adoption of the millage rate (traditionally in June) and adoption of the budget itself (September) – with the public hearings on that budget held only in September (with consequent low attendance in seasonal communities).

These restrictions work because the process is in place to accommodate them and because it is determined that public participation has not been impaired by such limitations. That same acceptance should be extended to Captiva's unique land use and zoning concerns – especially when public participation could actually be enhanced in the process.

Proposed policy:

POLICY 13.1.12) 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 the variance, if issued, will be corrective and not beneficial,
- Where the applicant did not cause the need for the variance,
- Where the variance would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

Approved by the CCP at its Dec. 12, 2002, public meeting. Minor phrasing added at the panel's Jan. 13, 2004, public meeting.

Analysis

The CCP originally proposed the following policy in the 2001 amendment cycle:

CCP 12.) No variances, deviations or administrative relief pursuant to chapter 22 of the Lee County Land Development Code (LDC) will be granted for new or expanded developments, including single-family homes, on Captiva unless it can be demonstrated that the absence of such relief will result in a regulatory taking of the property in question.

In the April 18, 2002, staff report for the Local Planning Agency and the Aug. 21, 2002, staff report for the Board of County Commissioners, the following was included:

"The effect of this Policy would be to effectively eliminate all relief from the requirements of the Land Development Code. Staff believes it would be advisable to allow for some potential relief from the Land Development Code over what is proposed in this Policy. Staff has not received input from the County Attorneys Office on this newly added Policy, and is not recommending changes to the proposed language at this time, but will be consulting with County attorneys for advice on the potential legal problems that may occur with the Policy, as written."

The Local Planning Agency concurred with the staff position, and voted not to transmit this policy. During discussions before the county commission, the county attorney noted that, while specific exclusions from variances were defensible (the existing height ordinance was cited), a blanket prohibition without any option for relief was not. Commissioners agreed and voted not to transmit as well. (However, in discussions commissioners expressed an interest in looking at tighter restrictions on the variance criteria countywide.

The minor revision – adding "where all of the following are met" – was approved by the panel at its Jan. 13, 2004, public meeting based on comments received from Tim Jones of the County Attorney's Office concerning the original submission language. It is intended to clarify the panel's intent in drafting the language that all the criteria must be met to be considered to receive a variance.

The CCP believed this policy had widespread support among Captivans, as reflected in both the CPOA planning workshops and the CCA survey (84 percent in favor). Members drafted this revised policy to address the county's concern over reasonable relief while maintaining some requirements above those already in place applicants must meet when seeking a variance.

Establishing criteria for variances is hardly new — even Lee County has a list of five areas where applicants must provide proof before a variance can be granted, and Sanibel has an more extensive list with criteria that mirror some of what is being sought here. But the premise behind community planning is to allow a community to establish more specific criteria — on a number of land use and zoning issues, not just variances — which are tailored to community concerns and codified in a way that ensures both security and specificity.

Such criteria must have a planning principle undergirding them, of course — which is why those from many communities often sound similar, striving to refine the process rather than define it. Such is the case with this policy, which offers criteria that build upon those already in place in Lee's Land Development Code (Sec. 34-1544), but reflective of unique community concerns such as need, cause and impact on property values.

This policy reflects the community's desires for enhanced and specific protection from unwarranted variances by setting achievable criteria for applicants that still offer relief instead of outright prohibition.

Proposed policy:

POLICY 13.1.13) Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Approved by the CCP at its March 11, 2003, public meeting.

Analysis

The CCP originally proposed the following policy in the 2001 amendment cycle:

POLICY 21.9: Mangroves on Captiva Island should be protected.

In the April 18, 2002, staff report for the Local Planning Agency and the Aug. 21, 2002, staff report for the Board of County Commissioners, the following was included:

Staff recommended a rewrite of this policy, as follows:

Mangroves on Captiva Island will be protected to the greatest extent possible. Previously approved projects with impact to mangroves that have not been constructed are required to reduce impacts through redesign.

The motivation for this change was that the county has almost no regulatory say over mangroves, which are instead governed by state and federal agencies. This revised language, they felt, better accomplished the intent of mangrove protection. The LPA, however, did not concur and supported the CCP language.

Staff reiterated their objections and revisions in the BOCC report, and the board first considered that language. Ensuing discussions between the board and the county attorney resulted in further deletions – both due to the regulatory impotence of the county and the potential liability in any "takings" – until the BOCC left the single sentence in the final version.

Discussion by commissioners indicated they felt further exploration of this issue could be handled when LDC language was being drafted for review and consideration. However, the issue still remains that state and federal agencies control mangrove regulations affecting Captiva, and county language will do little to contravene those regulations.

In the April 18, 2002, staff report for the Local Planning Agency and the Aug. 21, 2002, staff report for the Board of County Commissioners, the following was included:

"The County does not undertake independent review of impacts to wetlands. Permits to CAPTIVA COMMUNITY PANEL AMENDMENT — PAGE 25

impact wetlands are granted by the Southwest Water Management District, the Department of Environmental Protection and the Army Corps of Engineers. If permits are issued by those agencies, the County's current practice is to incorporate that permit in the development order approval. The County currently has indigenous species requirements that afford protection to mangroves and other indigenous species in certain instances. Planning staff agrees that mangroves located on barrier islands should be afforded the highest level of protection.

"The language in parenthesis indicating that the Policy is not intended to limit the rights of individual owners to provide access to docks through mangroves if otherwise lawful would also apply to corporations, and may not provide the protection to mangroves that is desired. Staff believes that the Policy, as it is worded, will not accomplish the intended goal, and that it should be removed or changed in a way that will effectuate the desired outcome. Staff believes the revised policy language better achieves the desired outcome of reducing impacts to mangroves.

"The Lee Plan includes numerous policies that strive to protect the natural resources of the County. For example, the Plan's vision statement provides the following:

The county will protect its natural resource base in order to maintain a high quality of life for its residents and visitors. This will be accomplished through an aggressive public land acquisition program and by maintaining and enforcing cost-effective land use and environmental regulations that supplement, where necessary, federal, state, and regional regulatory programs.

"Objective 74.1, Environmentally Critical Areas, includes wetlands, such as mangroves, and provides that the county will manage and regulate these areas to conserve and enhance their natural functions. Policy 74.1.1 provides that development will be "strictly controlled in wetlands in the coastal planning area." The Plan contains other relevant portions addressing protection of wetlands including Goal 77, Goal 83, and Goal 84.

"However, as stated in Policy 84.1.2, the 'county will not undertake an independent review of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD.' These conflicting provisions of the Plan afford staff an opportunity to preserve indigenous wetlands through the rezoning process. At the time of local Development Order approval, staff merely incorporates the agency's permit requirements into the approval."

In the staff report prepared for the Jan. 9, 2003, adoption hearing of these policies, staff addressed an issue raised by the Florida Department of Community Affairs during its review of the amendment and laid out in the department's ORC report:

"A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

"The Department of Community Affairs provided the following comment:

"...the Department raises the following comment regarding the amendment for Captiva Island. While the proposed Objective 21 requires the county to develop and maintain incentives and/or regulatory programs to ensure the long-term protection of resources on Captiva Island, the associated Policy 21.9, regarding mangrove protection states that "mangroves on Captiva Island should be protected", without provid-

ing any guideline on how they should be protected. This policy is vague and should be revised to establish the guidelines that will be applicable to development activities on Captiva Island, and shall direct negative impacts away from mangroves, so as to ensure that this vital environmental resource is protected."

"B. STAFF RESPONSE

"Staff notes that the placement of fill adjacent to mangroves and other wetlands has been a chronic code compliance issue. In the development process it is not unusual for fill material to erode, slough, or wash into adjacent wetland areas. A setback between the fill placement and the wetland or the inclusion of appropriate interface practices would greatly reduce this inadvertent impact to wetlands. The County's Land Development Code could be amended to address this issue with a variety of options.

"In lieu of the DCA comments, and in an attempt to satisfy Captiva residents expressed desire to further protect mangroves on the island, staff is recommending that the following language be used for Policy 21.9:

"Amend the Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

"Staff recommends that the Board of County Commissioners adopt the amendment as transmitted with the exception of Policy 21.9. Staff recommends that the language above be included for Policy 21.9."

However, Lee County commissioners felt further study and input from the CCP was necessary prior to adopting such language, so the policy was deleted at the Jan. 9, 2003, adoption hearing. Subsequent to that hearing, the CCP organized a working group to address a new mangrove protection policy. This group reviewed state and federal policies regarding mangrove protection on the island, met with the appropriate county staffers and developed draft language that was brought back before the CCP in a public meeting for discussion and approval. (A copy of the working group's findings is enclosed.)

Ultimately, the CCP returned to an earlier version of the original mangrove policy that had been supported by Captivans at the time of introduction, amending it with the language developed by county staff in response to DCA concerns.

Mangrove protection is a long-term issue for Captivans, reflected in work done by both the CPOA and the CCA and in the activism of Captivans to support the preservation of existing mangroves whenever possible. That concern is reflected in the CCP language, which opts for the most specific protection feasible from among the linguistic choices offered – for the simple reason that Captivans feel strongly about this issue.

This proposed option also addresses the DCA's concern about vagueness, and incorporates the specific staff suggestion to develop targeted language will address potential

impingement of fill on adjacent mangrove areas in a scientifically justified fashion (likely through the Land Development Code process subsequent to adoption of this policy).

The CCP intends this policy to reflect the long-standing concern for mangrove protection of islanders ("will be protected to the fullest extent possible"), while recognizing the limited scope of county control over mangrove regulation at this time ("county discretionary acts") and the desire to avoid cross-jurisdictional issues. It also offers a specific action (the staff recommendation above) within a specific time frame for action (one year of adoption), to eliminate any inference of vagueness in intent.

Proposed policy:

POLICY 13.1.14) The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy.

Initially approved by the CCP at its May 13, 2003, public meeting. Revised language approved by the panel at its Jan. 13, 2004, public meeting.

Analysis

The CCP originally proposed the following policy in the 2001 amendment cycle:

POLICY 21.14: Any resurfacing of Captiva Drive shall be done in a fashion that decreases the possibility of roadway wash-out and other damage that would result from storm or flooding; no such resurfacing shall result in widening the road, increasing the speed limits, or affecting the tree canopy adjacent to and overhanging the road.

In the April 18, 2002, staff report for the Local Planning Agency and the Aug. 21, 2002, staff report for the Board of County Commissioners, the following was included:

"DOT staff found no supporting data and analysis for this policy in either the Discussion and Analysis or the Traffic Analysis sections of the draft plan. The only explanation that DOT staff found was in the Service Availability Letters section, which offered to the service providers some brief rationale for each proposed policy. The identified intention is to 'insure that Lee County will consider maintenance and reconstruction options that help limit the roadway's vulnerability to storm damage' - however, there is no analysis of the extent of vulnerability, or what type of improvements would limit that vulnerability. The explanation notes that the requirement could increase the cost of roadway improvements. This is a significant understatement. The cost of resurfacing Captiva Drive would be fairly easy to determine and should fit within the county's annual budget for countywide road resurfacing. However, if the roadway has to be elevated 2 feet or 4 feet or whatever is determined necessary to decrease 'the possibility of roadway wash-out and other damage,' then the cost would be significantly greater, perhaps in the millions of dollars and could go way beyond the county's available resurfacing budget. Supporting data and analysis needs to be provided for this policy, and some measurable standard needs to be included. Staff recommends that this proposed policy should not be included in the amendment."

Both the Local Planning Agency and the Board of County Commissioners concurred with the staff position and the policy was not transmitted. Throughout the discussion of Captiva Drive issues dating back to the CPOA's initial efforts in the spring and summer of 2001, it was clear the problem often was in casting too wide a net through the proposed policies being debated and reviewed by county transportation staff. By striving to address every issue concerning Captiva Drive in a single policy, the laws of unintended consequences often prompted county staff to raise objections when policy language conflicted with departmental mission and responsiveness.

However, no real objection to canopy protection itself was raised, although DOT officials were concerned about language that could limit their ability to respond effectively in a storm or other natural disaster – a concern shared by Captivans, of course. However, the CCP knew that some means to ensure protection for the canopy (particularly on the southern third of the island) was widely supported by Captivans – 88 percent support in the CPOA survey, 84 percent in the CCA survey – so work for a compromise continued.

In the spring of 2003, CCP members discussed the issue with DOT representatives, who provided input on the final language developed for this policy. This language offers a specific concern (preservation of the canopy) for a specific area (south of the southern Scurve) with a specific solution (replacement if removal is necessary) and appropriate relief to allow DOT to uphold its very worthy mission to keep Captiva Drive open pre- and post-storm.

The revision approved by the panel at its Jan. 13, 2004, public meeting reflects comments made by Tim Jones with the County Attorney's Office in response to the original submission language. It seeks to offer greater specificity and acknowledges public safety concerns while more accurately reflecting the panel's intent in drafting the amendment.

Proposed policy:

POLICY 13.1.15) 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 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. No microwave facilities will be allowed on the structure.

Approved by the CCP at its Feb. 10, 2004, public meeting.

Analysis

David Felton of Communication Development Services of West Palm Beach requested time on the CCP agenda for Jan. 13, 2004, to make a presentation concerning a request to amend the existing Lee Plan policy 13.1.2 to allow for the replacement of an existing guyed communications tower with a taller monopole tower at the same location. Minutes from that meeting are enclosed.

The existing policy states:

POLICY 13.1.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower.

Felton proposed the following language:

POLICY 13.1.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. However, the existing telecommunications facility located in maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet.

After discussion, the panel requested that the request be carried over to its Feb. 10, 2004, meeting, and that the proposed language be advertised in the island newspaper to encourage public participation and comment. (A copy of that advertisement is enclosed.) Owing to the unique public safety considerations, the panel felt public input was crucial to helping them determine how to address what was a contentious issue on the island (e.g., height restrictions).

The Land Use Committee of the Captiva Civic Association also addressed this issue at a meeting subsequent to the direct panel presentation, drafting alternate language to put into the Lee Plan as a separate amendment while leaving the original Policy 13.1.2 unchanged.

The CCA's language was as follows:

Proposed Captiva Community Plan Policy 13.1.14

Re: New Captiva Communication Tower Facility

Notwithstanding anything pertaining to Captiva Community Plan Height Restriction Policy 13.1.21.2, 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 capability for all wireless carriers desirous of serving Captiva. In keeping with the proposed Captiva Community Plan Policy 13.1.13, pertaining to mangroves, destruction of mangroves will not be allowed in order to build or operate such a tower or related tower facilities.

At the CCP's Feb. 10, 2004, meeting, Felton continued his presentation, addressing a number of questions from the previous meeting while answering queries from the panel and the audience. (A copy of the draft minutes from that meeting is enclosed, as are materials from Felton's presentation.)

At the end of the discussion, panelist Peter Koury introduced the CCA's proposed language for discussion. After comments from the audience, Felton and the panel, two minor changes were made to the CCA's original draft and the final sentence prohibiting microwave facilities was added. The amended policy was approved by the panel in a 6-0 vote.

This policy recognizes the unique situation on the island relating to emergency services communication occasioned by the county's change in operating systems for its radio network. This need was reinforced by testimony from emergency services personnel at the panel meetings on this issue (minutes enclosed).

It responds to the stated interest of the county (see enclosed letter from Michael Bridges, deputy director of the Division of Public Safety) in placing communications equipment on the proposed tower, while recognizing that the decision to do so falls under budgetary concerns and constraints. Thus, it requires the developer to save space for county equipment rather than making construction of the tower itself conditional on a county commitment to place such equipment (as was discussed by panelists and the public).

The policy also acknowledges the potential interest of private telecommunications carriers in locating equipment on any proposed tower, which would have the ancillary benefit of enhancing cellular and other telecommunications service to island residents and visitors. While not a primary concern warranting codification in the Lee Plan, it is nonetheless a side benefit that will improve communications infrastructure to Captivans without foreseeable impact on the island itself.

Environmental concerns were raised over any new structure, and they were answered in a number of ways:

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- As to the impact on wildlife (specifically birds), anecdotal evidence was presented by both the requester and panel members that eliminating the existing guy wires in favor of a monopole structure would improve the conditions for migratory and resident birds, who often are killed in collisions with wires that are invisible to them in flight.
- Given the location of the current facility and its proposed replacement (adjacent to a
 mangrove forest), the language addressing mangrove destruction was included. This
 is a long-standing concern of Captivans, as is clear by other policies presented
 herein as well as historic sensitivity to mangrove destruction and ongoing efforts to
 minimize such impacts.
- Finally, concern was raised over the potential inclusion of microwave facilities on any proposed monopole structure. The requester offered assurance that no need for such facilities was foreseen and that communications providers had assured him there was sufficient capacity using existing T1 lines serving the island, and hoped such a restriction would instead be left to conditional implementation during the variance or special exceptions process. However, panel members and the public in attendance all agreed that stronger language in the Lee Plan would assure that microwave equipment (and its attendant environmental impact) would not be looming in the island's future.

Why offer a new policy instead of modifying the existing height restrictions? The hope was that by leaving the current long-standing height restrictions in 13.1.2 in force and addressing a unique circumstance by means of a unique policy, it would be clear now and in the future of the island's unwillingness to see its height limitations broached for anything but a pressing and public-spirited need.

Should such a need arise in the future (understandable given the evolution and revolution of technology), that could similarly be addressed in a unique and specific fashion – without running the risk of eroding the islandwide limits on building height in the process.

Again, height restrictions have a long history of support on the island, and it was felt by the overwhelming majority that any abrogation of those limits should be severely limited in scale and scope.

This proposed policy addresses a specific and legitimate need in a direct way, while leaving similar restrictions in the Land Development Code as a means of ensuring appropriate public input and comment during any request for variance or special exception for the proposed structure. With airing at two public meetings and input from a separate island organization forming the basis of the policy's language, the general support is evidence — as is the general concern for technological proliferation and the island's height restrictions. The panel believes this language strikes a careful balance from among those competing concerns.

(Photos of the existing telecommunications facility are enclosed, as are examples of the proposed monopole structure and a representative photo of the type of equipment that would be at ground level for this proposed structure.)



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number:

(941) 335-1600

John E. Manning District One April 10, 2003

Douglas R. St. Cemy

Douglas R. St. Cer District Two

David C. Felton

Ray Judah District Three Communication Development Services, Inc. 224 Datura Street, Suite 1008

Andrew W. Coy District Four West Palm Beach, FL 33401

John E. Albion District Five

Dear Mr. Felton:

Donald D. Stilwell County Manager

James G. Yaeger County Attorney

Diana M. Parker County Hearing As we've discussed during various meetings and telephone conversations, Public Safety continues to plan for enhancements to our 800 MHz radio system. As you're aware, hand-held radio coverage on the barrier islands, most notably Sanibel and Captiva, is very poor. That's because we don't have any transmit/receive antenna structures on those islands.

Our research and radio frequency propagation study's have shown that it will take 2 such sites to provide the coverage we need. One site would need to be located near the middle of Sanibel Island and the other at the North end of Sanibel or somewhere on Captiva.

It's our understanding that you're involved in a potential project to locate a cellular antenna structure on Captiva. If the structure could be approved for a height above ground of 170 feet, and the 170 foot level be reserved for Public Safety's radio system use, we'd be interested in discussing a public/private partnership to support our mutual needs.

Sincerely,

DIVISION OF PUBLIC SAFETY

Michael C. Bridges, Deputy Director

cc: John Wilson, Director

P.O. Box 398, Fort Myers, Florida 33902-0398 (941) 335-2111

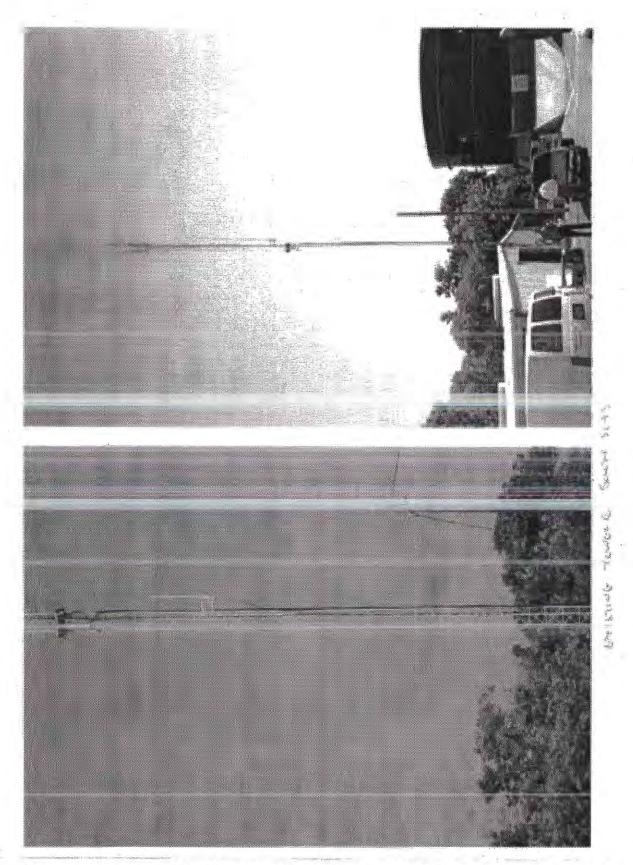
Communications Development Services — Letter from Lee County Division of Public Safety



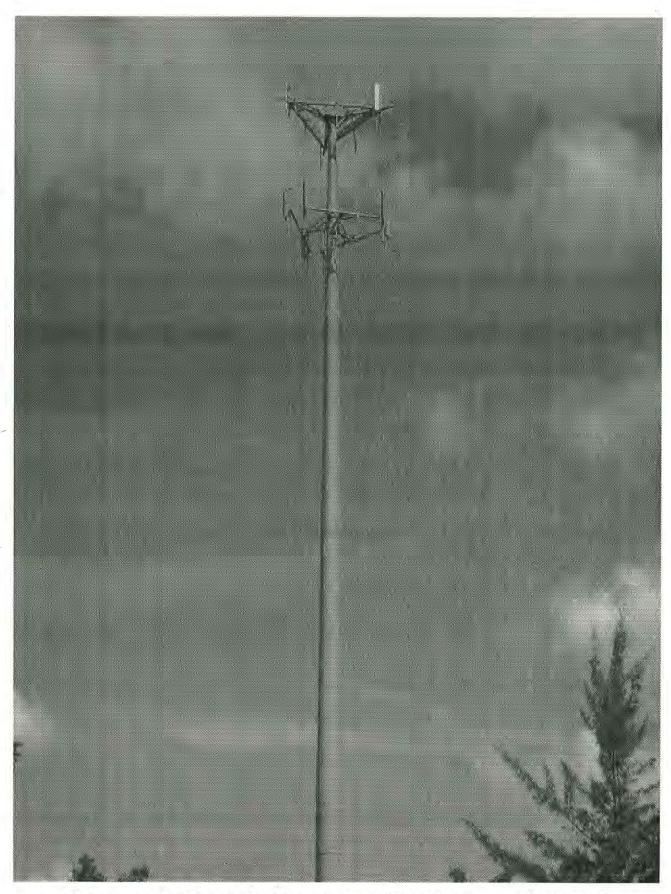


Communications Development Services — Existing facilities photos #1

CAPTIVA COMMUNITY PANEL AMENDMENT — PAGE 35

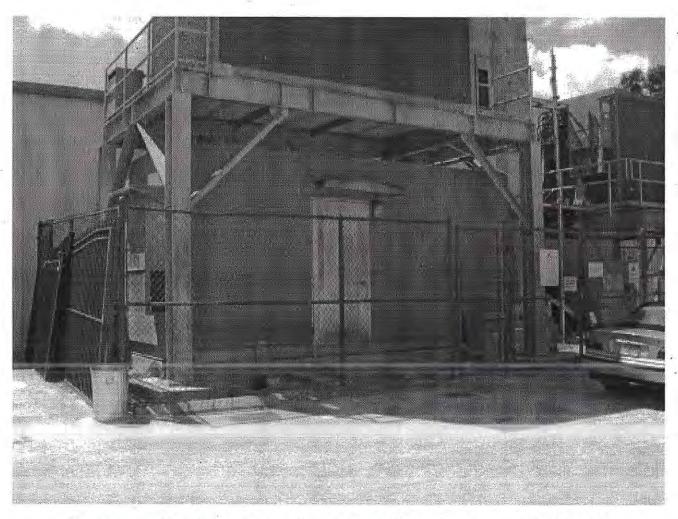


Communications Development Services — Existing facilities photos #2
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Communications Development Services — Photo #1

CAPTIVA COMMUNITY PANEL AMENDMENT - PAGE 37



Communications Development Services — Photo #2

Captiva zoning analysis

February 2004

Categories on island, and no. of properties under each.

	C-1	72
•	C-2	1
•	CPD	1
•	CS-1	1
•	CT	4
•	RM	6
•	RM-1	1
•	RM-2	94
	RPD	58
	RS-1	1
•	RS-2	123
•	RSC-2	12
•	TFC-2	126
•	TRC-2	1
	Unknown	596

SOURCE: Lee County Property Appraiser's data 2003

Additional categories from zoning maps

CM

3

Current future land use designations:

Outlying suburban – 1 du per gross acre minimum / 3 du per gross acre maximum / no bonus density Wetlands – No minimum densities / 1du per 20 acres maximum / no bonus density

Description of zoning categories

C-1 zoning

- Lot area: 7,500 square feet minimum (if residential, 7,500 SF for the first two units and 3,000 SF for each additional unit)
- · Lot width: 75 feet minimum
- · Lot depth: 100 feet minimum

Setbacks:

- · Street: Variable minimum based on use
- · Side yard: 15 feet minimum
- · Rear yard: 25 feet minimum
- · Gulf of Mexico: 50 feet minimum
- · Other water body: 25 feet minimum
- · Max. lot coverage: 40 percent

C-2 zoning

- Lot area: 10,000 square feet minimum (if residential, 7,500 SF for the first two units and 3,000 SF for each additional unit)
- · Lot width: 75 feet minimum
- · Lot depth: 100 feet minimum

Setbacks:

- · Street: Variable minimum based on use
- Side yard: 15 feet minimum
- · Rear yard: 20 feet minimum
- · Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

CPD zoning

 Based on planned development agreement

CS-1 zoning

- · Lot area: 20,000 square feet minimum
- · Lot width: 100 feet minimum
- Lot depth: 100 feet minimum

Setbacks:

- · Street: Variable minimum based on use
- Side yard: 20 feet minimum
- Rear yard: 25 feet minimum

- · Gulf of Mexico: 50 feet minimum
- · Other water body: 25 feet minimum
- · Max. lot coverage: 40 percent

CT zoning

- Lot area: 7,500 SF for the first two units and 3,000 SF for each additional unit
- Lot width: 100 feet minimum
- Lot depth: 100 feet minimum

Setbacks:

- · Street: Variable minimum based on use
- Side yard: 20 feet minimum
- Rear yard: 25 feet minimum
- · Gulf of Mexico: 50 feet minimum
- · Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

RWI-2 zoning

- Lot area: 6,500 square feet minimum for single-family home; 7,500 squar efeet for duplex
- Lot width: 65 feet minimum for SF home; 37.5 feet for duplex
- · Lot depth: 100 feet minimum

Setbacks:

- Street: Variable minimum
- · Side yard: 7 feet minimum
- · Rear yard: 20 feet minimum
- Gulf of Mexico: 50 feet minimum
- · Other water body: 25 feet minimum
- · · Max. lot coverage: 40 percent

RPD zoning

 Based on planned development agreement

RS-1 zoning

- Lot area: 7,500 square feet minimum
- Lot width: 75 feet minimum
- · Lot depth: 100 feet minimum

Setbacks:

Street: Variable minimum

- · Side yard: 7.5 feet minimum
- Rear yard: 20 feet minimum
- · Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

RS-2 zoning

- · Lot area: 12,500 square feet minimum
- · Lot width: 75 feet minimum
- · Lot depth: 100 feet minimum

Setbacks:

- Street: Variable minimum
- · Side yard: 10 feet minimum
- · Rear yard: 20 feet minimum
- Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

RSC-2 zoning

- Lot area: 43,560 square feet minimum
- · Lot width: 100 feet minimum
- · Lot depth: 200 feet minimum

Setbacks:

- Street: 50 feet minimum
- · Side yard: 10 feet minimum
- Rear yard: 20 feet minimum
- Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 25 percent

TFC-2 zoning

- Lot area: 7,500 square feet minimum (SF home or duplex)
- · Lot width: 75 feet minimum
- Lot depth: 100 feet minimum

Setbacks:

- · Street: Variable minimum
- · Side yard: 7.5 feet minimum
- · Rear yard: 20 feet minimum
- Gulf of Mexico: 50 feet minimum
- · Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

CM zoning

- Lot area: 20,000 square feet minimum
- · Lot width: 100 feet minimum
- · Lot depth: 100 feet minimum

Setbacks:

- · Street: Variable minimum based on use
- · Side yard: 20 feet minimum
- · Rear yard: 20 feet minimum
- Gulf of Mexico: 50 feet minimum
- · Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

Zoning categories not covered in current LDC:

TRC-2, RM, RM-1 zoning

CAPTIVA COMMUNITY PANEL Mangrove Working Group

Policy Recommendations Report March 2003

The Mangrove Working Group, formed to study options to enhance mangrove protection on Captiva Island as part of the Captiva Plan, having researched existing local, state and federal regulations regarding mangroves and having met with county staff and others interested in such protection, makes the following recommendation to the Captiva Community Panel:

We support adoption of the language drafted by the Division of Planning staff of the Lee County Department of Community Development and presented to the Lee County Commission as part of its response to the ORC report by the Florida Department of Community Affairs at the adoption hearing Jan. 9, 2003. That language is:

Amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

The Mangrove Working Group supports inclusion of this language for the following reasons:

- 1. It satisfies the DCA's desire for mangrove-specific language in the Captiva Plan.
- 2. It will have the support of planning staff, which should expedite approval.
- 3. It offers specific protection measures against fill impact on mangroves, often as destructive for mangroves as improper trimming (which is already regulated).
- 4. It establishes a higher standard of protection for Captiva than the already substantial state and federal regulations now in place, and may serve as a new benchmark for mangrove protection countywide.
- 5. It can serve as a building block upon which to craft additional mangrove protections for the Lee County Land Development Code in the future.

The Mangrove Working Group proposes that the Captiva Community Panel debate and approve language that incorporates this specific protection in a broader statement of policy concerning mangroves on Captiva. We recommend such a policy language be drawn from that already crafted previously as either CCP Policy 13 (as submitted to the Local Planning Agency in April 2001) or the staff recommendation to the LPA made in a April 2001 staff report. Both are listed below, as is the Policy 21.9 language flagged by the DCA as too vague (included for comparison only).

For discussion purposes only the Mangrove Working Groups offers the following policy language for panel consideration:

Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the

destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Reference:

CCP POLICY 13: County discretionary acts involving development on Captiva Island shall not permit the destruction or alteration of mangroves. (This is not intended to limit the rights of individual owners to build provide access to docks through mangroves if otherwise lawful).

STAFF RECOMMENDATION TO THE LOCAL PLANNING AGENCY:

Mangroves on Captiva Island will be protected to the greatest extent possible. Previously approved projects with impact to mangroves that have not been constructed are required to reduce impacts through redesign.

BOCC POLICY 21.9: Mangroves on Captiva Island should be protected.

PROTECTION OF THE CANOPY ON CAPTIVA DRIVE

Memo prepared by Gordon Hullar, CCP member

Original Proposal

CCP 14.) Any resurfacing of Captiva Drive shall be done in a fashion that decreases the possibility of roadway wash-out and other damage that would result from storm or flooding; no such resurfacing shall result in widening the road, increasing the speed limits, or affecting the tree canopy adjacent to and overhanging the road.

RESULT: Officials with the county Department of Transportation objected to this policy before both the LPA and the BOCC, and both staff reports recommended deletion. The chief concern was the implications of the phrase "the possibility of roadway wash-out and other damage" and the potential costs that could be incurred based on a strict interpretation of this. In particular, elevating the roadway sufficiently to accomplish this goal could exceed the county's budgetary bounds.

No real objection to canopy protection was raised, although DOT officials were concerned about language that could limit their ability to respond effectively in a storm or other natural disaster. Both the LPA arid BOCC concurred with the DOT objections and deleted the policy.

Revised Proposal

CCP 14.) No resurfacing or widening of Captiva drive will be done in a way that increases the speed limit or requires the removal of any trees that contribute to the tree canopy adjacent to the road.

Panel Decision: No action taken. The DOT has rejected the proposed language. Could possibly be handled in LDC.

Proposal #3

CCP 14.) The canopy on Captiva Drive will be protected to the greatest extent possible Trees that are part of the canopy will only be removed if deemed necessary for public health, safety or Storm damage. If Australian pines (or other trees that contribute to the canopy) are removed they ~vi1l be replaced by trees that will preserve the canopy.

Discussion leading to Proposal #3

I met with Dave Loveland and Paul Wingard of the DOT and Jim Mudd of the Lee County Planning Department on April 28, 2003 to seek plan language that would preserve the canopy yet fully deal with DOT concerns.

The DOT will not agree to any language that links the speed limit with the canopy. They consider speed limit a different subject and consider the two unrelated.

The DOT will not agree with any language that would prevent them from removing trees which are in the "clear zone," (essentially the road right of way) and which they deem to compromise the safety of people driving on Captiva Drive.

We discussed the possibility of getting Captiva Drive designated as a historic road. Dave and Paul indicated that this was rarely done, generally opposed by governments and in their opinion would not be possible. To get McGregor designated as a historic road, the City of Fort Myers had to have a special bill passed by the Florida Legislature.

The proposed plan language is designed to begin the process of protecting the canopy by limiting the basis for removal of trees which are part of the canopy and requiring that if trees are removed they will be replaced by native trees that will preserve the canopy.

We would then deal with specific approved native trees, set backs and other details in the LDC.

This policy would preserve DOT's ability to remove trees which were felled by storms or deemed to compromise the safety of people driving on Captiva Drive while ensuring that the canopy would be preserved by the planting of new trees which would contribute to the canopy whenever existing trees that contribute to the canopy are removed.

CPA2001-10 BoCC SPONSORED AMENDMENT TO THE LEE COUNTY COMPREHENSIVE PLAN

GOAL 21: 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.

OBJECTIVE 21: 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 21.1: 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.

POLICY 21.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower.

POLICY 21.3: 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.

POLICY 21.4: 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.

POLICY 21.5: 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.

POLICY 21.6: 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.

POLICY 21.7: 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.

POLICY 21.8: 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.

POLICY 21.9: 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



CAPTIVA ISLAND PROPERTY OWNERS ASSOCIATION INC.

CAPTIVA PLANNING SURVEY SUMMARY July 31, 2001

Tentative summaries of the latest planning survey have been completed. The final tally will certainly change somewhat as they relate to the split between South Seas condominium owners and time share owners, but these numbers are pretty firm as of this date.

A total of 567 responses were received, 40 from the South Island (Gold Coast), 22 from 'Tween Waters, 83 from the Village, and 422 from South Seas, of which 250 were identifiable as timeshare owners.

The three dwelling unit cap (question 10) was supported by 490 respondents and opposed by 34. (Totals may be different because of non-response surveys or undecided responses.)

Stricter enforcement of building and zoning codes (#11) was supported 369 to 120, and better land use planning and growth management (#12) was supported 394 to 112.

One of the highest questions supported in the survey was # 13 regarding the size of new and redeveloped homes on the Island. There were 464 responses supporting limitations on the size of houses compared to 74 responses against such limitations.

Question #14a regarding possibilities for better sewage treatment in certain areas of the Island, as long as the density limits were not exceeded, was supported with 327 positive responses to 123 negative.

Question #14b, the one suggesting that existing densities and intensities of use be preserved as they currently exist on the ground was another big winner with 473 responses in support compared to 50 against. Likewise, more local input for the permitting process was supported with 468 responses for and 34 against.

Concern for preserving the commercial and business activities on the Island as they currently exist (# 18) were expressed with 415 responses favorable and 60 negative.

Question #19 regarding the possibility of renting out guesthouses was the most evenly divided of the survey. There were 224 respondents in favor of the rental of guesthouses with 282 against. There was some concern expressed that the question was not clear in that it was intended to suggest an "either-or" situation. In other words, either the guesthouse or the main house could be rented, but not both.

The related question regarding other rental issues needing to be addressed (# 20) suggests that most Captivans do not feel that there are a great deal of other issues associated with rentals with 115 respondents feeling that there are other issues to consider and 232 stating that there are not.

Overall, as question #21 was worded, Captivans feel the height limitation, even for cupolas and captain's walks, is adequate. There were 198 respondents that felt such architectural features were okay, while 316 felt that such things should not be permitted.

Clearly the Australian Pines along Captiva Drive are deemed to be a special aspect of the Island with 387 positive responses to the special status proposed in question #22 as opposed to 131 negative responses. Going further, it is also clear that Captivans support the idea of enhancement of the overall Island tree canopy with 447 positive responses and 61 negative responses to the idea of undertaking current efforts for replacement trees.

Finally, there were 375 respondents that supported additional pedestrian and bicycling opportunities on the Island (# 24) as opposed to 146 responses against.

Currently, the 'essay' portion of the survey is still being evaluated. The number of responses reported here will likely change, but the issues being articulated are remarkably consistent across all neighborhoods of the Island.

Without question, the most overwhelming concern is the traffic along Captiva Drive. Virtually everyone that made comments mentioned the increased traffic and concerns regarding traffic congestion.

The second greatest concern to arise is the need to explore additional opportunities for bicycling and pedestrian paths. Many of the Islanders felt that the traffic problems are connected to the lack of bicycling and pedestrian facilities, although some respondents also mentioned the need for a public trolley system to reduce the number of cars.

Overall, there was also a great deal of concern related to the redevelopment of residential properties with large houses. Most respondents felt that the larger dwellings were out of character for the Island, and some even noted that they appeared to be a way to establish a small resort in single-family neighborhoods.

There is a general recognition that the commercial areas of the Island, especially in the Village along Andy Rosse Lane, needs general support and some kind of incentives in order to maintain the retail and dining options currently available. Additional commercial opportunities were not seen as critical, but preservation of the existing commercial uses was viewed as quite important. Additionally, the mixed-use nature of the village was deemed to be part of the overall charm of the area, although there was also recognition that parking opportunities were limited and could be expanded.

There were also some folks that wanted all jet ski operations removed from the Island entirely. There were some concerns raised about the need to place some kind of limitations on rentals (although there is not yet an overall consensus on what those limitations might be). There were quite a number of respondents concerned about an overall decline in the levels of civility among Captivans in general.

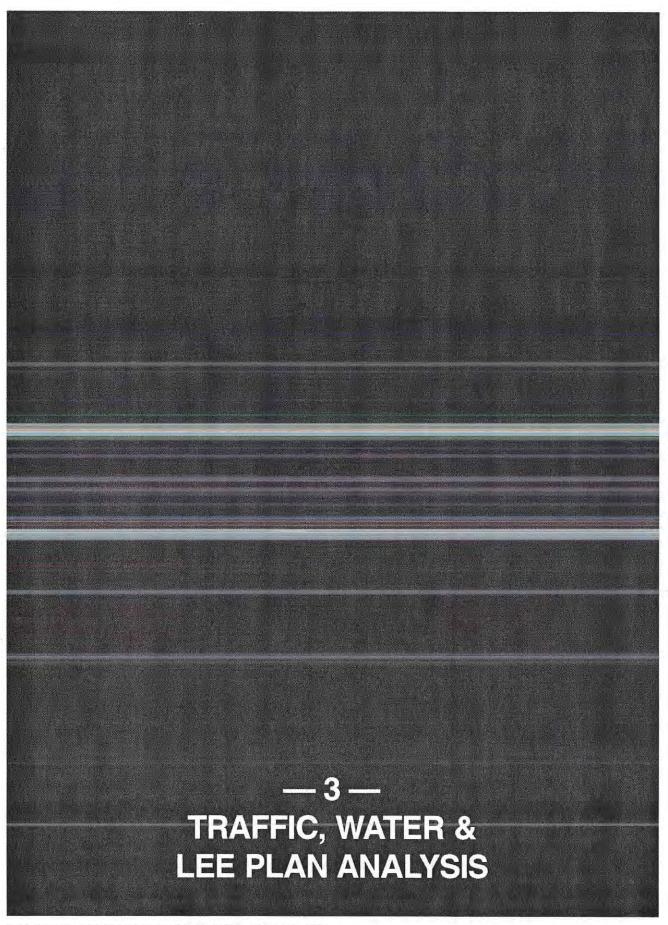
Interestingly enough, there were some folks that were concerned about placing limits on further development at South Seas, as well as about a dozen that wanted to stop all development entirely across the Island. Not surprisingly the timeshare and shorter term seasonal residents wanted more recreational activities including tennis courts, a boat or canoe launching ramp, movie theaters, etc.

Not surprisingly, there was some concern regarding the maintenance of beach preservation activities, and there have been concerns raised about the re-closure of Blind Pass. Finally, apparently raccoons are a problem for at least one Captivan.

Today's meeting will discuss these responses, and some proposed land use policies resulting from the survey responses. From there, another meeting or two will be held in August and early September, with any potential Comprehensive Plan policies being submitted to Lee County in late September.

From there, it is likely that the County will hold hearings in October or November, and send potential amendments to Tallahassee for review during December and January. Another round of local hearings and possible adoption of such amendments will then be held in February or March 2002.

Of course, the further away the date, the fuzzier the time frame, and it should be remembered that some of these dates are not under the control of either Captivans or even Lee County. Further updates on timing will be passed along as they become tied down.



CAPTIVA COMMUNITY PANEL

2004 LEE PLAN TEXT AMENDMENT TRAFFIC ANALYSIS

We believe that, given the scope and direction of the six policies being proposed here, there is no need to address in full the questions raised under "Public Facilities Impact." Neither the 20-year nor the 5-year traffic planning horizon will be changed from their current projections by the policies herein proposed.

These policies will not increase density or development from the level currently in place on the island; in fact, one policy (13.1.10) stands to reduce density on Captiva, albeit marginally. In reality, it will have a negligible impact on traffic in light of current traffic patterns, island development and the forces that instigate traffic on the island now and into the future.

The current traffic status on the island has been stable for the past decade, as evidenced in the periodic count station data (attached). When viewed in combination with the traffic analysis charts from Permanent Count Station 26 (attached), it's easy to conclude that the main traffic instigators affecting Captiva are:

- Service personnel looking at the late-day peak southbound flow bohth in season and out of season.
- 2. Day-trippers which accounts for the more compressed span between north- and south-bound peaks in season (and a less prominent but similar profile off-season).
- 3. Island workers and deliveries which generate the 9 a.m. non-season spike and contribute to the 9 a.m. plateau in season.

All of these are constants unaffected by the proposed policies – particularly since the island is essentially built-out and now faces the very different pressures of redevelopment and the impact that can carry for traffic.

Nevertheless, for these reasons we see the need for no further traffic analysis to support the policies being proposed here.

PERMANENT COUNT STATION 26 CAPTIVA RD NORTH OF BLIND PASS 2002 AADT = 5900

1. Monthly ADT as a % of Annual ADT

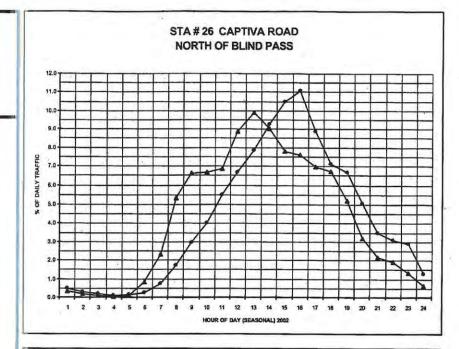
January	102
February	118
March	123
April	116
May	101
June	97
July	101
August	91
September	81
October	87
November	93
December	90

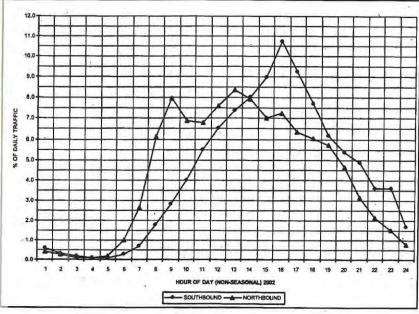
2. Day of Week ADT as % of Annual ADT

Monday	100
Tuesday	101
Wednesday	102
Thursday	101
Friday	107
Saturday	102
Sunday	87

3. Peak Flow Characteristics	Non-Season	Season
a) Peak Flow between 7 am and 9 am		9
(1) as a % of weekday traffic	5	4
(2) directional Split	26 % SB	.31 % SB
	74 % NB	69 % NB
b) Peak Flow between 4 pm and 6 pm		
(1) as a % of weekday traffic	7	7
(2) directional Split	60 % SB	59 % SB
	40 % NB	41 % NB

NOTE: THE USUAL PEAK PERIODS, 7-9 & 4-6, MAY NOT BE THE ACTUAL PEAKS AT THIS STATION, CHECK THE GRAPHS





		Sta- tion	M A											PER:
TREET	LOCATION	#	P	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	STATI
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	S OF GLADIOLUS DR		G	21400	21200	10000			14300	14000	10000	14000		
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ANIBEL CAUSEWAY	N OF PERIWINKLE RD			18300	18000									
ANIBEL BLVD	FOFUS41	467	Н	*				8800	9000	7700	7400	9400	= N/A	3 . 10
ANTA BARBARA BV	S OF SW 22 TERR	54						· Light					21800	1
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	N OF DANIELS PKWY	388	G	8800	7900	9900	9800	10000	9800	11900	11100	13000	14600	18
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CAPTIVA COMMUNITY PANEL

2004 LEE PLAN TEXT AMENDMENT SEWER & WATER ANALYSIS

We believe that, given the scope and direction of the six policies being proposed here, there is no need to address in full the questions raised under "Public Facilities Impact" concerning sanitary sewer, potable water, surface water and parks/recreation/open space. However, we will briefly discuss each area to place this in some context.

Sanitary sewer:

Currently, the island's sewage needs are addressed by a combination of individual septic systems (for the southern two-thirds of the island), small-scope package plants (at 'Tween Waters and other cohesively developed areas) and a full-scale treatment plant (at South Seas Resort).

These five policies propose no activity that would impact current sanitary sewer needs, nor suggest any modifications to current methodologies in use to address those needs.

Potable water:

Currently, the island's potable water needs are handled through service provided by the Island Water Association (see attached); a service which has proven more than adequate over the years it has been in place. In fact, IWA officials have been exploring ways to expand service (or constrict use) to address increases in water usage driven by individual redevelopment activities on the island and to anticipate future issues as redevelopment pressures potentially pose problems to the potable water system.

These six policies propose no activity that would impact current potable water needs, nor suggest any modifications to current methodologies in use to address those needs.

Surface water & drainage basins:

Given the topographic conditions inherent in a barrier island such as Captiva, surface water management is crucial. Typically, problems surface only in times of significant rainfall, and usually are most noticeable along roadways and in low-lying areas adjacent to existing water bodies. Lee County has worked to address the former as they arise, including a major drainage project along the Village segment of Captiva Drive that has alleviated numerous trouble spots.

The other major surface water concern of Captivans is runoff and maintaining an estuarine equilibrium. That was the impetus behind the already approved Lee Plan policy:

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.

It is also the impetus behind the mangrove protection policy (13.1.13) proposed in this amendment. Surface water concerns will likely be addressed by the Captiva Community Panel in greater depth during the Land Development Code implementation phase.

In sum, however, these five policies propose no activity that would impact current surface water and drainage issues, nor suggest any modifications to current methodologies in use to address those issues.

Parks, recreation and open space:

As a barrier island, Captiva's recreational offerings are inevitably water-oriented, although other recreational options (such as golf and tennis) are offered on the island. Public facilities, however, are confined to beach accesses at the south end (Turner Beach), the northern end (adjacent to South Seas Resort) and limited accesses at street ends throughout the Village (although no public parking is provided). Of course, residents and visitors staying on the island have access to the Gulf through their accommodations. Access to Pine Island Sound is available through five commercial marina facilities on the bayside.

These six policies propose no activity that would impact current parks, recreation and open space needs, nor suggest any modifications to current methodologies in use to address those needs.

CAPTIVA COMMUNITY PANEL

2004 LEE PLAN TEXT AMENDMENT ANALYSIS OF THE INTERNAL CONSISTENCY WITH THE LEE PLAN

From the June 2003 electronic version of the Lee Plan:

"Captiva – This community includes the major islands of Captiva Island, Upper Captiva Island, Cayo Casta Island, Useppa Island, Buck Key, and Cabbage Key and the surrounding smaller islands. Although Captiva itself is a seasonal resort community, in comparison to the other islands in this community it is the center of activity. Due to the nature of this community, residents must satisfy their major commercial and industrial needs outside of this community. Conversely, the commercial aspects of the Captiva Community are utilized by many residents and tourists from outside of the Community. The population of Captiva is not expected to greatly change by 2020. Furthermore, the area will look much as it does today in the absence of a major hurricane or other natural disaster. (Added by Ordinance No. 99-15)"

As would be expected, the six proposed policies conform and support the intent stated in Goal 13 and Objective 13, which were amended to the Lee Plan on behalf of the Captiva Community Panel and the Captiva community on Jan. 9, 2003. They read as follows:

"GOAL 13: 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."

"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."

Here's how the various proposed policies compile with other goals, objectives and policies as stated in the Lee Plan:

• POLICY 13.1.10) New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

This supports the desire in Policy 1.1.6 to maintain the Outlying Suburban Area (the bulk of the developable land on Captiva) as a lower-density developed area. It is also squarely in concurrence with Policy 75.1.2: "Rezonings to allow higher densities will not be permitted on barrier and coastal islands if the capacity of critical evacuation routes would thereby be exceeded (see Objective 79.1)." (Objective 75.1 addresses coastal development issues,

PAGE 56 — CAPTIVA COMMUNITY PANEL AMENDMENT

POLICY 13.1.11) Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

This supports the intent of Objective 19.5 to encourage public input and participation in zoning approvals (among others) while recognizing the unique seasonality of residents and property owners on Captiva. It adheres to the spirit of Policy 21.7 (establishing on-island informational sessions for rezonings, etc.) and Policy 21.8 (encouraging public input to plan amendments affecting Captiva), by carrying this intent to the next logical level. It likewise supports ongoing county efforts (though not stated in the Lee Plan) to encourage public participation in governmental decisions affecting their neighborhoods.

- POLICY 13.1.12) 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 the variance, if issued, will be corrective and not beneficial,
 - · Where the applicant did not cause the need for the variance,
 - · Where the variance would not diminish the property value of others and
 - Where the variance is not contrary to the spirit of the ordinance.

This is in accordance with Objective 2.6 concerning redevelopment – particularly Policy 2.6.2, which seeks to ensure that redevelopment works to the "protection of adjacent residential neighborhoods and historic and natural resources." The Captiva Community Panel believes that clearly delineated criteria for variances (usually occasioned by redevelopment activities on the island) will work to protect existing neighborhoods and natural resources.

 POLICY 13.1.13) Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

This supports the intent in Objective 77.1 (resource management) and 77.2 (plant communities) to ensure protection of natural and nurturing mangrove communities – even more critical in the Pine Island Sound Aquatic Preserve. It certainly works in the spirit and intent of Goal 83 and Objective 83.1 concerning protection of resources existent in coastal planning areas.

This policy also builds on Policy 21.3 (protection of native vegetation) and Policy 21.5 (water quality enhancement) by further supporting mangrove protection in the waters adjacent to the island.

• POLICY 13.1.14) The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy.

This concurs with Policies 2.9.1 and 2.9.2, which seek to recognize unique and scenic road segments that warrant special criteria to govern and enhance their special character – certainly applicable when discussing the historic canopy along Captiva Drive.

It also conforms with Objective 22.2 concerning constrained roads (such as Captiva Drive) by maintaining current conditions in a fashion that might reduce speeds (albeit not usage) along this constrained road segment. It supports Objective 25.3 concerning landscaping along Lee County roads by seeking an eventual replacement of those Australian pines deemed to be hazardous while preserving the overall canopy.

• POLICY 13.1.15) 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 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. No microwave facilities will be allowed on the structure.

This policy acknowledges in its text the Lee Plan policy 13.1.2 it specifically seeks to preclude for reasons of public health, safety and welfare, to allow an enhanced telecommunications tower which will allow the county's emergency services broadcast scope to be improved for the island and adjacent islands.

If we view this upgrade as a capital improvement, this policy conforms with Policy 2.3 by keeping such infrastructural improvements on existing developed area (replacement of an existing facility) to serve already developed areas (Captiva, nearing buildout, can comfortably be considered as "already developed." It also supports the intent of Goal 70 by working to provide an adequate level of service to existing developed areas/residents of this port of the county, as well as what limited new development might occur on the island.

As a commercial redevelopment, it is not clear whether this policy must conform to the criteria of Goal 6 (even though it appears to do so anyway).

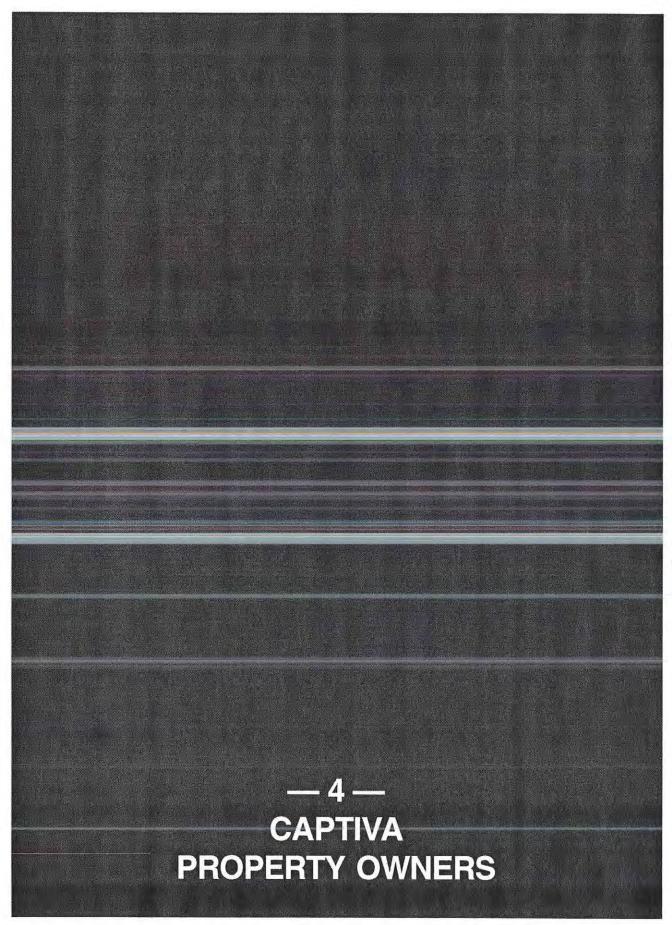
The policy has worked in concert with 13.1.7 and 13.1.8 by holding informational session before the Captiva Community Panel on Jan. 13, 2004, and Feb. 10, 2004 (minutes included in this submission), as well as soliciting public input through the panel by advertising of the meetings and media coverage of the request.

By providing a structure by which the county will be able to enhance its emergency services communications system for the island, the policy supports the intent expressed in Goal 49. Arguably, it would also work to benefit the intent of Goal 75, protection of life and property in coastal high hazard areas, through this enhanced emergency communications capacity.

Elimination of the existing guyed tower and its replacement with a monopole structure can be expected to have a beneficial impact on migratory and resident bird populations, who often are killed in collisions with the guy wires which cannot be seen by them in flight. This will support the intent of Goal 77 and the various policies addressed bird species in the policies therein.

The proposed policy conforms with those elements under Goal 83 affecting development in coastal planning areas related to the redevelopment potential being proposed here.

This policy, while allowing a unique non-conforming structure to be built, only seeks to exempt the existing height restrictions in Policy 13.1.2 for this specific instance. Further, it does not seek to bypass existing requirements in the county's Land Development Code which will require any proposed structure submitted under this policy to seek a variance – at least for the LDC's height restrictions relating to Captiva, which remain in force, if not for any telecommunications facility. In this way, the policy allows further public input on any proposed structure at future public hearings, which supports the general comprehensive planning process of the Lee Plan and the inherent desire for public input and participation on development issues affecting their community.



SiteNumber	SiteStreet SiteUnit	OwnerName OwnerOthers	2. 414 2. 176	2002		60.20	2.3.0
920	SS PLANTATION RD	PLANTATION DEV LTD 76.25% + CT MUTUAL LIFE INS 23,75%	OwnerAddr1 OwnerAddr2 8270-105 COLLEGE PKWY	OwnerCity FT MYERS	OwnerState FL	OwnerZip 33919	OwnerCountry
11538 16507	ACCESS UNDETERMINED ANDY ROSSE LN CAPTIVA DR	JOHNSTON CHAS + ANNIE D/E DUGAN PROPERTY MANAGEMENT LLC NEWLAND JOHN A + BETH A H/W	P O. BOX 389 6694 KNOLLWOOD DR	CAPTIVA FAIRVIEW	FL PA	33924 16415	
16615	CAPTIVA DR PALMFLOWER LN	ELDRIDGE HUNTINGTON JR TR + JONES JERRY D TR	P O BOX 411 200 W ADAMS ST STE 2600	PARMA CHICAGO	MI	49269 60508	
16310 14860	CAPTIVA DR MANGO CT 62	MCCLINCH TERRANCE J + NANCY G JOHNSTON O R + CONSTANCE S WEINER MICHAEL + ALEXANDRA	P O BOX 463 513 WAYNE DR 37 PILLSBURY DR	SOUTHPORT WILMINGTON SCARBOROUGH	NC ME	8490 28403 4074	
15164	ACCESS UNDETERMINED WILES DR	MERISTAR SS PLANTATION CO LLC	200 E LAS OLAS BLVD STE 1400	FT LAUDERDALE	FL	33301 33924	
15807 16179	CAPTIVA DR CAPTIVA DR	JENSEN BETTY J TR CASA ANTIGUA BLUE 7 LLC	P O BOX 460 15807 CAPTIVA DR	CAPTIVA	FL	33924	
17161 1119	CAPTIVA DR SCHEFFLERA CT	BRUNING CHARLES II TR + BRUNING ANN H TR MULLINS MICHAEL C + CANNELLA C MAZZONE ANTHONY J + PATRICIA A	P O BOX 248 21 WINDROSE WAY	GREENWICH	FL CT	33924 6830	
1114	SCHEFFLERA CT CAPTIVA DR	HALIK MICHAEL + VERA	32 COPPOLA CT 3364 TWIN LAKES LIN	CLIFTON SANIBEL	NJ _ FL	7013 33957	
14740	CAPTIVA DR	SOUTH SEAS RESORT LTD PTRSNP APPEL JOHN C	200 E LAS OLAS BLVD STE 1400 7816 CLIFF VIEW DR	FT LAUDERDALE POLAND	OH	33301 44514	
16721 16915 16989	CAPTIVA DR CAPTIVA DR	PETTUS G T CAPTIVA PROPERTIES LLLP	2 RIDGEWOOD ST 2450 S DOWNING ST	SAINT LOUIS DENVER	MO CO	63124 80210	
16565 16495	CAPTIVA DR CAPTIVA DR CAPTIVA DR	DUNBAR WALLACE H JR CO PER REP FOR ELLEN T DUNBAR ESTATE RIEGERT L JOHN + RIEGERT BETTY JO	12906 SHELBYVILLE RD PO BOX 1025	CAPTIVA	FL	40243 33924	
16355	CAPTIVA DR CAPTIVA DR	RECKER BROOKE E ANDERSEN CHRISTINE E 1/2 INT + ANDERSEN SARAH J 1/2 INT T/C	PO BOX 204	BAYPORT	MN	15140 55003	
16298 932	SS PLANTATION RD	LUPO INC KOELMEL CARL F TR 50% INT + KOELMEL ELFRIEDE W TR 50% INT	2121 MCGREGOR BLVD 80 SELLERSVILLE DR	FT MYERS EAST STROUDSE		33901 18301	
936 956	SS PLANTATION RD SS PLANTATION RD	WIENER LEE RUSSELL CHAPMAN JEFFERSON	4200 TUCKAHOE RD 2229 DUNCAN RD	MEMPHIS KNOXVILLE	TN	38117 37919	Charles and Control
952 1109	SS PLANTATION RD SCHEFFLERA CT	MUHLEMANN ERNST R + LISETTE M IMMOLEAS FINANZIERUNGS ZURICH	71 HALDENSTRASSE CHEMIN DU MONT BLANC	CH-1261 TRELEX			SWITZERLAND SWITZERLAND
1108 1071	TALLOW TREE CT SS PLANTATION RD	IMMOLEASING FINANZIERUNGS AG GLICKSMAN CAROLINE A TR	610 HOLLYHILL DR	CH 1270 TRELEX BRIELLE	NJ	8730	SWITZERLAND
1072 1073	SS PLANTATION RD SS PLANTATION RD	FERENZ CLINT C + GLICKSMAN CAROLINE A H/W LANDOR USA INC	P O BOX 685	BRIELLE	NJ FL	8730 33924	
1074 14665	SS PLANTATION RD CAPTIVA DR	WATT DAVID H + JULIA G WEINER MICHAEL + ALEXANDRA	1750 HICKORY LN 37 PILLSBURY DR	SCARBOROUGH	ME	50167 4074	
14850 11534	CAPTIVA DR LAIKA LN	RAUSCHENBERG ROBERT TR SCHEER AUGUST WILHELM + KILGER SIGRID	P O BOX 54 FINKENSTRASSE 10	CAPTIVA D-66125 SAARBRI		33924	GERMANY
11530	WIGHTMAN LN WIGHTMAN LN	BORSCHKE AUGUST J + SUSAN S HUNTER JUDITH ANN H	1115 EDGEBROOK DR 14206 INDIAN WELLS DR	WINSTON SALEM HOUSTON	TX	27106 77069	
11529 11533	LAIKA LN LAIKA LN	HULLSTRUNG MARK W + ANTONIA MANDELBAUM I + GERMAINE	1-8 MURRAY AV 11533 LAIKA LN	MAHWAH CAPTIVA	NJ FL	7430 33924	
11527 11525	WIGHTMAN LN WIGHTMAN LN	GROSS RICHARD B FARRELL KEVIN	720 GLADSTONE AVE 2555 COCONUT DR	BALTIMORE SANIBEL	MD FL	21210 33957	
11523	WIGHTMAN LN WIGHTMAN LN	PAWELEX MICHAEL + LAURA KOEBEL LOUISE M TR	7238 OAK HARBOUR CIRCLE PO BOX 52	NOBLESVILLE CAPTIVA	FL	46060 33924	
11491	DICKEY LN	GARROW MARK + GARROW GAIL T/C MILLER ROBERT E	2722 LINDA MARIE DR 1 MAHOPAC PLAZA	OAKTON MAHOPAG	NY NY	22124 10541	
11461	OLD LODGE LN	HOOGERHEYDE GENE DEUTSCHMANN TOBE C JR + DEUTSCHMANN MARYANNE HW	153 CENTRAL AVE 11490 OLD LODGE LN	HAWTHORNE '	NJ FL	7506 33924	
11	BEACH HOMES LAIKA LN	BRENNAN THOMAS S + MARGARET A WEINER MICHAEL R	4601 COLLING 37 PILLSBURY DR	TROY SCARBOROUGH	ME	48098 4074	
4321 15160	BAYSIDE VILLAS 22 CAPTIVA DR	KELLER PETER L + TRINA O PRELL FRANK	8 HIGHLAND DR P O BOX 14	CHESTER	NJ FL	7930 33924	
957 941	SS PLANTATION RD	PULLAPILLY C K + ELIZABETH A MCGLYNN PATRICIA J	59310 PEGGY AVE P O BOX 24009	SOUTH BEND	IN MN	46635 55424	
925 928	SS PLANTATION RD SS PLANTATION RD	MOODIE RICHARD BELLO SHEILA C	32700 JACKSON RD 727 MALLARD DR	MORELAND HILLS	KY KY	44022 40502	
1115	SCHEFFLERA CT TALLOW TREE CT	LINN JOHN R + BARBARA ANN KABAREL AG	15710 PIPERS GLEN BUNDTACHERSTR 13	FT MYERS CH 8127 FORCH	FL	33912	SWITZERLAND
1103	TALLOW TREE CT DICKEY LN	FREEMAN SUE F TR FOR SUE F FREEMAN TRUST FUMEI CINDY HUDSON	766 BOLSANA DR 14261 RIVER ROAD	LAGUNA BEACH CANYON LAKE	GA TX	92651 78132	SWITZERLAND
14802 11558/560	CAPTIVA DR	BOYLE JAMES C +BOYLE FRANCES BAINOR HW RAUSCHENBERG ROBERT M TR	14790 CAPTIVA DR P O BOX 54	CAPTIVA	FL FL	33924 33924	
11540 11532	WIGHTMAN LN WIGHTMAN LN	CHERBONNIER ADELAIDE TR	16 KINGSBURY PL	SAINT LOUIS	MO	63112	
11516 11508	WIGHTMAN LN WIGHTMAN LN	HAMILTON THOMAS + TERRY	P O BOX 954 1880 CENTURY PARK E STE 1600	CAPTIVA LOS ANGELES	FL CA	33924 90067	
11504	WIGHTMAN LN	FRACYON MANSOUR + FRACYON MANSOUREH H/W K + W RAINBOW INC MAZZULLA JAMES F + KAREN B	11508 WIGHTMAN LN P O BOX 1611	CAPTIVA VINEYARD HAVE		33924 2568	
11507 11651	LAIKA LN LAIKA LN	BARBEE JOSEPH E + WYNELLE S	100 DUNROVIN PL 1938 GRACE AVE	BARRINGTON HIL FT MYERS	FL	60010 33901	
11513	WIGHTMAN LN OLD LODGE LN	GARSKE EDWARD E + CAROL R HUTTON LYNN C + JUDITH J	5632 OAKWOOD CIR 11407 OLD LODGE LN	CAPTIVA	IL FL	60047 33924	
8	BEACH HOMES BEACH HOMES	SCHNEIDER RICHARD L + JOYANNE AYRES FREDERIC M	P O BOX 207 P O BOX 2803	JENGEN BEACH	FL FL	33924 34958	
10	BEACH HOMES BEACH HOMES	MENDOZA CRISTINA L TR FRANCESCA ASSOCIATES LLC	7150 SW 130TH ST 1800 SOLITAIR LN	MIAMI	FL VA	33156 22101	
24	BEACH HOMES BEACH HOMES	KELLY FAMILY LIMITED PTNSHP BARBEE HARRY JR + NOEL	6117 BLAKE RIDGE RD P O BOX 98	CAPTIVA	MN FL	55436 33924	
33 1135	BEACH HOMES LONGIFOLIA CT	BAHN MICHAEL M + MARY C WCN PROPERTIES LP	22450 PARK ST 2294 MOLLY PITCHER HIGHWAY SC	DEARBORN CHAMBERSBURG	MI PA	48124 17201	
7	SUNSET CAPTIVA LN SUNSET CAPTIVA LN	JENSEN JOHN R + LILLIAN J CUCCIO EDWARD A + CONNIE J	2445 GULF DR A47 W12 DEERFIELD RIDGE RD	SANIBEL	FL MO	33957 63005	
13 15	SEASCAPE CT SEASCAPE CT	GISSY STEVEN J + BETSY J K FENNIMAN WILLIAM W TR FOR WILLIAM W FENNIMAN TRUST	2106 PINECREST MANOR - P D BOX 662	CAPTIVA	MO FL	63122 33924	100
22 24	URCHIN CT	NOVACK ASSO LTD PTNRSHP III MERCADANTE LUCILLE + PLATA ZULEMA	10 POST OFFICE SQ NORTH MEZZ 4229 SW 77TH ST	BOSTON GAINESVILLE	MA FL	2109 32608	
40	URCHIN CT OSTER CT	ALIZADEH CYRUS + KATHI ROSENBERG GORDON W COTR + ROSENBERG CONSTANCE F	17954 SADDLE HORN RD 1825 ENCORE LN	GLENCOE ANN ARBOR	MO MI	63038 48103	
47 49	OSTER CT	SHELGREN DIANE E PETRINI DIANNE M TR	4920 WOODS CT 2310 STARKEY RD	EXCELSIOR _	MN FL	55331 33771	
56 15153	SANDPIPER CT CAPTIVA DR	IRVINE ROBERT G + ANNA D ESCHERT JOAN M	437 PURITAN RD PO BOX 944/15153 CAPTIVA DR		MA FL	1907 33924	
11510 15181	GORE LN WILES DR	REYES HERNAN M + DOLORES C WU STEPHEN W + JANE E	P O BOX 1165 2627 134TH AVE NE	CAPTIVA	FL WA	33924 98005	
15166 15172	WILES DR WILES DR	JENSEN BETTY J TR JENSEN BETTY J TR	P O BOX 460 PO BOX 460	CAPTIVA CAPTIVA ISLAND	FL	33924 33924	
15855 15747	CAPTIVA DR	BETTCHER LAURENCE A TR + CHARLES JAMES H TR VOJCEK VICTOR + MONI J	P O BOX 336 13951 COVINGTON	VERMILION	OH MI	44089	
16525 16785	CAPTIVA DR	LOOMIS THOMAS H MCGLYNN BURTON J + ROSALYN J	PO BOX 966 P O BOX 276	CAPTIVA	FL FL	33924 33924	
16447 16452	CAPTIVA DR CAPTIVA DR	FITZHUGH HAZEL HOLOWAY CO TR +ELLIS WILLIAM CO-TR + SUTTON COCONUT GROVE BANK TR FOR CAPTIVA ISLAND LAND TRUST #16452	WILLIAM D CO TR PO BOX 326	CAPTIVA	FL FL	33924 33133	
16512 16590	CAPTIVA DR	PELICAN HOLDINGS INC HARRON PAUL F JR	20 W HUBBARD ST STE 2W 16590 CAPTIVA DR	CHICAGO	IL FL	60610 33924	
16596 16790	CAPTIVA DR CAPTIVA DR	CUTLER STEPHEN + SUE ELLEN KRAMER NORBERT A + URSULA C	PO BOX 1407 P O BOX 909	SANIBEL	FL FL	33957 33924	
16095	CAPTIVA DR CAPTIVA DR	TRAFF CLIFF JR TR FOR CLIFF TRAFF JR TRUST GIBSON RONALD + PHYLLIS	P O BOX 729 P O BOX 456	CAPTIVA	FL	33924 33924	
16195 940	CAPTIVA DR SS PLANTATION RD	ROSS LUCIANNA G TR + WELLS KATHERINE G TR KOELMEL CARL F TR 50% INT + KOELMEL ELFRIEDE W TR 50% INT	33 PORTLAND PL		MO	63108 18301	
15161	LONGIFOLIA CT WILES DR	MARION JAMES P JR ET AL WHEATON INVESTMENT CO LLC	81 BANK ST 204 W WHEATON AV		CT IL	6840 60560	
15699 15428	CAPTIVA DR CAPTIVA DR	SILVERGLIDE HARRY R +EDYTHE TRFOR SILVERGLIDE LIVING TRUST COATS WILLIAM + ANN	20150 RANCHO BELLA VISTA P O BOX 309	SARATOGA	CA FL	95070 33924	
16682 11410	CAPTIVA DR OLD LODGE LN 2D	STAFFORD JOHN R + INGE P MILLER HAROLD E JR + SUSAN ANN	5 GIRALDA FARMS P O BOX 656	MADISON	NJ	7940	
41 2030	OSTER CT BEACH VILLAS	LOOMIS-PETRITZ PROPERTIES LLC ABRAMS ROBERT I + STONER JANET E H/W	1908 MARSHALL RD 551 S MUTZ DR	KIRKWOOD	FL MO	33924 63122	
15867 11410	CAPTIVA DR	WEINER MICHAEL	P O BOX 879	CAPTIVA	FL	47201 33924	131521
15147	OLD LODGE LN 28 CAPTIVA DR	ALOFS PAUL MARTHA CUNNINGHAM JOHN R + MICHELE	46 GARFIELD AVE 15147 CAPTIVA DR	CAPTIVA	ON FL	M4T 1E9 33924	CANADA
11500 11545	CHAPIN LN CHAPIN LN	JENNINGS MARTIN III + KATHY T MAURER MICHAEL P	11500 CHAPIN LN 125 NORTH MAIN ST STE 1000	ST CHARLES	FL MO	33924 63301	
11530 11535	CHAPIN LN CHAPIN LN	MARINO MICHAEL J + WRIGHT MARY COOPER H/W BRUBAKER K L + EDNA M	135 W 70TH ST 1440 FAWN CT	BOLINGBROOK	NY IL	10024 60440	
15361 15301	CAPTIVA DR CAPTIVA DR	PFRIÈM ELIZABETH M GIDEL ROBERT H + LINDA C	P O BOX 573 7343 BARCLAY COURT	UNIVERSITY PARI		8490 34201	
3	SUNSET CAPTIVA LN SUNSET CAPTIVA LN	BORIS MICHAEL J + PATRICIA DIETZ CHRISTOPHER P	16205 THIRD AVE 1250 EDWARDS ROAD	CINNCINATTI	MN	55447 45208	
11514	SUNSET CAPTIVA LN ANDY ROSSE LN	LETOURNEAU RICHARD + VIRGINIA BUCK STUART D	300 E 33RD ST APT 7C 1570 WINBERIE CT N	NEW YORK NAPERVILLE	NY IL	10016 60564	
11520 11522	ANDY ROSSE LN ANDY ROSSE LN	NORTON NEWHOUSE LLC WALKEN KENNETH E + EVA 5 M	1718 M STREET NW P O BOX 235	CAPTIVA	WASHINGTON DO	33924	
15795 15759	CAPTIVA DR CAPTIVA DR	GREEN EYES LLC ROBERTS RALPH L SR + MARY D	P O BOX 8238 600 GILLAM RD	FORT MYERS WILMINGTON	FL OH	33908 45177	
16595 16585	CAPTIVA DR CAPTIVA DR	KING ROGER G + D CHRISTINE SACKS JONATHAN E TR	41 HOLLY PL 16585 CAPTIVA DR	CAPTIVA	NY FL	10538 33924	
16813 16841	CAPTIVA DR CAPTIVA DR	KAPLAN EDWARD + MICHELE NOYES FRANK R	PO BOX 1682 9400 CUNNINGHAM	SANIBEL	FL OH	33957 45243	
16459 16530	CAPTIVA DR CAPTIVA DR	WOLFF TIMOTHY E + LESLIE PIGOTT JAMES C + GAYE T	1804 OCEAN DR 1500 42TH AVENUE EAST	VERO BEACH	FL WA	32963 98112	
300	- Andrews Co.	A CHECK OF THE STATE OF THE STA	OADTIVA COMM			TA IPS A	

16548 16718	CAPTIVA DR	STANTON WARREN B BAHNIK ROGER L + LORE W	16548 CAPTIVA DR 50 COVE RD	CAPTIVA OYSTER BAY CO	FL VE NY	33924 11771	
16730 16760	CAPTIVA DR	NEDBLAKE G WESLEY + RENEE J TISBO THOMAS A TR	P O BOX 366 17 HERON LN	BARRINGTON	FL IL	33924 60010	
14 27	BEACH HOMES BEACH HOMES	LASHER CHRISTOPHER J 892271 ONTARIO INC	55 VALLEY VIEW AVE 41 CHELTONHAM AV	RIDGEWOOD	ON	7450 M4N 1P6	CANADA
28 29	BEACH HOMES BEACH HOMES	CAPISLE INVESTMENTS INC BRODY GEORGE + FONSA CO-TRS	1140 AVENUE OF THE AMERICAS 204 HIGH CANYON CT	NEW YORK RICHARDSON	TX.	10036 75080	
16 19	URCHIN CT	SHINNER INGEBORG TRUST THORSON BRIAN L + PATRICIA M	4701 PARADISE WAY SE 4466 WEDGEWOOD DR	ST PETERSBURG EAGAN	MN	33705 55123	
33	URCHIN CT SEA HIBISCUS CT	STONE STEPHEN L + REGINA K 7050 BUILDING LLC	4 DEVLIN CT 6006 CLAREMONT CT	ST LOUIS LANSING	MO MI	63141 48917	
50	OSTER CT	SONES RUTH A WALDROP DAVID W + GRACE P	216 CULPEPER RD 515 CUTWATER TRAIL	RICHMOND ATLANTA	VA GA	23229	
52 11500	OSTER CT GORE LN	STEGMANN MARCIA A TR VENTIMIGLIA JOHN + PATRICIA	18511 SASSAFRAS PLACE DR 16395 WINDERMERE CIR	GLENCOE	MO	63038 48195	
16205 16249	CAPTIVA DR CAPTIVA DR	STREHLOW ROBERT TR STREHLOW TRUST K+M PROPERTIES	P O BOX 101 1500 42ND AVE E	CAPTIVA SEATTLE	FL WA	33924 98112	
16273/79 16393	CAPTIVA DR CAPTIVA DR	JECKERING THOMAS E + VIRGINIA RICE MARY H TR + ETALS	7720 MAYFIELD RD HRK GROUP INC 345 ST PETER ST	GATES MILLS	OH	44040 55102	
16322 16418	CAPTIVA DR CAPTIVA DR	MACKENZIE DAVID O TR + MACKENZIE DEBORAH TR LINDNER RICHARD J	700 E WOODLAND RD 16416 CAPTIVA DR	LAKE FOREST CAPTIVA	IL FL	60045 33924	
17110/12	CAPTIVA DR CAPTIVA DR	HALL ELLA ETAL J/T HOLLEY PARTNERS	P O BOX 762 213 WEST INSTITUTE PL SUITE 403	CAPTIVA	FL	33924 60610	
17140	CAPTIVA DR	MOBED DARAYES + GOHER D	RD#3 BOX 532 RESERVOIR RD	GOSHEN	NY	10924 33957	
16431	CAPTIVA DR CAPTIVA DR	BAHN MANAGEMENT CO LLC MARTIN JAMES B + INGRID K	5076 JOEWOOD 16476 CAPTIVA DR	CAPTIVA	FL	33924	
945 948	SS PLANTATION RD SS PLANTATION RD	CHALFANT MATTHEW C MORGAN JAMES S + JANE K + HAMILTON H S + M	1012 BLUFF RIDGE DR 1616 THE FAIRWAY WOODSIDE 282		IN PA	47150 19046	
1117	SCHEFFLERA CT SCHEFFLERA CT	FLORIDA INVESTORS LIMITED HOOD WARREN A JR	875 N MICHIGAN AVE STE 3620 P O BOX 662	CHICAGO HATTIESBURG	MS	50611 39403	
1106	TALLOW TREE CT	NEAL JEFFREY C + CELLMER SUSAN J H/W FREEMAN SUE F TR	1099 PELHAM RD 766 BOLSANA DR	WINNETKA LAGUNA BEACH	IL OA	60093 92651	
1112 1116	SCHEFFLERA CT SCHEFFLERA CT	RONALD PETER + MARY B BERMAN C J + KATHERINE A	PO BOX 677 31 PEACH TREE CT	CAPTIVA	FL	33924 6410	
14861	MANGO CT CAPTIVA DR	GARVEY PAUL E RAUSCHENBERG ROBERT TR	PO BOX 204 P O BOX 64	CAPTIVA ISLAND	FL	33924 33924	
11550 11524	LAIKA LN LAIKA LN	PORTER GREGORY A + HOLLY L TURNER SHEILA H	5 HICKORY LANE 4369 BAY SHORE DR	BARRINGTON HIS STURGEON BAY	LLS WI	IL 54235	60010
16455	CAPTIVA DR	HULLAR GORDON C TR FOR HULLAR REV TRUST FARWELL STELLA EVANS	P O BOX 667	CAPTIVA CAPTIVA	FL FL	33924 33924	
16500 16620	CAPTIVA DR CAPTIVA DR	WINSHALL WALTER A	16500 CAPTIVA DR P O BOX 1027	CAPTIVA	FL	33924	4
16742 16798/802	CAPTIVA DR	PETTUS G T MCGLYNN BURTON J	2 RIDGEWOOD RD P O BOX 268	CAPTIVA	MO FL	63124 33924	
16874	CAPTIVA DR	HUSSAMY INVESTMENTS INC RISHI PUNKAJ + HUDDLESTON DEBBIE H/W	517 BEACHLAND BLVD 1011 ALTA VISTA RD	VERO BEACH LOUISVILLE	KY	32963 40205	
16201	CAPTIVA DR CAPTIVA DR	NELSON THOMAS E + SANDRA B PARSONS DOUGLAS T + MARY LYNN	16201 CAPTIVA DR 6 FARMINGTON CT	CAPTIVA CHEVY CHASE	MD	33924 20815	
16357 16369	CAPTIVA DR CAPTIVA DR	RICE MARY H TR + ETALS RICE MARY H TR + ETALS	HRK GROUP INC 345 ST PETER ST HRK GROUP INC 345 ST PETER ST	SUITE 1200 ST P	AUL MN AUL MN	55102 55102	
16285 11506	CAPTIVA DR WIGHTMAN LN	CAMPERDAM HENRY JR + CHRISTINE HAHN LARRY + CASELLA DONNA HW	11011 DITCH RD 39 SOUTH BAYARD LN	CARMEL MAHWAH	IN NJ	45032 7430	
11521	LAIKA LN	ODEHNAL IVANA	PO BOX 5 111 MILTON RD	SANIBEL BYE	FL NY	33957 10580	
11547 11535	LAIKA LN WIGHTMAN LN	SIEFERT ERIG + VERA WOESSNER WARREN D TR	34 W MINNEHAHA PKWY	MINNEAPOLIS	MN	55419	
11460	OLD LODGE LN	NELSON DAVID W +OTTO SUSAN STUART J/T SANSONE JOAN +SANSONE BEVERLY	P O BOX 490 55 PURCHASE ST	CAPTIVA RYE	FL NY	33924 10580	
7	BEACH HOMES BEACH HOMES	AYRES FREDERIC M SQUADRON HOWARD M + ANNE S	P O BOX 2803 4930 GOODRIDGE AVE	JENSEN BEACH BRONX	FL	34958 10471	
16	BEACH HOMES BEACH HOMES	CAPISLE PROPERTIES INC BUCHER BRIAN C TR	1140 AVENUE OF THE AMERICAS 3871 MISSION HILLS RD	NEW YORK NORTHBROOK	IT WA	10036 60062	
23 12	BEACH HOMES SEASCAPE CT	ORESMAN ENID J BROUSTER THOMAS H SR + RUTH A	49 SUNSWYCK RD 453 S GRAY AVE	DARIEN WEBSTER GROV	CT /ES MO	6820 63119	
14	SEASCAPE CT URCHIN CT	VINSON ROBERT K + MARY JANE TREOR MARY JANE DISTELHORST CRAIG TIPTON		CAPTIVA ANNAPOLIS	FL MD	33924 21403	
30	URCHIN CT DRCHW CT	RYAN DANIEL E + AND L ZABHIN MANGIA G + GOOK GAIL G	MAIN PLIROATORY RD	FORM PRAIRIE	ERF	96347 94129	
32	URCHIN GT	KRAMER RONALD E + KRAMER HELEN	P O BOX 602	CAPTIVA WATCHUNG	FL NJ	33924 7069	
37 48	SEA HIBISCUS CT OSTER CT	LAIRD LINDA M + GOFF CAROLYN E REID HELEN A TR 1/2 INT +HATRIDGE VERNON D TR	100 JOAN DR 9025 GREEN RIDGE DR	ST LOUIS	MO	63117	
15161	CAPTIVA DR	HAHN LARRY + CASELLA DONNA T/C BORNHORST DAVID J + BARBARA A	39 S BAYARD LN 15161 CAPTIVA DR	MAHWAH CAPTIVA	FL	7430 33924	
11520 11525	MURMOND LN MURMOND LN	BIERI ANDREAS TR FOR ANDREAS BIERI TRUST MURPHY CHARLES J + MANGAN EILEEN A T/C	1449 CAUSEY CT 11525 MURMOND ST	SANIBEL CAPTIVA	FL FL	33957 33924	
15000 11555	BINDER DR WIGHTMAN LN	GODARD STEPHENIE TR GRIMES RICHARD + ALLISON	P O BOX 745 PO BOX 2467	CAPTIVA BONITA SPRING	FL SFL	33924 34133	
11535 11525	ANDY ROSSE LN ANDY ROSSE LN	FISCHER WILLIAM G + JANE C THROP STEVEN R + TERRY K	215 N MADISON ST 1633 GLENGARY BAY	HINSDALE	IL ID	60521 83860	
16551 16645	CAPTIVA DR CAPTIVA DR	MAURER MICHAEL P + WOLFSON ANDREW S T/C MOODIE R M TR	125 NORTH MAIN ST #100 32700 JACKSON RD	ST CHARLES MORELAND HILL	MO	63301 44022	
16897	CAPTIVA DR	RILEY WILLIAM + LAURA BOATMAN KATHERYN M TR + BOATMAN DENIMSO	PO BOX 760 4500 TIMBERNILL RD SE	CAPTIVA CEDAR RAPIDS	FL.	33924	
35566	CAPRVA DR	WOOD WILLIAM M + MELEN R	P O BOX 957	CAPTIVA CAPTIVA	R.	33924	
16979 16737	CAPTIVA DR	GADMAN TIMOTHY + JEAN BRYFOGLE KENNETH G + BARBARA M	P O BOX 728 P O BOX 416	CAPTIVA	FL	33924	
16897 16406	CAPTIVA DR CAPTIVA DR	CMC GROUP INC ROSNER JUNE	2450 S DOWNING ST 16406 CAPTIVA DR/P O BOX 457	CAPTIVA	FL	80210 33924	
937	SS PLANTATION RD	MCGLYNN PATRICIA J SOUTH SEAS LLC	P O BOX 24009 PMB 249 1718 M ST NW	EDINA WASHINGTON	MN	55424 20036	
944 1127	SS PLANTATION RD LONGIFOLIA CT	KOELMEL CARL F TR + KOELMEL ELFRIEDE W TR PELLER JOSEPH A 94% +PELLER CONSTANCE S 6%	BO SELLERSVILLE DR P O BOX 10550	EAST STROUDS WINONA	ON	18301 L8E 5S4	CANADA
1121	SCHEFFLERA CT CAPTIVA DR	LANDOR USA INC RAUSCHENBERG ROBERT TR	P O BOX 685 P O BOX 54	CAPTIVA	FL FL	33924 33924	
14837 14851	CAPTIVA DR CAPTIVA DR	RAUSCHENBERG ROBERT TR ROYSTER JOHN D TR	P O BOX 54 1244 ARBOR RD APT 1112	CAPTIVA WINSTON SALE	FL M NC	33924 27104	
11544 11559	WIGHTMAN LN LAIKA LN	WINSLOW PAUL + CATHERINE RAUSCHENBERG ROBERT TR	83 STONE FENCE RD PO BOX 64	BENARDSVILLE CAPTIVA	NJ FL	7924 33924	
11551	WIGHTMAN LN	GRIMES RICHARD + ALLISON	PO BOX 2467 5075 JOEWOOD	BONITA SPRING		34133 33957	
16435 16632	CAPTIVA DR	BAHN MANAGEMENT CO LLC KAISER HENRY A + CAROLYN C	16632 CAPTIVA DR/PO BOX 838	CAPTIVA	FL	33924	
16828 16838	CAPTIVA DR CAPTIVA DR	NOYES FRANK R MADAKET INVESTMENT LIMITED LIABILITY COMPANY		SHAKER HEIGHT		45243 44122	
16850 16862	CAPTIVA DR	JONES WALTER B + JO ANNE P FREUND JOHN H + SUSAN W	16850 CAPTIVA DR 102 TRINITY PASS/P O BOX 179	POUND RIDGE	FL NY	33924 10576	
16151	CAPTIVA DR	COCHLAN STEVEN J	1030 NORTH STATE ST STE 30E 1030 NORTH STATE ST STE 30E	CHICAGO	IL IL	60610 60610	
16177 16217	CAPTIVA DR	BRUNING CHARLES II ET AL TOBIAS RANDALL L	231 S LASALLE ST 03-40 500 E 96TH ST STE 110	CHICAGO	IL IN	50697 46240	
16237 11549	CAPTIVA DR WIGHTMAN LN	ROBERTS ROBY L + JENNIFER K GRIMES RICHARD + ALLISON	FO BOX 2467	WILMINGTON BONITA SPRING	OH	45177 34133	
11547	WIGHTMAN LN	CHRISTOFF SOO + TEMPESTA LELIO M H/W	P 0 B0X 117	CAPTIVA DANBURY	FL OT	33924 6811	
14981	BINDER DR OLD LODGE LN	RIGGS ELIZABETH PLUME ORR JOHN J + PATRICIA J CO-TRS	9 CONTEMPORARY DR P O BOX 998	CAPTIVA	FL	33924	
14990	BINDER DR CAPTIVA DR	BAER JOSEPH W 1/2 INT + BAER NAN T 1/2 INT BOYLE JAMES C +BAINOR-BOYLE FRANCES C HW	PO BOX 123 14790 CAPTIVA DR	CAPTIVA	FL	33924 33924	
5	BEACH HOMES	GASSER ROBERT C + BARBARA M LANDOR USA INC	36 DIANA RD P O BOX 685	PORTAGE	IN FL	46368 33924	
19	BEACH HOMES BEACH HOMES	HOLLAND EUGENE P + JAYNE W JOHNSON MARK D + LAURA M E	950 NORTH MICHIGAN AV 26820 NOBLE RD	SHOREWOOD	MN	60611 55331	
10	SUNSET CAPTIVA LN SUNSET CAPTIVA LN	NOLLER KENNETH L + MARY C TOPKA THOMAS E + MARSHA L	31 CEDAR CT P O BOX 1240	LONGMONT	CO FL	80503 33924	
11 25	URCHIN CT	CHIPMAN JOHN E + PATRICIA	8395 EAST MAIN ST 1-8 MURRAY AVE	GALESBURG MAHWAH	MI NJ	49053 7430	
28 42	URCHIN CT OSTER CT	HULLSTRUNG MARK W + ANTONIA KIRSCH MARK S + LUANN M	402 RIVERVIEW DR	THIENSVILLE	WI	53092	
43 58	OSTER CT SANDPIPER CT	PAOLELLA NEIL + ANITA JENSEN JOHN R + GINA	980 WEST LOCH ALPINE P O BOX 1103	ANN ARBOR	MI FL	48103 33924	
59 15133	SANDPIPER CT CAPTIVA DR	BEARD LOUISE J KOSSACK REINHARD + ANNETTE	59 SANDPIPER CT P O BOX 5	SANIBEL.	FL	33924 33957	
11540 11530	GORE LN GORE LN	INTOCI QUY + INTOCI EMANUEL J/T BRACE ROBERT J + SHARON L	11540 GOVE LN P O BOX 905	CAPTIVA	FL FL	33924 33924	
11515 15150	CHAPIN LN WILES DR	MCCARTHY PAUL F WFLP FAMILY LTD PARTNERSHIP	PO BOX 580 223 E ELM ST	GRANVILLE	FL	33924 43023	
15012 16980	BINDER DR CAPTIVA DR	MARTIN LOLA S DUNBAR WALLACE H JR	114 W 47TH ST 12906 SHELBYVILLE RD	NEW YORK	KY	10036 40243	
16990	CAPTIVA DR CAPTIVA DR	DUNBAR WALLACE H JR O BRIEN JOAN E	12906 SHELBYVILLE RD 1199 FALLS VIEW CT	LOUISVILLE SAINT PAUL	KY	40243 55118	
16083 16189	CAPTIVA DR	FOOTE EDWARD T + ROBERTA F SUITS ELIZABETH H	13627 DEERING BAY DR #1202 P O BOX 27	MIAMI CAPTIVA	FL FL	33168 33924	
16183 16321	CAPTIVA DR	TURTLE RUN LLC	700 EAST WOODLAND RD	LAKE FOREST	IL.	60045	
16333 16334	CAPTIVA DR	RICE MARY H TR + ETALS KAEMMER ARTHUR TR + KAEMMER MARTHA TR	HRK GROUP INC 345 ST PETER S 4 CROGUS HL	SAINT PAUL	MN "	55102 55102	
16370	CAPTIVA DR	KAEMMER MARTHA H CO TR ET AL HRK GROUP INC	345 ST PETER ST STE 1200	ST PAUL	MN	55102	

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WILSON RODUEY M TR ON INT - WILSON JERNER A TR 50 IN TOOLAND LARGEVIEW AVE.

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ANDY ROSSE LN
BEACH VILLAS
CAPTIVA DR
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MANDY ROSSE LN
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BEACH COTTAGES
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ANDY ROSSE LN

LANDY ROSSE LN
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ANDY ROSSE LN
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BAYSIDE VILLAS
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ANDY ROSSE LIN
PAIGE CT
CAPTIVA DR
MURMOND LIN
SEA HIBISCUS CT
SEA HIBISCUS CT
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SEA HIBISCUS CT
ANDY ROSSE LN
LANDS END VILLAGE
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THURMAN CONNE R
ORR WAYNE F + DEBORAH P
COWLES HARDOLD F + JEAN L
BONAZZOLI ALFRED F
RUSK KATHY
PAXTON JAMES F + PEGGY S
BUCHAMAN STEVEN JAMES
SAID-HANNA SAWSAN TR FOR SAWSAN SAID-HANNA REV TRUST
BROOKS ELIZABETH S
HILLENBRAND M ROCH + HILLENBRAND CAROL T/C
HOKE CHARLES M
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PO BOX 569006
175 N COVE RD
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FALLS CHURCH
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CAPTIVA F.
PRINCETON M.
WURRAY IV
POND RIDGE IV
TORONTO ON
LUTZ F.
EDINA MN
WINIONA ON
GREEN BAY WI
PITTSBURGH PA
CREVE COEUR
MO
ADA MI
BOSTON MA
SALINE MI
N HAMPTON MA
FLUSHING TY
FLABMINGTON HILLS MI
GREEN BAY
WI
RAMMINGTON HILLS MI
VALPARAISIG IN
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BEACH COTTAGES
BEACH COTTAGES
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2212	BEACH VILLAS	- LAURIE CHARLES R JR ETAL	8180 BRECKSVILLE RD	BRECKSVILLE OH	44141	
2214	BEACH VILLAS BEACH VILLAS	FLECKENSTEIN W O + JEAN H . FULLER JOHN E + MARIAN T	1825 CENTER ST #C203 6155 BOBCAT BLUFF	BETHLEHEM PA LITTLETON CO	18017 80124	
2225	BEACH VILLAS BEACH VILLAS	ACRA WADI J + NANCY S TR EASTON RICHARD W + THERESE L S	5612 HUNTINGTON PL 1061 COUNTRYCLUB DR	NORFOLK VA BLOOMFIELD HILLS MI	23509 48304	
2236	BEACH VILLAS BEACH VILLAS	SUCHY DIANA + THEODORE J HULLSTRUNG MARK W + ANTONIA S	75525 OLD COLLEGE RD 1-8 MURRAY AV	NAPERVILLE IL MAHWAH NJ	7430	
2326	BEACH VILLAS TENNIS VILLAS	STEPHENSON G E JR + MARCIA BIRK R F + DENISE E	PO BOX 607 3909 LITHIA RIDGE BLVD	CAPTIVA FL VALRICO FL	33924 33594	
3126	TENNIS VILLAS	ST CLAIR DAVID E + JACKIE LEEKLEY MARCIA B TR FOR TRUST DTD 2/16/67	205 PENUEL DR 1884 SOMERSET LN	COPPELL TX NORTHBROOK IL	75019 60062	
3137	TENNIS VILLAS TENNIS VILLAS	MALLE CHRISTINE + GULLIAUME GERSTLE MARK R + DIANE L	1155 PARK AVE #12 NW 3530 WOODSIDE DR	NEW YORK NY COLUMBUS IN	10128 47203	
3130	TENNIS VILLAS TENNIS VILLAS	PULLO JUSTINE + CIAMPA JOSEPH T/C SEPE WILLIAM R + PATRICIA A	290 8TH AV 903 CENTRAL AVE	SEACLIFF NY SPRING LAKE NJ	11579 7762	
3211 3229	TENNIS VILLAS TENNIS VILLAS	GERSTLE MARK 1/10 INT ETAL BLINKOFF MICHAEL M + ETAL	3107 GRIGGSVIEW CT 2746 DELAWARE AVE	COLUMBUS OH KENMORE NY	43221 14217	
3222 2423	TENNIS VILLAS BEACH VILLAS	SCHRAMM MARGARET R + SCHRAMM LAURA MARIE BELL KAREN L	240 E 55TH ST #12D P O BOX 11	NEW YORK NY CAPTIVA FL	10022 33924	
2428 2518	BEACH VILLAS BEACH VILLAS	WEISS MANUEL + KAREN ALLISON JAMES C + ALLISON CAROL M	BOX 2301 11 GRACE WAY	DUXBURY MA MORRISTOWN NJ	2331 7960	
2527 2531	BEACH VILLAS BEACH VILLAS	HARRIS CANDACE L TR FOR HARRIS TRUST PAONESSA THOMAS JR + CAROL L	3457 INNSBROOK DR 12 WILDLIFE RUN	ROCHESTER HILLS MI BOONTON TOWNSHIP NJ	48309 7005	
2538 2612	BEACH VILLAS BEACH VILLAS	CUCCARO BEATRICE + GRAZIANO DORIA A J/T LEE J K T + CHRISTINA T TR	2805 WEBB AV 212 CHESLEY LN	BRONX NY CHAPEL HILL NC	10468 27514	
2621 2623	BEACH VILLAS BEACH VILLAS	CAPTIVA ISLAND LC BAZANT ZDENEK P TR + BAZANT IVA M TR	959 NORTH ST 707 ROSLYN TER	SUFFIELD CT EVANSTON IL	6078 60201	
2528 2632	BEACH VILLAS BEACH VILLAS	STRONG FRANK P JR + BARBARA B IVAN PAUL S + ROBERTA J	11 ALLEYNS RISE 7151 MARSH RD	FAIRPORT NY MARINE CITY MI	14450 48039	
2634 5102	BEACH VILLAS BAYSIDE VILLAS	SMITH PAULA H ABRAMS NANCY K TR FOR KURFESS TRUST	1501 PINETREE CRESCENT 4401 SEASHORE DR	MISSISSAUGA ON NEWPORT BEACH CA	L5G 2S9 92663	CANADA
5204 5208	BAYSIDE VILLAS BAYSIDE VILLAS	VAN VOORHIS PEGGY J TR BERRIAN THOMAS G	5350 CHIPPENDALE CIR 156 E FORT LEE RD	FT MYERS FL BOGOTA NJ	33919 7603	
5309 5142	BAYSIDE VILLAS 10 BAYSIDE VILLAS	KAKISH WILLIAM R + KIMS LAURIE CHARLES R JR 1/3	12408 BLUE SAGE RD	OKLAHOMA CITY OK BROCKSVILLE OH	73120	
5224 5228	BAYSIDE VILLAS BAYSIDE VILLAS	GOLS A GEORGE + CORINNE TR WITHEROW RICHARD I + CHERYL A	8150 BRECKSVILLE RD 185 CONCORD RD 4696 STONEHAVEN DR	WAYLAND MA COLUMBUS OH	44141 1778	
5242 5313	BAYSIDE VILLAS	SOSTHEIM JUNE A HELLINGS BRIAN ALIOL + ANN	1803 B GLENWOOD OAKS CT	URBANA IL	43220 61801	
5327	BAYSIDE VILLAS 14 BAYSIDE VILLAS 28	VARGAS FERNANDO + SLYVIA L	RIVERLANDS 76 W RIVER RD APARTADO AEREO 89356 ZONA 8	BOGOTA	7760	COLOMBIA
5331 4102	BAYSIDE VILLAS 32 BAYSIDE VILLAS	HELLINGS BRIAN A + ANN TEDESCO MATTHEW C + CONSTANCE	RIVERLANDS WEST RIVER ROAD 4455 OAKVILLE DR	RUMSON NJ CINCINNATI OH	7760 45211	
4106 4120	BAYSIDE VILLAS BAYSIDE VILLAS	DUNTON JAKE + NORMA SAUNDERS D O + JACQUELINE R	222 WESTCHESTER BLVD 9250 WHISPERING PINES DR	NOBLESVILLE IN SALINE MI	46060 48176	
4214 4307	BAYSIDE VILLAS BAYSIDE VILLAS 8	WALTS ALAN E + ELISA F GLOWACKI F W + MARGARET M	PO BOX 1098 841 CORTBRIDGE RD	MOULTONBORO NH PALATINE IL	3254 60067	
11411 15221	DICKEY LN 7 CAPTIVA DR	DAVIS DAVID O + AGNES T LORD MARGOT H	1608 N BRYAN ST P O BOX 646	ARLINGTON VA CAPTIVA FL	22201 33924	
15221 15221	CAPTIVA DR CAPTIVA DR	ADAMS SARA K TR FOR SARA K ADAMS TRUST CHILDERS WENDY U	931 SUMMIT ST SW P O BOX 156	CANTON OH '	44720 8739	
11532 3117	ANDY ROSSE LN 101 TENNIS VILLAS	JUNGLE DRUMS BOCCABELLA LOUIS D JR + JOELLE	11532 ANDY ROSSE LN #101 153 CAVALIER ST	CAPTIVA FL PALM BAY FL	33924	
903	MARINA VILLAS MARINA VILLAS	PINCELLI NANCY R TR WILLIAMSON CY M + ANNIE M	216 WARREN AVE PO BOX 295	PLYMOUTH MA HOPKINSVILLE KY	2350 42241	
910 802	MARINA VILLAS MARINA VILLAS	ANGELL EDWARD S + BETTY A RYAN MARGARET M 50% TR + RYAN W JAMES	S S P MARINA VILLA 802/ PO BOX 428	LINCOLN RI CAPTIVA FL	2865 33924	
809 701	MARINA VILLAS MARINA VILLAS	WILLIAMS PATRICIA L SMITH REBECCA R	991 LAKE HOLLINGSWORTH DR PO BOX 849	LAKELAND FL PINEHURST NC	33803 28370	
* 708 710	MARINA VILLAS MARINA VILLAS	CARPENTER ROBERT M + JANE F HOPSON JAMES W + JULIE A	PO BOX 776008 P O BOX 259010	STEAMBOAT SPRINGS CO MADISON WI	80477 53725	
607 1605	MARINA VILLAS LANDS END VILLAGE	MCDONALD LEO S + ANN EVE POLLARD JUDITH W TR + POLLARD CHARLES W III	2562 INDIAN RIDGE DR 1116 STODDARD AVE	GLENVIEW IL WHEATON IL	60025 60187	
5122 5216	BAYSIDE VILLAS BAYSIDE VILLAS	GASSER ROBERT C + BARBARA M LA GUARDIA THOMAS S + VIRGINIA	36 DIANA RD/OGDEN DUNES 38 PELL MELL DR	PORTAGE IN BETHEL CT	46368 6801	
5220	BAYSIDE VILLAS	SAVANI GEORGE R JR + PATRICIA MOTT ELEANORA I	57 BOONE TR	SEVERNA PARK MO	21146	
5321	BAYSIDE VILLAS 20 BAYSIDE VILLAS 22	HUNEKE DENNIS + DONNA	19 BIRITZ CT	SAINT LOUIS MO	4107 63137	
5323 4108	BAYSIDE VILLAS 24 BAYSIDE VILLAS	BEDFORD BRUCE P + ANN LOGAN ZACCARDI PETER E + MARYANN	300 PERRY CABIN DR 90 GILSON ROAD	ST MICHAELS MD SCITUATE MA	21663 2066	
1614 1616	LANDS END VILLAGE LANDS END VILLAGE	WEST THOMAS M TRELEX R E CORPORATION	P O BOX 57 HAGENHOLZSTRASSE 60	CAPTIVA FL 8050 ZURICH	33924	SWITZERLAND
1623. 1625	LANDS END VILLAGE	NESKEY SHARON D TR LEE CHARLES V + CALLAHAN JAMES	236 PERKINS ROW 66 MELVIN RD	TOPSFIELD MA ARLINGTON MA	1983 2174	SHITZERDAND
1630 1632	LANDS END VILLAGE LANDS END VILLAGE	SETTON ROBERT C + MINDY S KANTER ALLEN L + VALENTINA	24 EMERSON RD PO BOX 445	GLEN HEAD NY MONTGOMERYVILLE PA	11545 18936	
1641 1650	LANDS END VILLAGE LANDS END VILLAGE	SCHELLE WAYNE N TR + SCHELLE ELAINE DONOVAN MARY E + S THOMAS TR	10751 FALLS RD STE 308 P O BOX 177	LUTHERVILLE MD CAPTIVA FL	21093	
1666	LANDS END VILLAGE	LANGBO ARNOLD G + MARTHA M LEVINSON RICHARD D + PATRICA B	5806 BALTUSROL CT 113 DINGLE RIDGE RD	SANIBEL FL	33957	
1251 1266 11400	SS PLANTATION RD SS PLANTATION RD CLD LODGE LN 1A	BUCK STUART D TR+ BUCK KAREN A TR	1570 WINBERIE COURT N	NAPERVILLE IL	10560 60564	
1435	BEACH COTTAGES	ARTHUR MARY ANN TR THRELYEL JAMES B TR	& STONEGATE VILLAGE DR	CAPTIVA FL COLUMBUS ON WINTER HAVEN FL	40212	
1418 1410	BEACH COTTAGES	KARR GEORGE W JR + BARBARA M	1315 N LAKE ELBERT DR NE 40 MONUMENT RD	BALA CYNWYD PA	33881 19004	
2029 2002 2023	BEACH VILLAS BEACH VILLAS BEACH VILLAS	SCHUBEL RONALD L + DEBORAH H GROSS RICHARD B LEWIS KIRK CHASE	109 S BRAINARD 720 GLADSTONE AVE 9730 SPRING ST	NAPERVILLE IL BALTIMORE MD OMAHA NE	60540 2121D	
2025	BEACH VILLAS	DUGAN ROBERT C + CARTER CAROL ANN T/C	130 E PROSPECT AV	LAKE BLUFF IL	68124 60044	
2112 2114	BEACH VILLAS BEACH VILLAS	MUELLER ROGER C + BARBARA R MC LEOD A G W + DORIS S	521 2ND AV 3251 MORRIS LN	EAU CLAIRE WI MIAMI FL	54703 33133	
2123 2125	BEACH VILLAS BEACH VILLAS	RICH SALLIE R TR HOCHHAUSER GUNTHER C + ANNE C	8 LAUREL CIR 2335 BOSTON POST RD	TIMONIUM MD LARCHMONT NY	21093 10538	
2215 2224	BEACH VILLAS BEACH VILLAS	YOGEL LOUIS R + SHEILA M POPE LAWRENCE E	7711 NEWPORT LN P O BOX 664	PARKLAND FL KERNERSVILLE NO	27285	
2323 2334	BEACH VILLAS BEACH VILLAS	DALENSTAM JAN-ANDERS + DALENSTAM ELISABETH BUKOWSKI THOMAS + JOYCE	78 WILDWOOD LANE	LAJOLLA CA KENSINGTON CT	92037 6037	
3116 3129	TENNIS VILLAS TENNIS VILLAS	MURRAY JAMES L CONROY MARTIN + JOAN	11305 SPUR WHEEL LN P O BOX 1089	POTOMAC MD CAPTIVA FL	20854 33924	
3127	TENNIS VILLAS TENNIS VILLAS	DAVIDSON DEKKERS L + BARBARA S MARTIN DAVID J + K KELLY	80 SQUAW SACHEMS TRL 5013 WOODSIDE RD	FAYETTEVILLE NY	1742	
3138	TENNIS VILLAS TENNIS VILLAS	KIM MARTHE G JACKSON JOHN K II TR	45 BOWDITCH RD 1123 COLLINS DR	SUDBURY MA ELBURN IL	1776 60119	
3214	TENNIS VILLAS TENNIS VILLAS	GROSS RICHARD B JAMES J DOUGLAS + JEAN B	720 GLADSTONE AVE 3847 MYRTLE ST	BALTIMORE MD ERIE PA	21210 16508	
3212 3210	TENNIS VILLAS TENNIS VILLAS	ROHN MADELAINE B TR KELLY MICHAEL F + KELLY MARY H J/T	7417 LIONS HEAD DR P O BOX 548	INDIANAPOLIS . IN CAPTIVA FL	46260 33924	
3228	TENNIS VILLAS TENNIS VILLAS	BROUSTER T H + RUTH A + FOX R C + JEAN C CONNOLLY TOM H + PAMELA H	415 SOMERSET 615 THERESA DR	ST LOUIS MO BOULDER CO	63119 80303	
3237 3239	TENNIS VILLAS TENNIS VILLAS	LARESCA LEONARD T + LYNN C DERIDDER JOHAN + HEIRBAUT MYRIAM H/W	3 SHADY TREE LN GROTE BAAN 254	COLTS NECK NJ B-9130 HERDERSEM	7722	BELGIUM
2411	BEACH VILLAS BEACH VILLAS	KREUTZJANS WILLIAM A URSINI ANATOLIJ + BRENDA E	2020 EDENDERY DR 75 PINE BROOK CT	FORT MITCHELL KY CHESHIRE CT	41017 6410	
2422	BEACH VILLAS BEACH VILLAS	PIE PIERRE B II + SUSAN S SCHMITZ RICHARD D + HELEN D	1415 MONK RD 18 VICTORIAN CT	GLADWYNE PA HUNTINGTON NY	19035	
2521 2528	BEACH VILLAS BEACH VILLAS	KELLY CHARLES A BOWDEN CHARLES + BERNA +YEAGER F M + DORIS	PO BOX 2593	CHICAGO IL BRIDGETON MO	60690 63044	
2532 2611	BEACH VILLAS BEACH VILLAS	CASEY JEANNE S FITZGIBBON EDWARD G + VALERIE	311 CUTTRISS 303 LAWTON RD	PARK RIDGE IL RIVERSIDE IL	60068 60546	
2613 2618	BEACH VILLAS BEACH VILLAS	RUIZ FABIAN P + ALIGE FLUKMAN MARTINDALE DAVID L + JEANETTE	7 ENNESS AVE 1136 S LAMKIN DR	BETHPAGE NY HARBOR SPRINGS MI	11714	
2622 2631	BEACH VILLAS BEACH VILLAS	FAYTIS STEPHEN L + MARY E HENRY GREGORY L + MARGENE A	1255 ISABEL DR 1850 WASHTENAW	SANIBEL FL ANN ARBOR MI	33957 48104	
2633 5104	BEACH VILLAS BEACH VILLAS BAYSIDE VILLAS	LANDUYT WILLIAM M + JUDITH K WILLIAMS VREELAND + JANET	17 BRANDYWINE LN 906 FOUR SEASONS DR	COLTS NECK NJ WAYNE NJ	7722 7470	
5311	BAYSIDE VILLAS 12	SCHARLAU EDWIN + CAROL LAURIE CHARLES R JR ETAL 1/3	301 E SHERWIN DR	URBANA IL	61802	
5130 5140	BAYSIDE VILLAS BAYSIDE VILLAS	JENKINS MARIANNE TR	930 BROADWAY	BRECKSVILLE OH EVELETT MA	44141 2149	
5225 5244	BAYSIDE VILLAS BAYSIDE VILLAS	PAZ-SOLDAN MARCELA R DAMON KATHRYN C	15031 CATALPA COVE DR	SAN JUAN CAPISTRANO CA FT MYERS FL	92675 33908	
5325 5329	BAYSIDE VILLAS 26 BAYSIDE VILLAS 30	YEAGER FRED + DORIS A TR VACATION VILLAS METZGER CHRISTOPHER J + METZGER KATHERINE	3550 MCKELVEY ROOM 202 G1734 DEL HAVEN DRIVE	BRIDGETON MO DELRAY BEACH FL	63044 33463	
5343 4104	BAYSIDE VILLAS 44 BAYSIDE VILLAS	FRETTE JOHN E + MARGARET R WACYK RICHARD J + EUGENIA E	4310 E 79TH ST 14 BROMLEY CT	TULSA OK MONTVILLE NJ	74136 7045	
2012	BEACH VILLAS BEACH VILLAS	DUNNE MICHAEL W + JULIA M BARTOK PETER J + COLLEEN J	654 SAWGRASS TR 321 W BURNAM RD	DAKOTA DUNES SD COLUMBIA MO	57049 65203	
2008 904	BEACH VILLAS MARINA VILLAS	VAN RIPER DANIEL S + KATHARINE DELIA DOMENICK + DEE	57 FOREMOST MOUNTAIN RD 3 KNELL DR	MONTVILLE NJ MASSAPEQUA PARK NY	7045 11762	
803 608	MARINA VILLAS MARINA VILLAS	JOHN K LARK COMPANY LLC SUMMA SHARON A	P O BOX 206 155 NORMAN RD 3107 GRIGGSVIEW CT	HOWELL MI NEW ROCHELLE NY	48844 10804	
4323 11411	BAYSIDE VILLAS 24 DICKEY LN B	MORGAN JOHN W 4/20 INT DAVIS AGNES T + DAVID O	3107 GRIGGSVIEW CT 1608 N BRYAN ST	COLUMBUS OH ARLINGTON VA	43221 22201	

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SCHAFFNER WILLIAM + KNIGHT LOIS C HW
HANNA MICHAEL A + ELIZABETH A
BARTON MARGARET D TRUST
FOX ROBERT C + JEAN C
1607 LANDE SHO LLC
MERISTAR SS PLANTATION CO LLC
STEVELMAN HAROLD B + BARBARA R
MIRANDA JAMES + DONNA
NORDEN PETER C + PHONDA P
FINLEY WILLIAM M + SUSAN J
STEVELY STORY ASSOCIATES
STORY ASSOCI
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3732 LINCOLN RD
P O BOX 354
18961 CAPTIVA DR
P O BOX 111
200 E LAS GLAS BLVD STE 1400
PO BOX 23
17 LENAPE TRAIL
5 WENTWORTH DR
2229 PRAIRIE ST
2229 PRAIRIE ST
2229 PRAIRIE ST
9 FELTON ST
PROSPECT HILLS
31 MARPIKION WAY
12121 GODDARD AVE
222 MARY $5
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BLOOMFIELD HILLS MI
CAPTIVA FL
CAPTIVA FL
CAPTIVA FL
CT LAUDERDALE FL
CROMPOND NY
FREEHOLD NY
SOUTHBORD MA
OLEMNIEWS
                            15221
15221
15861
15861
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906
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CAPTIVA DR
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CAPTIVA DR
LANDS END VILLAGE
SS PLANTATION RD
MARINA VILLAS
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FT LAUDERDALE FL
CROMPOND NY
FREEHOLD NJ
SOUTHISORO MA
GLENVIEW IL
GLENVIEW IL
WALTHAM MA
STOCKSRIDGE MA
ROCKPORT MA
OVERLAND PARK KS
WINNIETKK KS
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MARINA VILLAS
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LANDS END VILLAGE
CAPTIVA DR
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232 MARY ST
22 RACHEL RD
P O BOX 1119
755 STONE HENGE
PO BOX 1053 2301 S FIRST
25 ROLLINGWOOD ST
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P O BOX 596
953 LOCUST ST
126 HAMILTON RD
P O BOX 1046
2321 E RECHTER RD
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7450
       2921 E RECHTER RD P O BOX 1180 2416 BEACH VILLAS 16 BATES FARM LN 1717 WILDBERRY RD P O BOX 87 2502 CHERRY HILLS DR 1440 FLAT ROCK RD 556 MUIRFIELD DR P O BOX 472 145 PIPERS HALL RD 9112 MARIA AVE 19 PIPERS HALL RD 9112 MARIA AVE 19 PIPERS HILL RD 9112 MARIA AVE 19 PIPERS HILL RD 9112 MARIA AVE
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MCGARTHY WILLIAM E + ANN TR
FADMER KENNETH + PAMELA
LLOYD CARGOL H + SANDRA L
LLOYD CARGOL H + SANDRA L
LLOYD CARGOL H + SANDRA L
HANDRE HANDRAMET E TR
HANLON EDWARD E
LORRIDINAGE F E TR
HANLON EDWARD E
LORRIDINAGE F ADULWILLAME + WATT STANLEY
DRISSELL NORMAR E TR CALLIS CLAYTON F ET AL
CLARK CORPA A
ALEXANDER MARJORIE A
DOLL A ROBERT + MARY STANTON W
RELYEA CHRISTOPHER M + SARM P
TSTEERA CONSTANTINE T-LITSA D
ROSSI LOUIS P
LAURIE CHARLES R 1/3 ETAL
HARRIS BENNETT L
LAURIE CHARLES R 1/3 ETAL
HARRIS BENNETT L
SAND MICHEL M + MARY S
SCHUVER MARK T + SCHUVER LINDA K + ET AL
VOLVIG ROBERT H + TERRY S TR
MCCABE JOHN + SUSAN
LAKE CARDLE M + MARY S
TREAM MICHAEL M + MARY S
TREAM BARCLAY M + JUNE E TR
MCCABE JOHN + JUNE E TR
MCCURDY G = KATHERINE B
STEINER ERIC A + LINDA
BLACK SANDRA A
PICKELS ROBERT F
COPELAND LOIS J TR
SERIE DOMINIC L + MARY J
GUY CHRISTINE L
MARTIN ROBERT G
COOLEY PHYLLIS J
KEMMERER CAROLINE K
BOYNTON JACOUELINE D TR
MENDEZ PEDRO E + LOURDES I
BOWNEN CHELEN M CO TR + FICHMOND RICHARD
HELLINGS BRIMA Y + ANN
LIVINGS BRIMA Y + A
                                                                                                                                                                                                                                                                                                                                                                          LARIDE SHID VILLAGE

LARIDE SHID VILLAGE

LARIDE SHID VILLAGE

ELACH COTTAGES

BEACH VILLAS

BEACH VILLAS
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PO BOX 8
854 GREENVIEW OT
258 KING CASSAR RD
10801 GARDEN CREEK PL
914 INNOSHOOK ESTATES
3823 SAINT JOHNS IN
323 OCEAN AVE
101 9 STH 3T STE 3300
2810 PATRICIA DR
P O BOX 184
P O BOX 194
BISS BRECKSVILLE RD
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8180 BRECKSVILLE RD
20 BLACK ALDER LANE
1964 W WESLEY RD NW
22450 PARK ST
810 EMERALD CT
22 HILLOREST ROAD
70 CLONMEL RD
1213 EUNA VISTA DR
31 SUMMIT VIEW
WHITINEY IN
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            LAFAYETTE
WESTON
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9 HOOVER DO ST
4821 E SENECA ST
25 SPARROW BUSH RD
P O BOX 744
758 S SPRINGFIELD AVE
225 GITABLE DR
2058 W 22ND PL
7444 LOWELL AV
386 HIGHVIEW DR
THISTLE DEW II 4620 RUE BAYOU
4700 N HABANA AVE STE 702
305 MILLS AVE
5289 UMBRELLA POOL RD
76 W RIVER RD
2209 NW 22ND LD
306 HILLS AVE
5281 UMBRELLA POOL RD
76 W RIVER RD
200 ROW 22ND WAY
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HELLINGS BRIAN A + ANN
LYNCH PATRICIA + LUDMAN KENNETH HW
BOLTZ FREDERICK J + BELAVIAL-BOLTZ VANESSA
ADAMS ANTHORY J + ELLEN E + MULCAHY PAUL +
ZOUTENDAM GARY L + JANICE L
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      RUISSON NJ
CHAPPAGUA NY
BOCA RATON FL
WAYNE
BATTLE CREEK M
HINDDILE L
TRUCKSVILL PA
ARLINATON VA
CINCINNATI OH
CAPTIVA FL
ALBION NY
CAPTIVA SU

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WIRIGHT LAURA
WIRIGHT LAURA
KIMIN IN HOWARD D + LUANNE R
CAYANNI JEAN L + PATRICIA M
WEISINGER SHERYL A TH > WEISINGER CHARLES TI
MORE GEORGE A + SALLY A
NEUMAN KAT
PLANTATION BEACH CLUB
RAUSCHENBERG ROBERT TR
MCCARTHYS MARINA INC
DERIEN JOSEPH D JR
WILDMAN DONALD C
FOSTER RICHARD W + FOSTER SHARON M T/C
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BAYSIDE VILLAS 20
BAYSIDE VILLAS 20
WIGHTMAN LIN
WILES DR
LAIKALN
CHAPIN LN
CAPTIVA DR
MICH TOP WAY
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OLD CAPTIVA DR
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200 E LAS DLAS BLVD STE 1400
292 E HARBOR VIEW DR
15553 CAPTIVA DR
15561 CAPTIVA DR
P O BOX 170
P O BOX 14
P O BOX 44
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     COUNTRY EMILENTINES INC.

PLANTATION DEVELOPMENT LTD

TENTLER LYNN A TR + TENTLER JUDITH E TR

KING JEROME L 1/2 + REISS DALE A 1/2 T/C

PERLIN ALBERT B JR + JOAN K

JOHN DALE LIA

JOHN DALE LIA

ZOHN DALE LIA

STILWELL MANAGEMENT LLC

MERISTAR SS PLANTATION CO LLC

MERISTAR SS PLANTATION CO LLC

MERISTAR SS PLANTATION CO LLC

APTIVA ISLAND YACHT CLUB

CAPTIVA CIVIC ASSOC INC

BORREGAARD SHIRLEY

MERISTAR SS PLANTATION CO LLC

MAYERON THELMA W TR 2'S ETAL BIERI ANDREAS

PLANTATION HOUSE

RAUSCHEMBERG ROBERT TR

CAPTIVA FIRE CONTROL DIST
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FT LAUDERDALE
CAPTIVA ISLAND
SANIBEL
CAPTIVA
CAPTIVA
FORT MYERS
FT LAUDERDALE
SANIBEI
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200 E LAS OLAS BLVD STE 1400
BOX 460
6041 SAN-CAP RD
P O BOX 1239
PO BOX 778
943 ALTADENA DR
200 E LAS OLAS BLVD STE 1400
1449 CALLERY CT
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6355 METRO WEST BLVD STE 180
PO BOX 54
P O BOX 477
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ORLANDO
CAPTIVA
CAPTIVA
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CAPTIVA DR

14970	CAPTIVA DR	CVS LLC	P 0 BOX 11	CAPTIVA FL	33924	
14900	CAPTIVA DR ANDY ROSSE LN	JOSHA LMTD LIABILITY COMPANY GULNAC MICHAEL E	6951 DEEP LAGOON LANE P O BOX 907	FORT MYERS FL CAPTIVA FL	33910 33924	
	HDR:PLANTATION VIEW	MERISTAR PLANTATION SHOPPING CENTER CO LLC	200 E LAS OLAS BLVD SE 1400	FT LAUDERDALE FL	33301	
11499	ANDY ROSSE LN CAPTIVA DR	HOWEY CHARLES O TR ISLAND WATER ASSOC INC	13831 VECTOR AV 3651 SAN-CAP RD	FT MYERS FL SANIBEL FL	33907 33957	
11536	ANDY ROSSE LN	DUGAN PROPERTY MANAGEMENT LLC	6694 KNOLLWOOD DR	FAIRVIEW PA	16415	
11528	ANDY ROSSE LN ANDY ROSSE LN	STRATOS CONSTANTINE S MCCARTHYS MARINA INC	11528 ANDY ROSSE LN 11401 ANDY ROSSE LN	CAPTIVA FL CAPTIVA FL	33924 33924	
15300	CAPTIVA DR	JENSEN BETTY J TR STILWELL MANAGEMENT LLC	PO BOX 460	CAPTIVA FL CAPTIVA FL CAPTIVA FL	33924	
11508	ANDY ROSSE LN	STILWELL MANAGEMENT LLC	P O BXO 648	CAPTIVA FL	33924	
15951	CAPTIVA DR ACCESS UNDETERMINED	ROCHESTER RESORTS INC	PO BOX 249 P O BOX 398	CAPTIVA FL FT MYERS FL	33924	
15183	CAPTIVA DR	RIFRI ANDREAS TR	1449 CAUSEY CT	SANIBEL FL	33957	
15050 14981	CAPTIVA DR	CAPTIVA LTD CAPTIVA FIRE CONTROL DIST	2340 PERIWINKLE WAY UNIT M1 P O BOX 477	SANIBEL FL CAPTIVA FL	33957 33924	
14201	ACCESS UNDETERMINED	AQUASCUNCE UTILITY INC	16810 BARKER SPRINGS STE B215	HOUSTON TX	77084	
11450	ACCESS UNDETERMINED DICKEY LN	ISLAND WATER ASSOCIATION INC OBRIEN JOSEPH D JR 50% INT +PAULEY FLOYD R	3651 SAN-CAP RD	SANIBEL FL	33957	
949	SS PLANTATION RD	SUAREZ NANCY E	P O BOX 816 6490 FRIARSGATE DR NW	CAPTIVA FL CANTON OH	33924 44718	
11421	SS PLANTATION RD DICKEY LN	DAVIS DAVID O + AGNES T	1608 N BRYAN ST	ARLINGTON. VA	22201	
16181	CAPTIVA DR MARINA VILLAS	BRUNING CHARLES II TR +BRUNING ANN H TR JORDEN EDWIN W JR + SUZANNE M	P O BOX 248 106 HIGH POINT DR	CAPTIVA FL CHURCHVILLE PA	33924 18966	
1426	BEACH COTTAGES	CURRIE SUSAN K	2874 LINCOLN PARK DR	GALESBURG IL CAPTIVA FL	61401	
11532	ANDY ROSSE LN 103 ACCESS UNDETERMINED	DRUMS JUNGLE	P O BOX 368	CAPTIVA FL	33924	
1655	LANDS END VILLAGE	RAUSCHENBERG ROBERT M TR BUCKLEY JOHN S	P O BOX 54 45 BLACKPOND HILL RD	CAPTIVA FL NORWELL MA	33924 2610	
2325	BEACH VILLAS	YEAGER FRED M + DORIS A +YEAGER F M + DORIS A	37 SAN CARLOS	ST CHARLES MO	63303	
1111	SCHEFFLERA CT LAIKA LN	JACOBS SETH 20% INT ETAL PYLE NATHALIE CLARK	1325 MILLERSPORT HWY STE 203 BOX 327	WILLIAMSVILLE NY CAPTIVA FL	14221 33924	
11520	WIGHTMAN LN	HOUSTON JAMES G	PO BOX 567	CAPTIVA FL	33924	
11526 15951	ANDY ROSSE LN CAPTIVA DR	DAVIS DAVID O + AGNES T ROCHESTER RESORTS INC	1608 NORTH BRYAN ST P O BOX 249	ARLINGTON VA CAPTIVA FL	22201	
14804	CAPTIVA DR	MERISTAR SHIRLEYS PARCEL CO	200 E LAS OLAS BLVD STE 1400	FT LAUDERDALE FL	33924	
11509	ANDY ROSSE LN	MERISTAR SHIRLEYS PARCEL CO STILWELL MANAGEMENT LLC	P O BOX 848	CAPTIVA FL	33924	
11580 3135	CHAPIN LN TENNIS VILLAS	CHAPEL BY THE SEA CAPTIVA LAWTON RHOADES + LINDA J	1341 PAR VIEW DR 6 COLT RD	SANIBEL FL SUMMIT NJ	33957 7901	1
2534	BEACH VILLAS	SJOGREN ROBERT W JR TR + SJOGREN MARIA H TR SZETO MICHAEL W	11612 SWAINS LOCK.TER	POTOMAC MD	20854	
5317 4224	BAYSIDE VILLAS 18 BAYSIDE VILLAS	SZETO MICHAEL W BUSSA MICHAEL J + DENISE W	18 MINUTE MAN HL 1123 MISSISSIPPI AVE	WESTPORT CT DULUTH MN	6880 55811	
5232	BAYSIDE VILLAS	KEEFE TIMOTHY T + VALARIE H ROSE JOHN K + ALBRECHT CHARLES F T/C	108 N BARTON ST	NEW BUFFALO MI	49119	
15123	CAPTIVA DR 202	ROSE JOHN K + ALBRECHT CHARLES F T/C	P O BOX 1521	BURNSVILLE MN	55337	
11541	SS PLANTATION RD	HV REAL ESTATE CORP CAPTIVA TRUST COMPANY LTD TR	317 CLARKSON RD 201 S BISCAYNE BLVD #850	MIAMI FL	63011 33131	
1131	LONGIFOLIA CT	CAPTIVA TRUST COMPANY LTD TR CAPTIVA PROPERTIES LP	934 TIHHILL FAHMS HD	SAINT LOUIS MO	63124	
2314 5202	BEACH VILLAS BAYSIDE VILLAS	WIGAL W C + ANITA J	P O BOX 519 1712 WAVERLY CIR	GAPTIVA FL	33924	
11505	LAIKA LN	SZUMIGATA JOHN + RUTH J SZUMIGATA JOHN + DOROTHY MC CLELLAN WILLIAM + MARY BETH	19 ASHFORD DR	SAINT CHARLES IL ALBANY NY	60174 12203	
16727	CAPTIVA DR	MC CLELLAN WILLIAM + MARY BETH	300 CHERRY ST	GENOA OH	43430	
16213 17181	CAPTIVA DR	JECKERING REAL ESTATE LLC	7720 MAYFIELD RD 17181 CAPTIVA DR	GATES MILLS OH CAPTIVA FL	44040 33924	
14700	CAPTIVA DR	SAVAGE PAUL + CASALE CARMEL H/W * UNDERWOOD W ALLEN TR	P O BOX 1613	VENICE FL	34284	
17030 32	CAPTIVA DR BEACH HOMES	YARBOROUGH GARLAND + LINDA TR BENTELE RAYMOND F TR	6130 N LAKE DRIVE CT PO BOX 608	WHITEFISH BAY WI CAPTIVA FL	53217 33924	
55	SANDPIPER CT	THOMAS GARY P + MARY G	9225 DIMMICK DR	SANIBEL FL	33957	
11550	CHAPIN LN BEACH VILLAS	CAPTIVA CIVIC ASSOC INC DARLING WILLIAM A	PO BOX 778 1111 DELAFIELD ST	CAPTIVA FL	33924	
2421 4317	BAYSIDE VILLAS 18	HELLINGS BRIAN A + ANN	66 WEST RIVER RD	WAUKESHA WI RUMSON NJ	53188 7760	
31	BEACH HOMES	4TK PARTNERSHIP	55 MILL RD	PHOENIXVILLE PA	19460	
16488 16297	CAPTIVA DR CAPTIVA DR	RECKER BROOKE E HENDERSON BETTY J'TR	RD 6 SCAIFE RD P 0 BOX 83	SEWICKLEY PA CAPTIVA FL	15143 33924	
14970	BINDER DR	NELSON DAVID WALLACE + STUART SUSAN K T/C	P O BOX 490	CAPTIVA FL	33924	
15067	CAPTIVA DR 2	NIESEL CHESTER A + NANCY S	SEVEN SOUTH STOLP	AURORA IL	60508	
16670 27	CAPTIVA DR URCHIN CT	GEORGE DAVID A + VERNA M GIANFRANCESCHI G R + HELENE	P O BOX 837 52 LAKE PL N	CAPTIVA FL DANBURY CT	33924 6810	
16166	WILES DR	BLUVAS PEYER JAM + PATRICIA E	1479 ST HWY 20	CLONEIMORTIC PA	72077	
13	BEACH HOMES	HORSESHOE RIDGE PARTNERS LLC	24 CLERMONT LN	ST LOUIS MO	63124	
707	MARINA VILLAS	CAREY JACK + CAREY BRIAN + ET AL	23 SOUTH FIRST ST	BELLEVILLE IL	62220	
2032 2432	BEACH VILLAS BEACH VILLAS	HALLORAN KATHLEEN A TR +HALLORAN PATRICK J SOUTHWESTERN LAND CO INC	1645 BOHNS POINT RD 2824 MAYFIELD RD	WAYZATA MN WAYZATA MN	55391 55391	
1609	LANDS END VILLAGE	SHERMAN DONALD A 4 JOAN A	11428 SANDY CREEK CROSSING	FORT WAYNE IN	46814	
2118	BEACH VILLAS	REISBERG FAMILY LMTD PTNSP	3921 CRYSTAL LAKE BLVD	ROBBINSDALE MN	55422	
16776 11539	GAPTIVA DR WIGHTMAN LN	CHERBONNIER ADELAIDE TR KOURY PETER L	16 KINGSBURY PL 11539 WIGHTMAN LN	SAINT LOUIS MO CAPTIVA FL	61112 33924	
15831	GAPTIVA DR	MEAD WALTER L JR + EMILY C	PO BOX 218	TESUQUE NM	87574	
16475 11531	CAPTIVA DR ANDY ROSSE LN	RECKER BROOKE E MONROE FAMILY ENTERPRISES LTD	#6 SCAIFE RD PO BOX 449	SEWICKLEY PA FAIR HOPE AL	15143 38533	
1317	SS PLANTATION RD	SOUTH SEAS CLUB	6355 METRO WEST BLVD STE 180	FAIR HOPE AL ORLANDO FL	32835	
1627	LANDS END VILLAGE	BECKER MICHAEL K + BECKER HANS PETER	6977 RUVIGLIANA	6977 RUVIGLIANA		SWITZERLAND
5128 18827	GAPTIVA DIT	GOODE JAMES R + KAREN E WATTS DAVID B - LINDA R MAN	P 0 BOX 670	E DENNIS MA	2641	
5205	BAYSIDE VILLAS 35	POWERS RICHARD W & MARRYN B ARMENIA JOHN + LUCY	A25 ELLJO PL	ORADELL RO	7640	
15631	CAPTIVA DR CAPTIVA DR	MOBED DARAYES + GOHER D	P O BOX 716 RD#3 BOX 532 RESERVOIR RD	SANIBEL FL GOSHEN NY	33957 10924	
46	OSTER CT	DINA THOMAS S + SALLY A	6401 JOHNSON CHAPEL RD	BRENTWOOD TN	37027	
15819 808	CAPTIVA DR MARINA VILLAS	EUROPEAN REAL ESTATE INVEST OGILVIE R V + MARILYN J	P O BOX 957	CAPTIVA ISLAND FL	33924	
1665	LANDS END VILLAGE	BROWN LAWRENCE K	9030 OGILVIE DR 105 CLEARVIEW LN	ORLANDO FL NEW CANAAN CT	32819 6840	
1409	REACH COTTAGES	THOMPSON BRADFORD R + LINDA	109 WOODLAWN DR 28011 COPPERCREEK LN	BEAVER PA	15009	
2337 1664	BEACH VILLAS LANDS END VILLAGE	CHRISTO CHRIST + CHRISTO KALIOPE H/W FULLER ELIZABETH M TR	540 N ELM ST	FARMINGTON HILLS HINSDALE IL	MI 60521	48331
2336	BEACH VILLAS	MILLER W C + LORRAINE A TRUST	227 GLEN HOLLOW RD	MADISON WI	53705	
5307 11515	BAYSIDE VILLAS 8 GORE LN	CREAMER FRANK G + KATHLEEN CAPTIVA ISLAND VACATION PROPERTIES LLC	27 FERN ST PO BOX 14	FLORAL PARK NY CAPTIVA FL	11001 33924	
11411	DICKEY LN 6	DAVIS DAVID O + AGNES T	1608 N BRYAN ST	ARLINGTON VA	22201	
16898 15135	CAPTIVA DR	SCHWARTZEL JOSEPH C CHAPEL BY THE SEA CAPTIVA CEMETERY	9838 RED REEF COURT 1341 PAR VIEW DR	FORT MYERS FL SANIBEL FL	33919 33957	
16465	CAPTIVA DR	DAVIS ROBERT B + MELISSA S	3010 FAWN LANE	SANIBEL FL FLATWOODS KY	41139	
16572	CAPTIVA DR	BACHMAN STEPHEN M + BACHMAN LAURA T/C	3141 KLONDIKE AVE	LAKE ELMO MN	55042	
45	SUNSET CAPTIVA LN OSTER CT	STORER WILLIAM R + JANET K SHELGREN DIANE E	6360 AROUND THE HILLS RD 4920 WOODS CT	INDIANAPOLIS IN EXCELSION MIN	46226 55331	
15001	CAPTIVA DR	BUBBLE ROOM INC	PO BOX 458	CAPTIVA FL	33924	
11540 16309	CAPTIVA DR	DAVIS DAVID O + AGNES T MCGRATH J BRIAN	1608 N BRYAN ST 16309 CAPTIVA DR	ARLINGTON VA CAPTIVA FL	22201 33924	
1628	LANDS END VILLAGE	MULLEN EDWARD K + JOANNE H	136 HOLMES MILL ROAD	CREAM RIDGE NJ	8514	
11400	OLD LODGE LN 1D	RUSSO JAMES DARREL	6308 CLARK RD	HARRISON TN	37341	****
2006 3227	BEACH VILLAS TENNIS VILLAS	LUKL PETER ROBINS MARTIN B	12 INDIAN SPRINGS WAY 133 PIERCE RD	WELLESLEY HILLS HIGHLAND PARK IL	MA 60035	2481
2627	BEACH VILLAS	STIRRATT JAMES R + ARLENE L TR	9216 FAWNRIDGE CIR	BLOOMINGTON MN	55437	
1646 15291	LANDS END VILLAGE CAPTIVA DR	LAMOTTA JOSEPH M + GERALDINE C PAWLUS KATHLEEN M TR + JAMES M ET AL	69 BLACK BROOK RD 17 SUMAC LN	POUND RIDGE NY SCHAUMBURG IL	10576 60193	
3236	TENNIS VILLAS	NICHOLS HELEN D + MOSKOVITES MARILYN L J/T	7365 HITCHCOCK RD	BOARDMAN OH	44512	
5214 11505	BAYSIDE VILLAS	MCCLURE JEROLD + THERESA	P O BOX 1085	CAPTIVA FL	33924	
11505 924	WIGHTMAN LN SS PLANTATION RD	BUBBLE ROOM INC JAY JOAN S TR	PO BOX 458 HCR 33 BOX 610	CAPTIVA FL NELSON NH	33924 3457	
15154	WILES DR	PRESTERA LILLIAN ANN	PO BOX 1136	CAPTIVA FL	33924	
11543 2433	BEACH VILLAS	STEINKE BERNARD J + STEINKE ANDREW T ET AL BATTIKHA ABRAHAM + SUSANNE	P O BOX 474 145 TWIN FAWN DR	CAPTIVA FL HANOVER MA	2339	
	ACCESS UNDETERMINED	PLANTATION DEV LTD + CONN. MUTUAL LIFE INS	8270-105 COLLEGE PKWY	FT MYERS FL	33919	
1417	BEACH COTTAGES	JEFFREY HOPE H	191 DEVON RD	TENAFLY NJ	7670	
15411	CAPTIVA DR A8 ACCESS UNDETERMINED	GROSS EVELYN RICHARDSON EUNICE S	#6 L AMBIANCE CT 941 PEBBLESHIRE RD	BARDONIA NY GLENDALE CA	10954 91207	
16211	CAPTIVA DR	OSPREY PARTNERS LLC	500 E 96TH ST STE 110	INDIANAPOLIS IN	48240	
929 35	SS PLANTATION RD SEA HIBISCUS CT	SOUTH SEAS LLC 954387 ONTARIO LTD	DMR 949/1716 M ST NW	WASHINGTON DC	20036	CAMARA
15311	CAPTIVA DR	BROUSTER THOMAS H + RUTH A	43 KNOLLVIEW CRES 15311 CAPTIVA RD	CAPTIVA FL	M2K 2C9 33924	CANADA
11506	ANDY ROSSE LN	MOBED DARAYES S + GOHER	2 RESERVOIR RD	GOSHEN NY	10924	
251Z 1125	BEACH VILLAS LONGIFOLIA CT	LIVENGOOD CHARLES + MARY LEILA BRADLEY C T + HELEN ZOE	8717 RIDGE HILL DR PO BOX 324	INDIANAPOLIS IN CAPTIVA FL	46217 33924	
16770	CAPTIVA DR	SALTZ JOCELYN TR	70 SOUTH LN	MORELAND HILLSOH	44022	
17001	CAPTIVA DR	MERRILL LYNCH CREDIT GORP	801 S UNIVERSITY DR STE 500	PLANTATION FL	33324	
2418 5315	BEACH VILLAS BAYSIDE VILLAS 16	HERMANN FREDERICK A III BERGER JOEL + ELAINE	2416 BEACH VILLAS 15 TREADWELL CT	CAPTIVA FL WESTON CT	33924 5883	
2615	BEACH VILLAS	CARNIOL FRANKLIN	AVE KAMERDELLE 101	1180 BRUSSELS		BELGIUM
15411 11545	CAPTIVA DR A5 WIGHTMAN LN	HARDY BETTY ST CLAIR MORICONI JAMES J JR + MARY H	11 ELIOT RD 11545 WIGHTMAN LN	LEXINGTON MA CAPTIVA FL	2421 33924	
11535	MURMOND LN	CAPTIVA ISLAND VACATION PROPERTIES LLC	P O BOX 14	CAPTIVA FL	33924	
1425	BEACH COTTAGES	1425 BEACH COTTAGES LLC	7785 CLIFFVIEW DR	POLAND OH	44514	
11461	OLD LODGE LN URCHIN CT	US TRUST COMPANY OF CT + MCANERNEY ROBERT FOX ROBERT L + CYNTHIA P	SUITE 116, 2851 CHARLEVOIX DR SE	MADISON CT GRAND RAPIDS MI	6443 49546	
16358	CAPTIVA DR	ANDERSEN CHRISTINE E + ANDERSEN SARAH J	P O BOX 204	BAYPORT MN	55003	
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2226 15152 13550	BEACH VILLAS WILES DR PALMFLOWER LN	CIULLA MARK A + DARLENE E CAPTIVA ISLAND VACATION PROPERTIES LLC LIPMAN WILLIAM + JANET	5291 MEADOWOOD DR P O BOX 14 P O BOX 1045	LYNDHURST CAPTIVA CAPTIVA	OH FL FL	44124 33924 33924	
14971 15174/82	BINDER DR WILES DR	YOUNG RUSSELL F JENSEN BETTY J TR	651 OHIO PIKE PO BOX 460	CINCINNATI CAPTIVA ISLAND	OH	45245 33924	
11430 15735	OLD LODGE LN CAPTIVA DR	HACKMAN D F + ZONA REESE BONNIE M	17 BARRINGTON HILLS RD 3405 LAKESHORE DR	BARRINGTON MICHIGAN CITY	IL IN	60010 46360	(2)
11525 17101	GORE LN CAPTIVA DR	FARRINGTON WILLIAM J + FARRINGTON DOROTHY C. COURTER JAMES A + CARMEN M	17520 DURRANCE RD 19 REESE AVE	N FT MYERS HACKETTSTOWN	FL	33917 7840	
11539 2233	ANDY ROSSE LN BEACH VILLAS RESERVED	UPP SCOTT F + DEBRA L 1/2 INT HARRISON MARK H + GOERIGA H BEDFORD B P + ANN L	300 PERRY CABIN DR	HINSDALE ST JICHAELS	MD	60521 21663	
1617	LANDS END VILLAGE BEACH VILLAS	MERISTAR SS PLANTATION CO LLC GOLDEN HARVEY E + INGE B LAURIE C R JR + CAROLE L + LAURIE C R SR + LAVERNE	200 E LAS OLAS BLVD STE 1400 1011 SHERIDAN RD	FT LAUDERDALE EVANSTON	R.	33301 60202	
5305 1663	BAYSIDE VILLAS 6 LANDS END VILLAGE	PERKINS HARRY/JANICE + GOLDBERG FREDRIC N + PERKINS HOLLY BROWNELL JOHN E + SHARLEEN	8180 BRECKSVILLE RD A 6900 OAK BROOK ST SE 4681 GULF SHORE BLVD N APT 80	GRAND RAPIDS	OH MI FL	44141 49546	
3113 4112	TENNIS VILLAS BAYSIDE VILLAS	SANTULLO ANTHONY + BARBARA E WINTERS RALPH E	125 TWIN FALLS RD 20 ESSEX RD	BERKELEY MAPLEWOOD	พา	34103 7922 7640	
11534	ACCESS UNDETERMINED ANDY ROSSE LN	AQUASOURCE UTILITY INC NATIONAL EXCHANGE SERVICES INC	16810 BARKER SPRINGS STE B218 610 E BALTIMORE PIKE	HOUSTON MEDIA	TX PA	77084 19063	
16789 2004	CAPTIVA DR BEACH VILLAS	MCGLYNN BURTON J HERRES KIM A	PO BOX 268 3200 PACES MILL RD SE	CAPTIVA ATLANTA	FL GA	33924 30339	
11532 15009	ANDY ROSSE LN 102 BINDER DR	JUNGLE DRUMS H V REAL ESTATE CORPORATION	11532 ANDY ROSSE LN 317 CLARKSON RD	CAPTIVA ELLISVILLE	FL MQ	33924 53011	
17021 16646 2625	CAPTIVA DR CAPTIVA DR BEACH VILLAS	MCDOWELL NORMAN LAUTENBACH CAROLE J TREOR CAROLE J LAUTENBACH TRUST	P O BOX 104 16646 CAPTIVA DR	CAPTIVA	FL FL	33924 33924	
4222	BAYSIDE VILLAS SCHEFFLERA CT	DUFFY MICHAEL D + DONNA J LAVIN JOHN + KATHLEEN MARY JACOBS SETH 20% INT ETAL	237 SURREY LANE 7 LONGHOPE PL	WILLOWDALE	IL ON	60045 M2J 1Y0	CANADA
11541	WIGHTMAN LN CHAPIN LN	SILVERGLIDE HARRY R CO TR + SILVERGLIDE EDYTHE L CO TR MCCLURE CHARLES G + SARAH	1325 MILLERSPORT HWY STE 203 20150 RANCHO BELLA VISTA 55 CABOT PL	WILLIAMSVILLE SARATOGA BLOOMFIELD	NY CA	14221 95070	
16910 13500	CAPTIVA DR PALMFLOWER LN	DUFFY KATHLEEN E MCCLINCH TERRANCE J + NANCY G	PO BOX 1210 P O BOX 483	CAPTIVA	MI FL CT	48304 33924 6490	
970 15067	SS PLANTATION RD CAPTIVA DR 1	PLANTATION BAY VILLAS CONDO MILLER HAROLD E + SHIRLEY R	6955 METRO WEST BLVD STE 180 P O BOX 596	ORLANDO CAPTIVA ISLAND	FL	32835 33924	
16207	CAPTIVA DR SUNSET CAPTIVA LN	SHIELDS WILLIAM J 30% + SHIELDS JOHANNE PASCHALL 70% W G I INC	2410 LAWNMEADOW DR PO BOX 160	RICHARDSON FISH CREEK	TX WI	75080 54212	
1501 2031	SS PLANTATION RD BEACH VILLAS	COTTAGES AT S S PLANTATION MCMINN ROBERT W	6355 METRO WEST BLVD STE 180 237 TROTWOOD WEST DR	ORLANDO PITTSBURGH	FL PA	32835 15241	
3114 / 5144	TENNIS VILLAS BAYSIDE VILLAS	USEMAN HOWARD I + ROSEMARIE B FRIEDERSDORF FRANK D + FRIEDERSDORF PATRICIA O H/W	PO BOX 537 P O BOX 775	CASCADE	CO FL	80809 33924	
1102 22 16969	TALLOW TREE GT BEACH HOMES CAPTIVA DR	WILMSEN ELIZABETH A + JOHN G BOECK G ROBERT + CATHLEEN M	4 HUNTLEIGH WOODS 1194 EDGEWATER AV	ARDEN HILLS	MO	63131 55112	
54 11511	SANDPIPER CT ANDY ROSSE LN	THYE-MIVILLE MARGARETHE + MIVILLE RENE ANDRE W/H FUGIT ALAN W + DIANE D STILWELL MANAGEMENT LLC.	PO BOX 895	CAPTIVA CAPTIVA	FL	33924 33924	
3136 2533	TENNIS VILLAS BEACH VILLAS	FITZGIBBON EDWARD G + VALERIE DIVERSEY JOHN JR + LORI	P O BOX 848 303 LAWTON RD	RIVERSIDE	FL IL	33924 60546	
953 8	SS PLANTATION RD SUNSET CAPTIVA LN	SOMERS NANCY J POZZO EMIL 1/2 INT + RONZIO MARTIN 1/2 INT	758 ELMORE ST P O BOX 910 9942 WATSON RD	PARK RIDGE CAPTIVA SAINT LOUIS	IL FL MO	50068 33924	10
16285 11400	CAPTIVA DR OLD LODGE LN 1B	COVER R LORING + ANNE M STANKUS RITA L TR FOR ALFRED STANKUS FAM TRUST 1/2	P O BOX 453 1239 THOMAS ST	CAPTIVA HOMEWOOD	FL	63126 33924 66430	·
2335 53	BEACH VILLAS SANDPIPER CT	FIRESTONE GLENN R + PETRINA BREUHAUS ELIZABETH ANN	27 LAWRENCE PL 1 PLEASANT ST	ROCKVILLE CENT	RE NY	11570	
606 2431	MARINA VILLAS BEACH VILLAS	STRUBE CHARLES W + LILLIAN ALEXANDER WILLIAM + DEBORAH	PO BOX 63 36 TIMBER TRL	WINDERMERE	FL NJ	34786 7446	
11411 2005	DICKEY LN 4 BEACH VILLAS	FRANK THOMAS P + BRIDGET C TR CRAIG SCOTT FAMILY PARTNERSHIP	1300 ALVIN CT 706 AUTOPARK BLVD	GLENVIEW WEST CHESTER	IL PA	60025 19382	
2511 1626 2218	BEACH VILLAS LANDS END VILLAGE	TIBBETTS S E + JOYCE-ELLEN STEREN RAYMOND H JR + ANN W	109 OAK KNOLL RD 1044 DEVONSHIRE RD	GROSSE POINTE	MA PARK MI	1741 48230	
3225 1608	BEACH VILLAS TENNIS VILLAS LANDS END VILLAGE	LIPPMAN TODD + JACQUIE SANTULLO ANTHONY + BARBARA GEORGE DAVID A + VERNA M	1040 LAKE SHORE DR #31A 125 TWIN FALLS RD	CHICAGO BERKLEY HEIGHT		60611 7922	
11411	DICKEY LN 5 CAPTIVA DR	RMC INVESTMENT LMTD PNSTP MERRILL MICHAEL W + CHOU CHOU	85 BROAD ST 1300 ALVIN COURT 149 ELIOT ST	NEW YORK GLENVIEW	NY IL	10004 60025	
807 4110	MARINA VILLAS BAYSIDE VILLAS	DAVIS GROVE SERVICE INC WETMER DAVID B	PO BOX 177 21447 N ANDOVER RD	OCOEE	MA FL	2167 34761	
1129 11520	LONGIFOLIA CT CHAPIN LN	SANFILIPPO JAMES + KATHLEEN M SYMINGTON JANEY BELLE STUDT TR	10436 LITZSINGER ST 745 CELLA RD	ST LOUIS ST LOUIS	MO MO	60047 63131 63124	
16464 5230	CAPTIVA DR BAYSIDE VILLAS	KODOR ASSOCITO PTNSHP MEINZER ROBERT L + BOUTIN ARLENE H/W	11910 GLEN MILL RD 1600 LAKE JOHANNA BLVD	POTOMAC	MD MN	20854 55112	
3115 5124	TENNIS VILLAS BAYSIDE VILLAS	SAILSTAD CHARLES A + RUTH ANN MERI IND ANTHONY - NANCY A	4756 PENRIDGE RD 4274 ROCKWELL ST	TOLEDO	OH NY	43616 12635	
11510 11520	MURMOND LN GORE LN	HAHN LARRY H + CASELLA DONNA H/W STAADT GARY E + MARY RUTH W	39 SOUTH BAYARD LANE 313 HOWARD AV	MAHWAH ROCKSVILLE	M	7430 47872	
17081 16886	CAPTIVA DR	LICHTENSTEIN DOROTHY	P O BOX 9 16886 CAPTIVA DR	CAPTIVA	FL FL	33924 33924	
15899 5129 14865	CAPTIVA DR BAYSIDE VILLAS MANGO CT	DONAHUE RICHARD J + DEBORAH B ROLLINGS ROBERT B + SUSAN	P O BOX 639 1309 CALOGSA VISTA	FORT MYERS	FL FL	33924 33901	
15723 15711	CAPTIVA DR CAPTIVA DR	SMITH LOWELL F + SUE A L/E HARRIS BRIAN SZAMBECKI ANTHONY + DIANA	PO BOX 638 12630 WORLD PLAZA LN #70 PO BOX 671	FT MYERS	FL	33924 33907	
16543 17	CAPTIVA DR URCHIN CT	PIGOTT JAMES C TR + PIGOTT GAYE T TR T/C BROWN WILLIAM A + PHYLLIS	1405 42ND AVE E 4865 REBEL TR NW	SEATTLE	WA GA	44240 98112 30327	
11400 2221	OLD LODGE LN 1G BEACH VILLAS	BLOUGH JAMES H + JOAN M LUKL PETER	5811 WAYSIDE AVE 12 INDIAN SPRINGS WAY		OH	45230 2481	
3226 2626	TENNIS VILLAS BEACH VILLAS	SCOTT DOUGLAS G + ELIZABETH A WING MARGARET T	P O BOX 687 571 SW 141ST AV N312		FL	33924 33027	
15411 2313	CAPTIVA DR B7 BEACH VILLAS	REISER HOWARD B PALAIA FRANK L JR + JOAN AB	26 TERRA MAR DR 2331 ETTAS CIR	HALESITE	NY GA	11743 30013	
2522 1258	BEACH VILLAS SS PLANTATION RD	LITTLE BRITCHES LLC BABBITT WILLIAM A TR 50% + BABBITT JUDITH VAN ARK TR 50%	7666 N CR #875 E P O BOX 700	CAPTIVA ISLAND	IN FL	47274 33924	
1408 15783 11546	BEACH COTTAGES CAPTIVA DR LAIKA LN	CRIDER MICHAEL K + FOSTER MARY A H/W 1/2 INT + ET AL VENARG CHERYL L TR FOR CHERYL L VENARGE TRUST FARRINGTON JUNE M	5004 N SOLLARS DR PO BOX 1090	MUNCIE CAPTIVA ISLAND	IN FL	47304 33924	
11537	LAIKA LN BEACH HOMES	HAMILTON THOMAS W 1/2 INT +HAMILTON TERRY E 1/2 INT T/C GARWOOD R DAVE	6596 E QUAKER ST 73 CHESTNUT HILL RD 111 VILLAGE PKWY NE BLDG 2	ORCHARD PARK CHESTNUT HILL MARIETTA	MA	14127 2167	
3238 4210	TENNIS VILLAS BAYSIDE VILLAS	BRAND RENEE M ZILKA MARY K + KENNETH J	9485 BEVERLY LN 1788 CHADWICKE CIR	SANIBEL	GA FL IL	30067 33967 60540	
11512 16262	ANDY ROSSE LN CAPTIVA DR	ONAN ROBERT C SR L/E ANDRE CHAGNON INC	5600 W FLORIST AV 1010 DE LA GAUCHETIERE W	MILWAUKEE	WI MONTREAL QC	53218 H3B 2N2	CANADA
16394 12	CAPTIVA DR BEACH HOMES	ODEN NANCY C TR FOR NANCY ODEN TRUST MCCULLY THOMAS R + SUSAN C	P O BOX 172 1613 COTTONWOOD CIR	CAPTIVA ISLAND	FL	33924 47905	4740123
1648 2117	BEACH VILLAGE	S C JOHNSON + SON INC BARRY ALLEN G JR + SYLVIA S	1525 HOWE ST 412 17021 TIDEWATER LN	RACINE FT MYERS	WI FL	53403 33908	
1618 3217	LANDS END VILLAGE TENNIS VILLAS	WALLACE DAVID H + DOLORES MACDONALD ROBERT B + ARLENE S	13376 OAK BROOK DR 17610 W 89TH TER	URBANDALE	KS	50323 66217	
1133 16167 15123	LONGIFOLIA CT CAPTIVA DR CAPTIVA DR 201	1133 LONGIFOLIA CT LLC CALE PROPERTIES LLLP	421 WEST HURON ST #808 P O BOX 1289	SANIBEL	IL FL	60610 33957	
5337 15411	BAYSIDE VILLAS 38 CAPTIVA DR B5	MARESCA FRANK J 1/4 ETAL ALTAVILLA PHILLIP + SALLY PILON JEAN M TR + PILON JOHN L JR TR FOR JEAN M PILON TRUST	PO BOX 6081 1 MYSTIC LANE 6500 MEADOWBROOK LN	NORTH PORT	CT NY	6492 11768	
6 11509	SUNSET CAPTIVA LN CHAPIN LN	WEISS WALTER W.+ TERRI MARTIGNAGO ALEX + TERRY	1275 CASTLE POINTE DR 11509 CHAPIN LN	CASTLE ROCK	CO CO FL	80135 80104 33924	
15000 11542	CAPTIVA DR WIGHTMAN LN	DOHERTY DAVID W BUCKINGHAM PHILIP + NATALIE	P O BOX 224 11542 WIGHTMAN LN	CAPTIVA	FL .	33924 33924	
11511 5112	LAIKA LN BAYSIDE VILLAS	SAWYER CLAIRE F TR PERKINS HARRY L + JANICE L	11511 LAIKA LN 821 PARK ST	CAPTIVA	FL MI	33924 48809	
801 709	MARINA VILLAS MARINA VILLAS	MATHIESON KENNETH J + PATRICIA CRIDER MICHAEL K + FOSTER MARY A H/W	P O BOX 517 5004 N SOLLARS DR	CAPTIVA	FL	33924 47304	
4116 15411	BAYSIDE VILLAS CAPTIVA DR 9	MAGG KARL G TR BERGHOFF HERMAN J	723 SAND DOLLAR DR 17 W ADAMS ST	SANIBEL	FL IL	33957 60603	
1645 15221	CAPTIVA DR	KISER EUGENIA C TR NEALON KEVIN J + LINDA TR	2985 FALMOUTH RD 1902 N CARSON ST #212-2019	SHAKER HEIGHTS CARSON CITY	NV	44122 89701	
1107	BINDER DR TALLOW TREE CT	15001 BINDER DRIVE LLC NYON CORPORATION	PO BOX 156 CHEMIN DU MONT BLANC	NORMANDY BEAC CH 1270 TRELEX		8739	SWITZERLAND
11505 16611 1657	CHAPIN LN CAPTIVA DR LANDS END VILLAGE	WHEATON INVESTMENT COMPANY LLC ELDRIDGE HUNTINGTON JR TR + JONES JERRY D TR	204 W WHEATON AV 200 W ADAMS ST STE 2800	YORKVILLE	L L	60560 60606	
5206 15261	BAYSIDE VILLAS CAPTIVA DR	MILLS MATTHEW W + LEIGH ANN BUSSA MICHAEL J + DENISE W BRINSON M G + SIDNEY ANN	1670 HAMMOND CT 808 RIDGEWOOD RD 2244 PALM AV		MN	48304 55804	
11514 15158	WIGHTMAN LN WILES DR	MARTIN DENNIS A + ELIZABETH A BURGHER PETER H	2244 PALM AV 1600 ARCH ST W1821 2624 INDIAN PASS RD	PHILADELPHIA	FL PA FL	33956 19103	
3111 2514	TENNIS VILLAS BEACH VILLAS	KORNDOERFER E G + KATHLEEN G BRANDT CHARLES H + PATRICIA A	8 HEWLETT AVE 27863 KINGS KEW	POINT LOOKOUT BONITA SPRINGS	NY	32456 11569 34134	
2536 5218	BEACH VILLAS BAYSIDE VILLAS	EASTON BICHARD W. THERESE I C	2740 BROWNING DR 26 REDCOAT RD	LAKE ORION	MI CT	34134 48360 6850	
2316 610	BEACH VILLAS MARINA VILLAS	WELLER JEROME P + KATHLEEN W DEVUONO PATRICIA F TR FOR PATRICIA F DEVUONO TRUST CONSENTINO ROBERT H + VALARIE	617 WOOD FERN DR 216 WHITMAN DR	ST LOUIS BROOKLYN	MQ .	63021 11234	
1419 5114	BEACH COTTAGES BAYSIDE VILLAS	FOZO ELIZABETH J TR LIPKA NORMA RUTH TR	225 VENDOME CT 4938 LAGOONS CIR	GROSSE POINTE F WEST BLOOMFIEL	ARMS MI	48238 48323	
15295	CAPTIVA DR	BROUSTER THOMAS H + RUTH A	453 GREY AV	WEBSTER GROVE	S MO	63119	

11509	NAMES INTO A STATE OF THE STATE	There are residue to the	20220.000			
16600	WIGHTMAN LN CAPTIVA DR	UNITED TELEPHONE CO OF FL KANEB VIRGINIA M	P O BOX 12913 34 MASCONOMO ST	SHAWNEE MISSION KS MANCHESTER MA	65282 1944	
11524	CAPTIVA DR WIGHTMAN LN	HUNTER JUDITH ANN H ANDERSEN CHRISTINE E 1/2 INT + ANDERSEN SARAH J 1/2 INT T/C MULLEN JAMES C + JUSTINE M	14206 INDIAN WELLS DR	HOUSTON TX	77069	
16346	CAPTIVA DR	ANDERSEN CHRISTINE E 1/2 INT + ANDERSEN SARAH J 1/2 INT T/C	170 OCEAN BLVD	ATLANTIC HIGHLANDS NJ NEEDHAM MA	7716	
16560/562 15291	CAPTIVA DR	MULLEN JAMES C + JUSTINE M	138 RICHARDSON DR 1213 DORCHESTER RD	NEEDHAM MA BIRMINGHAM MI	2192 48009	
11515	LAIKA LN	MOLLEN JAMES 4-305 INE M BERNHARD PAUL J + YVONNE M PAWELEK MICHAEL + LAURA WOOD WILLIAM M + HELEN R HOWARD HOWELL H + MIMIF F CAFTIVA BEACH PROPERTY LLC	7238 OAK HARBOR CIR	NOBELSVILLE IN	46060	
16849	LAIKA LN CAPTIVA DR CAPTIVA DR	WOOD WILLIAM M + HELEN R	P O BOX 357 205 WAGNER RD 15400 MILAN LN	CAPTIVA FL	33924	
16706 16814	CAPTIVA DR	HOWARD HOWELL H + MIMI F	205 WAGNER RD	NORTHFIELD IL NAPLES FL	60093	
2414	BEACH VILLAS	WIERSEMA STEVEN M + CHERYL L	39 W 879 CARL SANDBERG RD	ST CHARLES IL	34110 60175	
3125	TENNIS VILLAS ACCESS UNDETERMINED	MCELROY CHARLES A TR R PROF COUTINHO FROIS	546 BARRA DA TIJUCA COL	RIO DEJANEIRO	CEP22620	BRAZIL
	ACCESS UNDETERMINED	MCELROY CHARLES A TR R PROF COUTINHO FROIS PLANTATION BEY LTD. * CONNECTICUT MUTUAL LIFE INS WHITFIELD PHILIP L	8270-105 COLLEGE PKWY 808 JEFF DR	FT MYERS FL	33919	
11531	WIGHTMAN LN URCHIN CT	WHITFIELD PHILIP L LYBROOK PHILIP H TR	808 JEFF DR P O BOX 231	KOKOMO IN CAPTIVA FL	46901	
1639	LANDS END VILLAGE	SCHLOSSMAN JOHN I TR	232 MARY ST	WINNETKA IL	33924 60093	
2235	BEACH VILLAS	LAWLER MICHAEL G + MICHELE H	206 6TH ST	BONITA SPRINGS FL	34134	
38	SEA HIBISCUS CT CAPTIVA DR	STEGMANN DENA L.TR DUYAL FRANK E + JEANNINE F MONTIEL PETER J +SUSAN PURCELL	12910 TAUNTON CT	SAINT LOUIS MO	63131	
17130 2213	BEACH VILLAS	DUVAL FRANK E + JEANNINE F	4557 CROSSFIELDS RD 68 SOUTH ST	TOLEDO OH WILLIAMSTOWN MA	43623 1267	
4305	BAYSIDE VILLAS 6	FRASCATI J MICHAEL + FRASCATI FLORENCE C T/C	P O BOX 97	WILLIAMSTOWN MA CAPTIVA FL	33924	
11490	DICKEY LN	MILLER JOHN R JR + SUSAN F	P O BOX 970	CAPTIVA FL	33924	
11420	OLD LODGE LN TENNIS VILLAS	DEEL SUEDDILL S	BOX 145	CAPTIVA FL	33924	
3124 2523	TENNIS VILLAS BEACH VILLAS	AMIRA CORPORATION GARLAND FLORENCES BRIGHAM DAVID W+BARBARA G FLINT JOHN M+CAROL L	2121 MCGREGOR BLVD 3319 CAPRI CT 946 DELVIN DR	FORT MYERS FL GREEN BAY WI SAINT LOUIS MO	33901	
2616	BEACH VILLAS	BRIGHAM DAVID W + BARRARA C	944 DELVIN DE	GREEN BAY WI SAINT LOUIS MO	54301 63141	
4206	BAYSIDE VILLAS	FLINT JOHN M + CAROL L	6614 INNER DR	MADISON WI	53705	
25	BEACH HOMES CAPTIVA DR CAPTIVA DR	GULF BREEZE ASSOCIATES LMTD CO	87 FAIRFIELD RD	FAIFIELD NJ	7004	
17121	CAPTIVA DR	WILLIAMS THOMAS W CUTLER STEPHEN + SUE ELLEN MCCARTHYS MARINA INC	P O BOX 1088	CAPTIVA FL	33924	
15041	CAPTIVA DR	MCCAPTHYS MARINA INC	P O BOX 488 11401 ANDY ROSSE LN 6 PINE NEEDLES DR	CAPTIVA FL CAPTIVA FL	33924 33924	
2019	BEACH VILLAS	HUMES ELMER C + SUZANNE M	6 PINE NEEDLES DR	PITTSFORD NY	14534	
2638	BEACH VILLAS	HUMES ELMER C + SUZANNE M HAYSEY DAVID JOHN+ LINDA OLIVE	ROXFORD HOUSE ST MARYS LN	HERTINGFORDBURY HERTFORD	HERTS SE142LF	GREAT BRITAIN
909	MARINA VILLAS	TANKER RICHARD & + LORI A ELLIOTT H JAY + JUDITH L NASSIF JOSEPH G + CHRISTINA A	153 MORNINGSIDE DR	VERONA NJ	7044	
1637	LANDS END VILLAGE SANDPIPER CT	ELLIOTT H JAY + JUDITH L	447 BERWICK CIR 10701 KINGSBRIDGE ESTATES DR	AURORA OH CREVE COEUR MO SENECA SC	44202	
57 2412	BEACH VILLAS	CALLAHAN STUART J	14018 CREST DR	CREVE COEUR MO SENECA SC	63141 29672	
4303	BAYSIDE VILLAS 4	WOLFE CAROL A	3941 HILLTOP DR	HURON OH	44839	
15123	CAPTIVA DR 204 BEACH HOMES	MASON JOSEPH V + LINDA A	159 W HUTCHINSON AVE	PITTSBURGH PA	15218	
15 29	URCHIN CT	PFRIEM ELIZABETH M PUTNAM TRUST COMPANY YOUNG KAREN L	P O BOX 573	SOUTHPORT CT	6490	
11541	PAIGE CT	FARMER RITA G	7725 FOX TRAIL LN 10925 MOCKERNUT DR	CINCINNATI OH HARRISON OH	45255 45030	
11546	WIGHTMAN LN	DAVIS DAVID O + AGNES + RMC INVESTMENT LTD PNSTSHP ET AL	1008 N RANDOLPH ST	ARLINGTON VA	22201	
4	BEACH HOMES	DARDICK MATHANIA	2331 ORRINGTON AVE	EVANSTON IL	60201	
16238/40	CAPTIVA DR MARINA VILLAS	MURTY TIMOTHY J TR FOR MEHD! + ALEXANDRA RAZAVI TRESSLER ERNEST L + DREAMA D	3427 LANARK LANE	PEPPER PIKE OH	44124	
1654	LANDS END VILLAGE	TRESSLER ERNEST L + DREAMA D	1129 TROTTING HORSE LN 3711 SAN FELIPE ST APT 12-1	GREAT FALLS VA HOUSTON TX GREENWOOD IN	22066	
902	MARINA VILLAS	RABINOW R A + KATHRYN L E ETAL MATTINGLY DAVID M + BARBARA F	4149 WATERBROOK WAY	GREENWOOD IN	77027 46143	
15411	CAPTIVA DR A2	WOLFE MARTIN S TR # WOLFE LISE LOTTE TR	ATTO I EL AND ST	CHEVY CHASE MD	20815	
2128	BEACH VILLAS TALLOW TREE CT	SANT J T + ALMIRA B	9 RIDGEWOOD ST	SAINT LOUIS MO	63124	
1101 16891	CAPTIVA DR	MAMMEL CARL G JR + JOYCE J GUARANTEE CENTRE SUITE 375	6805 INDIAN HILLS DR	OMAHA NE WASHINGTON NJ	68114	
16405	CAPTIVA DR	SANT J T + ALMIRA B MAMMEL CARL & JR + JOYCE J GUARANTEE CENTRE SUITE 375 SCHIBILIA JUNE P SOT, INT + PITHA JAY R 50% INT T/C GRALNICK MARVIN J + HELENE B	9 RIDGEWOOD ST 6805 INDIAN HILLS DR 30 POINT MOUNTAIN RD 16405 CAPTIVA DR	CAPTIVA FL	7892 33924	
1611	LANDS END VILLAGE	1611 LANDS END LLC	1701 NEW RD	NORTHFIELD NJ	8225	
2614	BEACH VILLAS	DONKER DAVID W + MARILYN R TR FOR DAVID W DONKER REV TRUS' RUDD V A + ANDREW TTR FOR RUDD FAMILY TRUST WEBSTER JACK T TR	T 2614 BEACH VILLAS	CAPTIVA FL	33924	
15411	GAPTIVÀ DR B4	RUDD V A + ANDREW T TR FOR RUDD FAMILY TRUST	35 VALLEY VIEW RD	ORINDA CA	94561	
2232 3235	BEACH VILLAS TENNIS VILLAS		691 CHIDESTER AV 15228 RAINBOW DR	GLEN ELLYN IL SEDALIA CO	60137 80135	
5333	BAYSIDE VILLAS 34	PATE KATHLEEN J TR FOR KATHLEEN J PATE TRUST	1235 CHERRY TREE LN	ANNAPOLIS MD	21403	
16185	CAPTIVA DR BEACH VILLAS	HUSSAMY CAROLE M TR + HUSSAMY OMAR TR	1211 INDIAN MOUND TRAIL	VERO BEACH FL	32963	
2009	BEACH VILLAS	PATE KATHLEEN J THEOR KATHLEEN J PATE TRUST HUSSAMY CAROLE M TR + HUSSAMY OMAR TR KENNEDY JAMES A + VALERIE A GREENE VINCENT L + MARY ANN	4 CHERRY CT	SPRING LAKE HEIGHTS NJ CUMBERLAND RI	7762	
2122 2327	BEACH VILLAS BEACH VILLAS	GREENE VINCENT L + MARY ANN WILSON ORRIN A + JAN L	8 POND VIEW DR 2636 WOODSCREST	CUMBERLAND RI LINCOLN NE	2864 88502	
3133	TENNIS VILLAS	BURGESS JAMES M + IRENE H TR	91 OAKLEIGH LN	MAITLAND FL	32751	
16723	CAPTIVA DR	PAHNIK POGER LA LORE W	EO COVE DO	OYSTER BAY COVE NY	11771	
116-04	WIGHTHAN LN	DAYE DAVID O + AGNER T 1/4 + RMO DIVESTMENT LTD JOITSHP ET AL SISTO OMAR + DOMINA L	TROS N WANDOLPH GT	APRIBITITIES WA	2020	
15138	WILES DR	PJ WILES LLC	9701 SW 100 AV RD 8972 MUD CREEK RD	INDIANAPOLIS IN	33176 46256	
16531	CAPTIVA DR	LOOMIS THOMAS H	PO BOX 966	CAPTIVA FL .	33924	
2018	BEACH VILLAS BEACH VILLAS	HANN JONATHAN F + CAROL S DYLE DAVID L + MULLINGER L ROBYN HW WINTERS RALPH E + EVANS KATHERINE HW COLTON ROGER S + JUDY 2	RR 6 BOX 266B	LEWISBURG PA	17837	
2637	BEACH VILLAS	DYLE DAVID L + MULLINGER L ROBYN H/W	1531 OXFORD RD	GROSSE POINTE MI MAPLEWOOD NJ	48236	
3216 4315	TENNIS VILLAS BAYSIDE VILLAS 16	WINTERS RALPH E + EVANS KATHERINE H/W	20 ESSEX RD 3 LONG MARSH LN	MAPLEWOOD NJ NORTH OAKS MN	7040 55127	
11501	LAIKA LN	SPRECHER JOHN W	24 S CONCORD RD	OCONOMOWOC WI	53066	
21	BEACH HOMES CAPTIVA DR	DUPONT LAMMOT RIVER BEND RANCH MADDEN MARJORIE MULLINS MICHAEL C + CANNELLA C	1963 FRONTAGE RD	FRUITA CO	81521	
17201	CAPTIVA DR	MADDEN MARJORIE	P O BOX 305 21 WINDROSE WAY	CAPTIVA FI	33924	
17170	CAPTIVA DR BEACH HOMES	MULLINS MICHAEL C + CANNELLA C KOHN STEVEN BRUCE + ELLEN S	21 WINDROSE WAY 566 S MEADOW VISTA DR	GREENWICH CT. EVERGREEN CO	6830 80439	
15017	BINDER DR	DOWNEY WILLIAM J + YOLANTA	15017 BINDER DR	CAPTIVA FL	33924	
16421	CAPTIVA DR	GRALNICK MARVIN J + HELENE B UNIVERSAL COMPANIES INC	2340 PERIWINKLE WAY #M-1	SANIBEL FL	33957	
1636	LANDS END VILLAGE	UNIVERSAL COMPANIES INC	2801 E BELTLINE AVE NE	GRAND RAPIDS MI	49505	
1-may	BEACH HOMES	DONEY GEORGE M = VALENC J REM INVESTMENTS L P	14991 BRIDER DR	CAPTIVA FL. CHICAGO HEIGHTS IL.	17524	
44	OSTER CT	REISS VIRGINIA H TR FOR VIRGINIA H REISS TRUST	25181 VILLAGE CIR	GOLDEN CO	80401	
908 706	MARINA VILLAS MARINA VILLAS	MERAT ROGER + IRENE HAYES MICHAEL E + CROTEAU SUELLEN CARROLL H/W T/C	BELLEVUSTRASSE 161	CH-3095 SPIEGEL		SWITZERLAND
706 14980	MARINA VILLAS BINDER DR	HAYES MICHAEL E + CROTEAU SUELLEN CARROLL H/W T/C CHANDLER WILLIAM M	539 N MADISON RD	GUILFORD CT	6437	
16879	CAPTIVA DR	CHANDLEH WILLIAM M HEISLER MICHAEL B + DIANA R	14980 BINDER DR P O BOX 507	CAPTIVA FL CAPTIVA FL	33924 33924	100
11505	GORE LN	PRELL FRANK	P O BOX 14	CAPTIVA FL	33924 33924	
	ACCESS UNDETERMINED LANDS END VILLAGE	RAUSCHENBERG ROBERT TR	PO BOX 54	CAPTIVA FL	33924	
1602	LANDS END VILLAGE	RAUSCHENBERG ROBERT TR STAFFORD JOHN R+ INGE P POCHRON VICKIE M	P O BOX 355	CAPTIVA FL	33924	
2111	BEACH VILLAS TENNIS VILLAS	POCHRON VICKIE M SHERIDAN PATRICIA	483 SUFFIELD 632 BELGROVE DR	BIRMINGHAM MI KEARNY NJ	46009	
16715	CAPTIVA DR	VANVLECK SARITA TR	16715 CAPTIVA DR BOX 159	CAPTIVA FL	7032 33924	
16143	CAPTIVA DR ANDY ROSSE LN	BROWN JAY W + CYNTHIA A	7 CARRSWOLD	ST LOUIS MO	63105	
11540	ANDY ROSSE LN	BROWN JAY W + CYNTHIA A BIERI ANDREAS TR 1/4 + WEBB STEPHANIE J 1/4 + ET AL DEVLONO PATRICIA F TR FOR PATRICIA F DEVLONO TRUST	P O BOX 1660 617 WOODFERN DR	CAPTIVA FL	33924	
2525 5236	BEACH VILLAS BAYSIDE VILLAS	DEVUONO PATRICIA F TR FOR PATRICIA F DEVUONO TRUST IERACI PHILIP V + DONNA M	617 WOODFERN DR 162 JUPITER RIDGE DR	ST LOUIS MO	63021	
15641	CAPTIVA DR	ALEXANDER ROGER + RAMELLE	162 JUPITER RIDGE DR 1016 LINCOLN AV	FEEDING HILLS MA ANN ARBOR MI	1030 48104	
4204	BAYSIDE VILLAS SCHEFFLERA CT	WEHMANN NANELLE TR FREDERICK J WEHMANN MARITAL TRUST	PO BOX 265	CAPTIVA FL	33924	
1123	SCHEFFLERA CT	WEHMANN NANELLE TA FREDERICK J WEHMANN MARITAL TRUST HARRIS RICHARD M JR + MARY S	P O BOX 1237	CAPTIVA FL	33924	
15141	CAPTIVA DR CAPTIVA DR	MARKLE THOMAS W J C B DEVELOPMENT LLC	14 STAGECDACH RD	CAPE MAY COURT HOUSE NJ CRYSTAL LAKE IL	8210	
16221	CAPTIVA DR	TOBIAS RANDALL L	2415 WALKUP 500 E 96TH ST #110	INDIANAPOLIS IN	60012 46240	
1621	LANDS END VILLAGE	CHARCLEWIN INC	118 LE PARK C 1938 CHAMPEX L	AC VALAIS		SWITZERLAND

— 5 — CAPTIVA PROPERTIES BY STRAP NUMBER

Strap Zoning 22452100000060200	RM-2	SiteNumber 9650	SiteStreet 920	SITEURIT SS PLANTATION RD	CAPTIVA	OwnerName PLANTATION DEV LTD 76.25 % +	
27452100000050000	RM	9540	320	ACCESS UNDETERMINED	CAPTIVA	JOHNSTON CHAS + ANNIE D/E	
35452103000520000	C-1	0	11538	ANDY ROSSE LN	CAPTIVA	DUGAN PROPERTY MANAGEMENT LLC	
3462100000050030 3462100000050070	RS-2 RS-2	0	16507 16615	CAPTIVA DR	CAPTIVA	NEWLAND JOHN A + BETH A H/W ELDRIDGE HUNTINGTON JR TR +	
034621010000A005B	RS-1	121	13470	PALMFLOWER LN	CAPTIVA	MCCLINCH TERRANCE J + NANCY G	
034621020000B0070	RS-2	120	16310	CAPTIVA DR	CAPTIVA	JOHNSTON C R + CONSTANCE S	
26452100000070000	TFC2	0	14860	MANGO CT 62	CAPTIVA	WEINER MICHAEL + ALEXANDRA	
27452100000010000 35452100000070000	RM-2 TFC2	9650 0	15164	ACCESS UNDETERMINED WILES DR	CAPTIVA	MERISTAR SS PLANTATION CO LLC JENSEN BETTY J TR	
35452104000000100	TFC2	0	15807	CAPTIVA DR	CAPTIVA	CASA ANTIGUA BLUE 7 LLC	
034621010000A009E	RM-2	100	16179	CAPTIVA DR	CAPTIVA	BRUNING CHARLES II TR +	
11462100000170100	C-1	121	17161	CAPTIVA DR	CAPTIVA	MULLINS MICHAEL C + CANNELLA C	
22452101000000000 22452101000000200	RM-2 RM-2	0	1119	SCHEFFLERA CT SCHEFFLERA CT	CAPTIVA	MAZZONE ANTHONY J + PATRICIA A HALIK MICHAEL + VERA	
27452103000010000	RM-2	9540	1114	CAPTIVA DR	CAPTIVA	SOUTH SEAS RESORT LTD PTRSNP	
27452103000020000	RM	9540	14740	CAPTIVA DR	CAPTIVA	APPEL JOHN C	
2462100000080000	RS-2	121	16721	CAPTIVA DR	CAPTIVA	PETTUS G T	
2462100000170020	RS-2	121	16915	CAPTIVA DR	CAPTIVA	CAPTIVA PROPERTIES LLLP	
0246210000017007B 3462100000050000	RS-2	121	16989 16565	CAPTIVA DR CAPTIVA DR	CAPTIVA	DUNBAR WALLACE H JR RIEGERT L JOHN +	
0346210000005003A	110 L	121	16495	CAPTIVA DR	CAPTIVA	RECKER BROOKE E	
034621020000A011A	RS-2	121	16355	CAPTIVA DR	CAPTIVA	ANDERSEN CHRISTINE E 1/2 INT +	
034621020000B0060	RS-2	120	16298	CAPTIVA DR	CAPTIVA	LUPO INC	
22452100000060100 22452100000060100	RM-2 RM-2	121	932 936	SS PLANTATION RD SS PLANTATION RD	CAPTIVA	KOELMEL CARL F TR 50% INT + WIENER LEE RUSSELL	
22452100000060200	RM-2	121	956	SS PLANTATION RD	CAPTIVA	CHAPMAN JEFFERSON	
22452100000060200	RM-2	121	952	SS PLANTATION RD	CAPTIVA	MUHLEMANN ERNST R + LISETTE M	
22452101000000100	RM-2	120	1109	SCHEFFLERA CT	CAPTIVA	IMMOLEAS FINANZIERUNGS ZURICH	
2245210100000014B	RM-2	120	1108	TALLOW TREE CT	CAPTIVA	IMMOLEASING FINANZIERUNGS AG	
22452112000000000 22452112000000000	TFC2 TFC2	120	1071	SS PLANTATION RD SS PLANTATION RD	CAPTIVA	GLICKSMAN CAROLINE A TR FERENZ CLINT C +	
22452112000000000	TFC2	120	1073	SS PLANTATION RD	CAPTIVA	LANDOR USA INC	
22452112000000000	TFC2	120	1074	SS PLANTATION RD	CAPTIVA	WATT DAVID H + JULIA G	
26452100000070000	RM-1	100	14865	CAPTIVA DR	CAPTIVA	WEINER MICHAEL + ALEXANDRA	
26452100000080000 26452102000020100	C-1 TFC2	100	11534	CAPTIVA DR LAIKA LN	CAPTIVA	RAUSCHENBERG ROBERT TR SCHEER AUGUST WILHELM +	
26452102000020100	TFC2	100	11534	WIGHTMAN LN	CAPTIVA	BORSCHKE AUGUST J + SUSAN S	
26452102000030100	TFC2	100	11528	WIGHTMAN LN	CAPTIVA	HUNTER JUDITH ANN H	
26452102000030400	TFC2	100	11529	LAIKA LN	CAPTIVA	HULLSTRUNG MARK W + ANTONIA	
26452102000030400 26452102000040100	TFC2	100	11533	LAIKA LN	CAPTIVA	MANDELBAUM I + GERMAINE	
26452102000040100	TFG2	100	11527 11525	WIGHTMAN LN WIGHTMAN LN	CAPTIVA	GROSS RICHARD B FARRELL KEVIN	
26452102000040100	TFG2	100	11523	WIGHTMAN LN	CAPTIVA	PAWELEK MICHAEL + LAURA	
26452102000040100	TFC2	100	11521	WIGHTMAN LN	CAPTIVA	KOEBEL LOUISE M TR	
26452103000590000	RM-2	100	11491	DICKEY LN	CAPTIVA	GARROW MARK +	
26452103000590000 26452103000590000	RM-2 RM-2	100	11431	DICKEY LN	CAPTIVA	MILLER ROBERT E HOOGERHEYDE GENE	
26452103000590000	RM-2	100	11490	OLD LODGE LN	CAPTIVA	DEUTSCHMANN TOBE C JR +	
26452120000000100	100.2	400	11	BEACH HOMES	CAPTIVA	BRENNAN THOMAS S + MARGARET A	
26452102000020100	TFC2	100	11530	LAIKA LN	CAPTIVA	WEINER MICHAEL R	
284521300000C3110	Tion	a me	4201	BAYSIDE VILLAS 22	CAPTIVA	KELLER PETER 1 + TRIMA O.	
35452100000070100 22452100000060000	TFG2 RM-2	100	15160 957	SS PLANTATION RD	CAPTIVA	PRELL FRANK PULLAPILLY C K + ELIZABETH A	
22452100000060100	RM-2	120	941	SS PLANTATION RD	CAPTIVA	MCGLYNN PATRICIA J	
22452100000060100	RM-2	120	925	SS PLANTATION RD	CAPTIVA	MOODIE RICHARD	
22452100000060200	RM-2	140	928	SS PLANTATION RD	CAPTIVA	BELLO SHEILA C	
22452101000000000 22452101000000100	RM-2 RM-2	120	1115	SCHEFFLERA CT TALLOW TREE CT	CAPTIVA	LINN JOHN R + BARBARA ANN KABAREL AG	
22452101000000100	RM-2	120	1103	TALLOW TREE CT	CAPTIVA	FREEMAN SUE F TR	
26452100000060000	TFC2	121	11400/410	DICKEY LN	CAPTIVA	FUMEI CINDY HUDSON	
26452101000030000	C-1	100	14802	CAPTIVA DR	CAPTIVA	BOYLE JAMES C +	
26452102000010000	C-1	120	11558/560	LAIKA LN	CAPTIVA	RAUSCHENBERG ROBERT M TR	
26452102000030100 26452102000030100	TFC2	100	11540	WIGHTMAN LN WIGHTMAN LN	CAPTIVA	CHERBONNIER ADELAIDE TR BERGIN RIGHARD F TR 1/2 HT *	
26452102000030200	TFC2	100	11516	WIGHTMAN LN	CAPTIVA	HAMILTON THOMAS + TERRY	
26452102000030200	TFC2	100	11508	WIGHTMAN LN	CAPTIVA	FRACYON MANSOUR +	
26452102000030200	C-1	100	11504	WIGHTMAN LN	CAPTIVA	K + W RAINBOW INC	
26452102000030300 26452102000030500	TFC2	100	11507 11551	LAIKA LN LAIKA LN	CAPTIVA	MAZZULLA JAMES F + KAREN B BARBEE JOSEPH E + WYNELLE S	
26452102000040200	C-1	100	11513	WIGHTMAN LN	CAPTIVA	GARSKE EDWARD E + CAROL R	
26452103000580000	RM-2	100	11407	OLD LODGE LN	CAPTIVA	HUTTON LYNN C + JUDITH J	
26452120000000000		400	1	BEACH HOMES	CAPTIVA	SCHNEIDER RICHARD L + JOYANNE	
26452120000000000 26452120000000100		400	10 .	BEACH HOMES BEACH HOMES	CAPTIVA	AYRES FREDERIC M MENDOZA CRISTINA L TR	
26452120000000100		400	17	BEACH HOMES	CAPTIVA	FRANCESCA ASSOCIATES LLC	
26452120000000200		400	24	BEACH HOMES	CAPTIVA	KELLY FAMILY LIMITED PTNSHP	
26452120000000200		400	26	BEACH HOMES	CAPTIVA	BARBEE HARRY JR + NOEL	
26452120000000300 27452101000000000	RM-2	400 120	33 1135	BEACH HOMES LONGIFOLIA CT	CAPTIVA	BAHN MICHAEL M + MARY C WCN PROPERTIES LP	
35452100000050000	RPD	120	5	SUNSET CAPTIVA LN	CAPTIVA	JENSEN JOHN R + LILLIAN J	
35452100000050000	RPD	120	7	SUNSET CAPTIVA LN	CAPTIVA	CUCCIO EDWARD A + CONNIE J	
35452100000050100	RPD	100	13	SEASCAPE CT	CARTIVA	GISSY STEVEN J + BETSY J K	
35452100000050100 35452100000050200	RPD RPD	100	15	SEASCAPE CT URCHIN CT	CAPTIVA	FENNIMAN WILLIAM W TR NOVACK ASSO LTD PTNRSHP III	
35452100000050200	RPD	100	24	URCHIN CT	CAPTIVA	MERCADANTE LUCILLE +	
35452100000050300	RPD	100	31	URCHIN CT	CAPTIVA	ALIZADEH CYRUS + KATHI	
35452100000050400	RPD	100	40	OSTER CT	CAPTIVA	ROSENBERG GORDON W COTH +	
35452100000050400 35452100000050400	RPD RPD	100	47 49	OSTER CT	CAPTIVA	SHELGREN DIANE E PETRINI DIANNE M TR	
35452100000050500	RPD	100	56	SANDPIPER CT	CAPTIVA	IRVINE ROBERT G + ANNA D	
35452100000070100	RM-2	121	15153	CAPTIVA DR	CAPTIVA	ESCHERT JOAN M	
35452100000070200	TFC2	100	11510	GORE LN	CAPTIVA	REYES HERNAN M + DOLORES C	
35452100000070300 35452101000000000	TFC2 TFC2	100	15181 15166	WILES DR	CAPTIVA	WU STEPHEN W + JANE E	
35452101000000000	RM-2	120	15166	WILES DR	CAPTIVA	JENSEN BETTY J TR JENSEN BETTY J TR	
35452104000000100	TFC2	120	15855	CAPTIVA DR	CAPTIVA	BETTCHER LAURENCE A TR +	
35452104000000100	TFC2	120	15747	CAPTIVA DR	CAPTIVA	VOJCEK VICTOR + MONI J	
0246210000004004B	RS-2	121	16525	CAPTIVA DR	CAPTIVA	LOOMIS THOMAS H	
2462100000110000 3462100000040010	RS-2 RS-2	121	16785 16447	CAPTIVA DR	CAPTIVA	MCGLYNN BURTON J + ROSALYN J FITZHUGH HAZEL HOLOWAY CO TR +	
0346210000005002B	RS-2	120	16452	CAPTIVA DR	CAPTIVA	COCONUT GROVE BANK TR	
3462100000070000	RS-2	120	16512	CAPTIVA DR	CAPTIVA	PELICAN HOLDINGS INC	
3462100000120000	RS-2	120	16590	CAPTIVA DR	CAPTIVA	HARRON PAUL F JR	
3462100000130010	RSC2	120	16596	, CAPTIVA DR	CAPTIVA	CUTLER STEPHEN + SUE ELLEN	
3462100000230000	RSC2	120	16790 16095	CAPTIVA DR CAPTIVA DR	CAPTIVA	KRAMER NORBERT A + URSULA C TRAFF CLIFF JR TR	
034621010000A0040				CAPTIVA DR	CAPTIVA	GIBSON RONALD + PHYLLIS	
034621010000A0040 034621010000A009B	RS-2 RM-2	121	16171				
		120	16171	CAPTIVA DR	CAPTIVA	ROSS LUCIANNA G TR +	
034621010000A009B 034621010000A0120 22452100000060100	RM-2 RS-2 RM-2	120 121		CAPTIVA DR SS PLANTATION RD	CAPTIVA	ROSS LUCIANNA G TR + KOELMEL CARL F TR 50% INT +	
034621010000A009B 034621010000A0120 22452100000060100 27452101000000200	RM-2 RS-2 RM-2 RM-2	120 121 0	16195 940	CAPTIVA DR SS PLANTATION RD LONGIFOLIA CT	CAPTIVA	ROSS LUCIANNA G TR + KOELMEL CARL F TR 50% INT + MARION JAMES P JR ET AL	
034621010000A009B 034621010000A0120 22452100000060100	RM-2 RS-2 RM-2	120 121	16195	CAPTIVA DR SS PLANTATION RD	CAPTIVA	ROSS LUCIANNA G TR + KOELMEL CARL F TR 50% INT +	

FATON STATE OF THE PROPERTY.	200	6.0			70.000	. 700.00.000.000.000.000.000.000.000.000
3462100000030000	RS-2	0	16428	CAPTIVA DR	CAPTIVA	COATS WILLIAM + ANN
3462100000170000	RS-2	120	16682	CAPTIVA DR	CAPTIVA	STAFFORD JOHN R + INGE P
264521100000200D0 35452100000050400	RPD	100	11410	OLD LODGE LN 2D	CAPTIVA	MILLER HAROLD E JR + SUSAN ANN
264521230000A2100	THE LA	100	2030	OSTER CT BEACH VILLAS	CAPTIVA	ABRAMS ROBERT I +
3545210400000010A	TFC2	0	15867	CAPTIVA DR	CAPTIVA	WEINER MICHAEL
264521100000200B0	11.02		11410	OLD LODGE LN 2B	CAPTIVA	ALOFS PAUL MARTHA
35452100000070000	RM-2	121	15147	CAPTIVA DR	CAPTIVA	CUNNINGHAM JOHN R + MICHELE
35452100000070000	TFC2	100	11500	CHAPIN LN	CAPTIVA	JENNINGS MARTIN III + KATHY T
35452100000070200	TFC2	100	11545	CHAPIN LN	CAPTIVA	MAURER MICHAEL P
35452100000070200	TFC2	100	11530	CHAPIN LN	CAPTIVA	MARINO MICHAEL J +
35452100000070200	TFC2	100	11535	CHAPIN LN.	CAPTIVA	BRUBAKER K L + EDNA M
35452100000080000	TFC2	120	15361	CAPTIVA DR	CAPTIVA	PFRIEM ELIZABETH M
35452101000000100	TFC2	120	15301	CAPTIVA DR	CAPTIVA	GIDEL ROBERT H + LINDA C
35452103000110000	RPD	120	2	SUNSET CAPTIVA LN	CAPTIVA	BORIS MICHAEL J + PATRICIA
35452103000110000	C-1	120	3	SUNSET CAPTIVA LN	CAPTIVA	DIETZ CHRISTOPHER P
35452103000110000	C-1	120	4	SUNSET CAPTIVA LN	CAPTIVA	LETOURNEAU RICHARD + VIRGINIA
35452103000400000	C-1	100	11514	ANDY ROSSE LN	CAPTIVA	BUCK STUART D
35452103000430000 35452103000440000	0-1	100	11520	ANDY ROSSE LN	CAPTIVA	NORTON NEWHOUSE LLC
3545210400000015A	C-1 TFC2	100	11522	ANDY ROSSE LN CAPTIVA DR	CAPTIVA	WALKEN KENNETH E + EVA S M
35452104000000100	TRC2	120	15795 15759	CAPTIVA DR	CAPTIVA	GREEN EYES LLC
2462100000040060	RS-2	121	16595	CAPTIVA DR	CAPTIVA	ROBERTS RALPH L SR + MARY D KING ROGER G + D CHRISTINE
2462100000040080	RS-2	121	16585	CAPTIVA DR	CAPTIVA	SACKS JONATHAN E TR
2462100000130010	RS-2	121	16813	CAPTIVA DR	CAPTIVA	KAPLAN EDWARD + MICHELE
2462100000140000	RS-2	121	16841	CAPTIVA DR	CAPTIVA	NOYES FRANK R
3462100000050020	RS-2	121	16459	CAPTIVA DR	CAPTIVA	WOLFF TIMOTHY E + LESLIE
3462100000080000	RS-2	120	16530	CAPTIVA DR	CAPTIVA	PIGOTT JAMES C + GAYE T
3462100000090000	RS-2	120	16548	CAPTIVA DR	CAPTIVA	STANTON WARREN B
3462100000190030	RS-2	120	16718	CAPTIVA DR	CAPTIVA	BAHNIK ROGER L + LORE W
3462100000190040	RS-2	120	16730	CAPTIVA DR	CAPTIVA	NEDBLAKE G WESLEY + RENEE J
3462100000200000	RS-2	120	16760	CAPTIVA DR	CAPTIVA	TISBO THOMAS A TR
26452120000000100		400	14	BEACH HOMES	CAPTIVA	LASHER CHRISTOPHER J
26452120000000200		400	27	BEACH HOMES	CAPTIVA	892271 ONTARIO INC
26452120000000200		400	28	BEACH HOMES	CAPTIVA	CAPIBLE INVESTMENTS INC
26452120000000200	666	400	29	BEACH HOMES	CAPTIVA	BRODY GEORGE + FONSA CO-TRS
35452100000050100	RPD	100	16	URCHIN CT	CAPTIVA	SHINNER INGEBORG TR
35452100000050100	RPD	100	19	URCHIN CT	CAPTIVA	THORSON BRIAN L + PATRICIA M
35452100000050300	RPD	100	33	URCHIN CT	CAPTIVA	STONE STEPHEN L + REGINA K
35452100000050300 35452100000050500	RPD	100	34 50	SEA HIBISCUS CT	CAPTIVA	7050 BUILDING LLC
35452100000050500	RPD	100	51	OSTER CT	CAPTIVA	SONES RUTH A WALDROP DAVID W + GRACE P
35452100000050500	RPD	100	52	OSTER CT	CAPTIVA	STEGMANN MARCIA A TR
35452100000070000	TFC2	100	11500	GORE LN	CAPTIVA	VENTIMIGLIA JOHN + PATRICIA
034621010000B001A	RS-2	120	16205	CAPTIVA DR	CAPTIVA	STREHLOW ROBERT TR
034621020000A0020	RS-2	121	16249	CAPTIVA DR	CAPTIVA	K + M PROPERTIES
034621020000A0040	RS-2	121	16273/79	CAPTIVA DR	CAPTIVA	JECKERING THOMAS E + VIRGINIA
034621020000A0140	RS-2	121	16393	CAPTIVA DR	CAPTIVA	RICE MARY H TR + ETALS
034621020000B0080	RS-2	120	16322	CAPTIVA DR	CAPTIVA	MACKENZIE DAVID O TR 1/4 +
034621020000B0160	RS-2	120	16418	CAPTIVA DR	CAPTIVA	LINDNER RICHARD J
11462100000170100	C-1	120	17110/12	CAPTIVA DR	CAPTIVA	HALL ELLA ETAL J/T
11462100000170100	G-1	121	17061	CAPTIVA DR	CAPTIVA	HOLLEY PARTNERS
11462100000170200	C-1	120	17140	CAPTIVA DR	CAPTIVA	MOBED DARAYES + GOHER D
3462100000040020	RS-2	121	16431	CAPTIVA DR	CAPTIVA	BAHN MANAGEMENT CO LLC
3462100000050010	RSC2	120	16476	CAPTIVA DR	CAPTIVA	MARTIN JAMES B + INGRID K
22452100000060100	TFC-2	120	945	SS PLANTATION RD	CAPTIVA	CHALFANT MATTHEW C
22452100000060200 22452101000000000	RM-2 RM-2	121 120	948 1117	SS PLANTATION RD SCHEFFLERA CT	CAPTIVA	MORGAN JAMES S + JANE K + FLORIDA INVESTORS LIMITED
22452101000000000	RM-2	120	1113	SCHEFFLERA CT	CAPTIVA	HOOD WARREN A JR
2245210100000015B	RM-2	120	1106	TALLOW TREE CT	CAPTIVA	NEAL JEFFREY C +
2245210100000016B	RM-2	120	1104	TALLOW TREE CT	CAPTIVA	FREEMAN SUE F TR
22452101000000200	RM-2	100	1112	SCHEFFLERA CT	CAPTIVA	RONALD PETER + MARY B
22452101000000200	RM-2	100	1116	SCHEFFLERA CT	CAPTIVA	BERMAN C J + KATHERINE A
26452100000060000	TFG2	100	14861	MANGO CT	CAPTIVA	GARVEY PAUL E
26452100000100000	C-1	100	14840	CAPTIVA DR	CAPTIVA	RAUSCHENBERG ROBERT TR
26452102000020100	TFC2	100	11550	LAIKA LN	CAPTIVA	PORTER GREGORY A + HOLLY L
26452102000020200	TFC2	100	11524	LAIKA LN	CAPTIVA	TURNER SHEILA H
0346210000005002A	RS-2	121	16455	CAPTIVA DR	CAPTIVA	HULLAR GORDON C TR
3462100000060000	RS-2	120	16500	CAPTIVA DR	CAPTIVA	FARWELL STELLA EVANS
3462100000140000	RS-2	120	16620	CAPTIVA DR	CAPTIVA	WINSHALL WALTER A
3462100000190000	RS-2	120	16742	CAPTIVA DR	CAPTIVA	PETTUS G T
3462100000230010	RS-2	120	16798/802	CAPTIVA DR	CAPTIVA	MCGLYNN BURTON J
3462100000280040 034621010000A009A	RS-2 RM-2	120	16874	CAPTIVA DR	CAPTIVA	HUSSAMY INVESTMENTS INC RISHI PUNKAJ +
034621010000B0010	RS-2	120	16163 16201	CAPTIVA DR	CADTILIA	NELSON THOMAS E + SANDRA B
034621020000A0030	RS-2	121	16251	CAPTIVA DR	CAPTIVA	PARSONS DOUGLAS T + MARY LYNN
034621020000A0110	RS-2	121	16357	CAPTIVA DR	CAPTIVA	RICE MARY H TR + ETALS
034621020000A0120	RS-2	121	16369	CAPTIVA DR	CAPTIVA	RICE MARY H TR + ETALS
034621020000B0050	RSC-2	120	16286	CAPTIVA DR	CAPTIVA	CAMFERDAM HENRY JR + CHRISTINE
26452102000030200	C-1	100	11506	WIGHTMAN LN	CAPTIVA	HAHN LARRY +
26452102000030300	TFG2	100	11521	LAIKA LN	CAPTIVA	ODEHNAL IVANA
26452102000030400	TFC2	100	11547	LAIKA LN	CAPTIVA	SIEFERT ERIC + VERA
26452102000040100	TFC2	100	11535	WIGHTMAN LN	CAPTIVA	WOESSNER WARREN D TR
26452103000580000	RM-2	100	11411	OLD LODGE LN	CAPTIVA	NELSON DAVID W +
26452103000590000	RM-2	100	11460	OLD LODGE LN	CAPTIVA	SANSONE JOAN +
26452120000000000		400	7	BEACH HOMES	CAPTIVA	AYRES FREDERIC M
26452120000000000		400	9	BEACH HOMES	CAPTIVA	SQUADRON HOWARD M + ANNE S
26452120000000100		400	16	BEACH HOMES	CAPTIVA	CAPISLE PROPERTIES INC
26452120000000100		400	18	BEACH HOMES	CAPTIVA	BUCHER BRIAN C TR
26452120000000200 35452100000050100	RPD	100	23 12	BEACH HOMES SEASCAPE CT	CAPTIVA	ORESMAN ENID J BROUSTER THOMAS H SR + RUTH A
35452100000050100	RPD	100	14	SEASCAPE CT	CAPTIVA	VINSON ROBERT K + MARY JANE TR
35452100000050200	RPD	100	21	URCHIN CT	CAPTIVA	DISTELHORST CRAIG TIPTON
35452100000050200	RPD	100	23	URCHIN CT	CAPTIVA	RYAN DANIEL E + ANN L
35452100000050300	RPD	100	30	URCHIN CT	CAPTIVA	ZASHIN MARCIA G +
35452100000050300	RPD	100	32	URCHIN CT	CAPTIVA	KRAMER RONALD E +
35452100000050300	RPD	100	37	SEA HIBISCUS CT	CAPTIVA	LAIRD LINDA M +
35452100000050400	RPD	100	48	OSTER CT	CAPTIVA	REID HELEN A TR 1/2 INT +
3545210000007009A	TFC2	100	11510	CHAPIN LN	GAPTIVA	HAHN LARRY +
35452100000070100	RM-2	121	15161	CAPTIVA DR	CAPTIVA	BORNHORST DAVID J + BARBARA A
35452100000070200	TFC2	100	11520	MURMOND LN	CAPTIVA	BIERI ANDREAS TR
35452100000070300	TFC2	100	11525	MURMOND LN	CAPTIVA	MURPHY CHARLES J +
3545210300007000B	C-1	100	15000	BINDER DR	CAPTIVA	GODARD STEPHENIE TR
35452103000080000	TFC2	120	11555	WIGHTMAN LN	CAPTIVA	GRIMES RICHARD + ALLISON
35452103000160000	C-1	100	11535	ANDY ROSSE LN	CAPTIVA	FISCHER WILLIAM G + JANE C
35452103000210000	C-1	100	11525	ANDY ROSSE LN	CAPTIVA	THROP STEVEN R + TERRY K
2462100000040040	RS-2	121	16551	CAPTIVA DR	CAPTIVA	MAURER MICHAEL P +
2462100000050000	RS-2	121	16645	CAPTIVA DR	CAPTIVA	MOODIE R M TR
2462100000070000	RS-2	121	16697	CAPTIVA DR	CAPTIVA	RILEY WILLIAM + LAURA
2462100000100000	RS-2	121	16777	CAPTIVA DR	CAPTIVA	BOATMAN KATHERYN M TR 50 % +
2462100000160000 0246210000017007A	RS-2 RSC2	121	16861 16979	CAPTIVA DR CAPTIVA DR	CAPTIVA	WOOD WILLIAM M + HELEN R CADMAN TIMOTHY + JEAN
2462100000080020	RS-2	121	16737	CAPTIVA DR	CAPTIVA	BRYFOGLE KENNETH G + BARBARA M
24621000000170030	RS-2	121	16897	CAPTIVA DR	CAPTIVA	CMC GROUP INC
100000 110000	1,52		10001	-au citta will		
					CAPTIV	A COMMUNITY PANEL AN

034621020000B0150	RS-2	120	16406	CAPTIVA DR	CAPTIVA	POSNER HINE
22452100000060100	RM-2	120	937	SS PLANTATION RD	CAPTIVA	ROSNER JUNE MCGLYNN PATRICIA J
22452100000060100	RM-2	120	933	SS PLANTATION RD	CAPTIVA	SOUTH SEAS LLC
22452100000060100	RM-2	121	944	SS PLANTATION RD	CAPTIVA	KOELMEL CARL F TR 50% INT +
22452101000000000	RM-2	120	1127	LONGIFOLIA CT	CAPTIVA	PELLER JOSEPH A 94% +
22452101000000000	RM-2	120	1121	SCHEFFLERA CT	CAPTIVA	LANDOR USA INC
26452100000030000	7.100	121	14845	CAPTIVA DR	CAPTIVA	RAUSCHENBERG ROBERT TR
26452100000030000		121	14837	CAPTIVA DR	CAPTIVA	RAUSCHENBERG ROBERT TR
26452100000050000	TFC2	121	14851	CAPTIVA DR	CAPTIVA	ROYSTER JOHN D TR
26452102000030000	TFC2	100	11544	WIGHTMAN LN	CAPTIVA	WINSLOW PAUL + CATHERINE
26452102000030500	TFC2	120	11559	LAIKA LN	CAPTIVA	RAUSCHENBERG ROBERT TR
26452102000040000	TFC2	120	11551	WIGHTMAN LN	CAPTIVA	GRIMES RICHARD + ALLISON
3462100000040000	RS-2	121	16435	CAPTIVA DR	CAPTIVA	BAHN MANAGEMENT CO LLC
3462100000150000	RS-2	120	16632	CAPTIVA DR	CAPTIVA	KAISER HENRY A + CAROLYN C
3462100000240010	RS-2	120	16828	CAPTIVA DR	CAPTIVA	NOYES FRANK R
3462100000250000	RS-2	120	16838	CAPTIVA DR	CAPTIVA	MADAKET INVESTMENT LIMITED
3462100000260000	RS-2	120	16850	CAPTIVA DR	CAPTIVA	JONES WALTER B + JO ANNE P
3462100000270000	RSC-2	120	16862	CAPTIVA DR	CAPTIVA	FREUND JOHN H + SUSAN W
034621010000A0080	RS-2	120	16151	CAPTIVA DR	CAPTIVA	COCHLAN STEVEN J
034621010000A008A	RS-2	121	16155	CAPTIVA DR	CAPTIVA	COCHLAN STEVEN J
034621010000A0090	RM-2	121	16177	CAPTIVA DR	CAPTIVA	BRUNING CHARLES II 55% INT
034621010000B003A	RS-2	100	16217	CAPTIVA DR	CAPTIVA	
034621020000A0010	RS-2	121	16237	CAPTIVA DR	CAPTIVA	TOBIAS RANDALL L
26452102000040000	TFC2	100	11549	WIGHTMAN LN	CAPTIVA	ROBERTS ROBY L + JENNIFER K GRIMES RICHARD + ALLISON
26452102000040000	TFC2	100	11547	WIGHTMAN LN	CAPTIVA	CHRISTOFF SOO +
26452103000550000	RM-2	100	14981	BINDER DR	CAPTIVA	RIGGS ELIZABETH PLUME
26452103000580000	RM-2	121	11401	OLD LODGE LN	CAPTIVA	ORR JOHN J + PATRICIA J CO-TRS
26452103000780000	RM-2	100	14990	BINDER DR	CAPTIVA	BAER JOSEPH W 1/2 INT +
26452104000010000	TFC2	120	14790	CAPTIVA DR	CAPTIVA	
26452120000000000	1102	400	2	BEACH HOMES	CAPTIVA	BOYLE JAMES C + GASSER ROBERT C + BARBARA M
26452120000000000		400	5	BEACH HOMES	CAPTIVA	LANDOR USA INC
26452120000000100	140					
264521200000000000		400	19	BEACH HOMES	CAPTIVA	HOLLAND EUGENE P + JAYNE W
35452100000050100	RPD	100	10	BEACH HOMES	CAPTIVA	JOHNSON MARK D + LAURA M E
35452100000050100	RPD	100	11	SUNSET CAPTIVA LN SUNSET CAPTIVA LN	CAPTIVA	NOLLER KENNETH L + MARY C
35452100000050200	RPD	100	25	URCHIN CT	CAPTIVA	TOPKA THOMAS E + MARSHA L
35452100000050200	RPD	100	28		CAPTIVA	CHIPMAN JOHN E + PATRICIA
35452100000050200	RPD	100	42	URCHIN CT	CAPTIVA	HULLSTRUNG MARK W + ANTONIA
35452100000050400	RPD	100	42	OSTER CT		KIRSCH MARK S + LUANN M
35452100000050500	RPD	100	43 58	OSTER CT SANDPIPER CT	CAPTIVA	PAOLELLA NEIL + ANITA
35452100000050500	RPD	100	59		CAPTIVA	JENSEN JOHN R + GINA
35452100000050500 3545210000007015A	RM-2	121	15133	SANDPIPER CT		BEARD LOUISE J
3545210000007015A 35452100000070300	TFC2	100		CAPTIVA DR	CAPTIVA	KOSSACK REINHARD + ANNETTE
3545210000007033A	TFC2	100	11540	GORE LN	CAPTIVA	INTOCI GUY +
3545210000007033A 35452100000070300	TFC2	100	11530 11515	GORE LN CHAPIN LN	CAPTIVA	BRACE ROBERT J + SHARON L
35452101000000000	TFC2	120				MCCARTHY PAUL F
35452103000050000	C-1	100	15150	WILES DR	CAPTIVA	WFLP FAMILY LTD PARTNERSHIP
3462100000280050	RS-2	120	15012 16980	BINDER DR	CAPTIVA	MARTIN LOLA S
	H3-2		*****	CAPTIVA DR	CAPTIVA	DUNBAR WALLACE H JR
0346210000028005A	RS-2	0	16990	CAPTIVA DR	CAPTIVA	DUNBAR WALLACE H JR
034621010000A0030		120	16083	CAPTIVA DR	CAPTIVA	O BRIEN JOAN E
034621010000A011A	RS-2	121	16189	CAPTIVA DR	CAPTIVA	FOOTE EDWARD T + ROBERTA F
034621010000A011B	RS-2	120	16183	CAPTIVA DR	CAPTIVA	SUITS ELIZABETH H
034821020000A0080		121	18321	CAPTIVA DR	CAPTIVA	TURTLE RUN LLO
034021020000A0090	RS-2	121	10333	CAPTIVA DR	CAPTIVA	RICE MARY H TR + ETALS
034621020000B0090	RS-2	120	16334	CAPTIVA DR	CAPTIVA	KAEMMER ARTHUR TR +
034621020000B0120	RS-2	120	16370	CAPTIVA DR	CAPTIVA	KAEMMER MARTHA H CO TR +
11462100000170100	C-1	121	17041	CAPTIVA DR	CAPTIVA	WILSON RODNEY M TR 50 % INT +
35452100000070300	TFC2	100	15200	CAPTIVA DR	CAPTIVA	JENSEN DAVID M
35452103000230000	C-1	100	11521	ANDY ROSSE LN	CAPTIVA	PINK LESLIE A + JACQUELINE
35452104000000100	TFC2	120	15891	CAPTIVA DR	CAPTIVA	NIXEL HOLDINGS LLC 33.33 % +
3545210400000019D	TFC2	120	15687	CAPTIVA DR	CAPTIVA	GALLOWAY SAM M JR TR +
2462100000040000	RS-2	121	16575	CAPTIVA DR	CAPTIVA	RIEGERT L JOHN +
2462100000040030	RS-2	121	16501	CAPTIVA DR	CAPTIVA	NEWLAND JOHN A + BETH A H/W
35452100000050300	RPD	100	39	OSTER CT	CAPTIVA	ENGELBRECHT ALEXANDRA L B L/E
35452111000000000	RPD	120	11550	PAIGE CT	CAPTIVA	GLOBAL INVESTORS LP
35452111000000000	RS-2	121	11520	PAIGE CT	CAPTIVA	KOTULA DONALD L + JUDY L
35452111000000000	RS-2	121	11531	PAIGE CT	CAPTIVA	BRUST ROBERT H + JUDITH A
35452103000170000		100	11533	ANDY ROSSE LN	CAPTIVA	LINN GORDON D + JUDITH A
264521230000A2010	Service .	444	2013	BEACH VILLAS	CAPTIVA	OBRIEN G PETER + PATRICIA A
034621020000B0020	RS-2	120	16250/52	GAPTIVA DR	CAPTIVA	BUEHLER LAWRENCE D TR +
11462100000170000	RSC-2	120	17050	CAPTIVA DR	CAPTIVA	PEEL WILLIAM F + BARBARA K
11462100000170200	RSC2	120	17000	CAPTIVA DR	CAPTIVA	PARKER R GARY + KARMAN D
3545210400000017A	TFC2	120	15771	CAPTIVA DR	CAPTIVA	SARGENT CYNTHIA M
35452104000000100	TFC2	120	15843	CAPTIVA DR	CAPTIVA	WATKINS JANE M TR 12.5% +
35452103000200000	C1	100	11527	ANDY ROSSE LN	CAPTIVA	NOVACK KENNETH J TR +
35452103000410000	C-1	100	11516	ANDY ROSSE LN	CAPTIVA	CAPTIVA ISLAND VACATION
22452102000010000			901	MARINA VILLAS	CAPTIVA	PAYNE FRANCIS
22452102000020000			804	MARINA VILLAS	CAPTIVA	DAVIS CARL
22452102000020000			805	MARINA VILLAS	CAPTIVA	GAGNON KENNETH L + ROLANDE A
22452102000020000			806	MARINA VILLAS	CAPTIVA	SILIGMUELLER GINDA TR
22452102000040000			601	MARINA VILLAS	CAPTIVA	SILIGMUELLER DALE S TR
22452102000040000			602	MARINA VILLAS	CAPTIVA	SMITH RICHARD H + ARLENE M
22452102000040000			603	MARINA VILLAS	CAPTIVA	ACHILLES VIRGINIA GOODWILL
22452102000040000			604	MARINA VILLAS	CAPTIVA	ASSAAD WAFAA F TR
22452123000001600			1610	LANDS END VILLAGE	CAPTIVA	FARMER ELLIOTT E
22452123000001600 22452123000001600			1612	LANDS END VILLAGE	CAPTIVA	HEARD LAWRENCE M + JACQUELINE
			1629	LANDS END VILLAGE	CAPTIVA	SLOVICH GENEVIE M
22452123000001600			1643	LANDS END VILLAGE	CAPTIVA	NANOVIC ROBERT
22452123000001600			1644	LANDS END VILLAGE	CAPTIVA	NANOVIC ROBERT S
22452123000001600			1659	LANDS END VILLAGE	CAPTIVA	BRUST ROBERT H + JUDITH A
22452123000001600			1660	LANDS END VILLAGE	CAPTIVA	WILDS DAVID M + HOLLY A
22452123000001600			1661	LANDS END VILLAGE	CAPTIVA	BAUMGARTEN ARTHUR RAND +
22452123000001600			1662	LANDS END VILLAGE	CAPTIVA	MATTHEWS PETER F +
22452126000001200			1252	SS PLANTATION RD	CAPTIVA	APPELBAUM SUSAN D TR
22452126000001200			1253	SS PLANTATION RD	CAPTIVA	SELVAAG OLE GUNNAR
22452126000001200			1254	SS PLANTATION RD	CAPTIVA	NELSON GRANT E + CAROL J
22452126000001200			1255	SS PLANTATION RD	CAPTIVA	CROSS RICHARD B + JOAN B H/W
264521100000200A0			11410	OLD LODGE LN 2A	CAPTIVA	PETERSEN ELLEN M A
264521220000B0030			1403	BEACH COTTAGES	CAPTIVA	MORTIMER CORP
264521220000B0040			1404	BEACH COTTAGES	CAPTIVA	MORTIMER CORP
264521220000B0050			1405	BEACH COTTAGES	CAPTIVA	TAYLOR THOMAS M TR
264521220000B0060			1406	BEACH COTTAGES	CAPTIVA	ROBERTO ROBERT R JR + LISA A
264521230000A1100			2010	BEACH VILLAS	CAPTIVA	SZUMIGATA JOHN E + DOROTHY A
264521230000A1110	0.0		2011	BEACH VILLAS	CAPTIVA	GERSTLE MARK R + DIANE L
35452103000220000	C-1	100	11523	ANDY ROSSE LN	CAPTIVA	CAPTIVA ISLAND VACATION
26452102000020100		100	11554	LAIKA LN	CAPTIVA	RAUSCHENBERG ROBERT M TR
	TFG2	100	15155	WILES DR	CAPTIVA	ROMERSA HENRY + KATHY TR
3545210000007018A		121	16801	CAPTIVA DR	CAPTIVA	ASTER KAREL
3545210000007018A 2462100000120010	RS-2			ANDY ROSSE LN	CAPTIVA	CAPTIVA ISLAND VACATION
3545210000007018A 2462100000120010 35452103000240000	RS-2 C-1	100	11519			
354521000007,018A 2462100000120010 35452103000240000 35452103000190000	RS-2 C-1 C-1	100 100	11529	ANDY ROSSE LN	CAPTIVA	GINGERICH-VIRGINIA R TR
3545210000007018A 2462100000120010 35452103000240000 35452103000190000 35452100000080000	RS-2 C-1 C-1 TFC2	100 100 120	11529 15351	ANDY ROSSE LN CAPTIVA DR	CAPTIVA	GINGERICH-VIRGINIA R TR HINSCH DAVID R + JOETTE J
3545210000007018A 2462100000120010 35452103000240000 35452103000190000 35452100000080000 354521040000010C	RS-2 C-1 C-1	100 100	11529 15351 15879	ANDY ROSSE LN CAPTIVA DR CAPTIVA DR	CAPTIVA CAPTIVA CAPTIVA	GINGERICH-VIRGINIA R TR
3545210000007018A 2462100000120010 35452103000240000 35452103000190000 3545210000000000 354521040000010C 2645-21-21-0000E.0160	RS-2 C-1 C-1 TFC2	100 100 120	11529 15351 15879 1416	ANDY ROSSE LN CAPTIVA DR CAPTIVA DR BEACH COTTAGES	CAPTIVA CAPTIVA CAPTIVA	GINGERICH-VIRGINIA R TR HINSCH DAVID R + JOETTE J WEINER ALEXANDRA W MORGAN JUSTIN R + PATRICE 30%+
354521000007,018A 2462100000120010 35452103000240000 35452103000190000 3545210000080000 3545210400000010C 26-45-21-21-0000E,0160 264521300000C1070	RS-2 C-1 C-1 TFC2 TFC2	100 100 120 120	11529 15351 15879 1416 4114	ANDY ROSSE LN CAPTIVA DR CAPTIVA DR BEACH COTTAGES BAYSIDE VILLAS	CAPTIVA CAPTIVA CAPTIVA	GINGERICH-VIRGINIA R TR HINSCH DAVID R + JOETTE J WEINER ALEXANDRA W
354521000007,018A 2462100000120010 35452103000240000 35452103000190000 3545210000080000 3545210400000010C 26-45-21-21-0000E,0160 264521300000C1070	RS-2 C-1 C-1 TFC2 TFC2	100 100 120 120	11529 15351 15879 1416 4114	ANDY ROSSE LN CAPTIVA DR CAPTIVA DR BEACH COTTAGES	CAPTIVA CAPTIVA CAPTIVA	GINGERICH-VIRGINIA R TR HINSCH DAVID R + JOETTE J WEINER ALEXANDRA W MORGAN JUSTIN R + PATRICE 30%

							the second secon
264521300000C2080				4216	BAYSIDE VILLAS	CAPTIVA	FAIRFIELD L NICKERSON + GAIL P
264521300000C2090	1			4218	BAYSIDE VILLAS		
264521230000B1060						CAPTIVA	STRUZZIERO JOAN A
			, , , , , , , , , , , , , , , , , , , ,	2116	BEACH VILLAS	CAPTIVA	POTERASKE JOHN F JR + SHARON A
264521230000B2010				2121	BEACH VILLAS	CAPTIVA	KASKIW EUGENE H + JUDITH 1/2 +
264521260000C1080				2216	BEACH VILLAS	CAPTIVA	ADAMS NORMAN A + MARY J
264521260000C1070				2217	BEACH VILLAS	CAPTIVA	LAURIE CHARLES R JR 1/3 ETAL
264521260000C3070				2237	BEACH VILLAS	CAPTIVA	BALOTA R C + NANCY J
264521260000C3080				2238	BEACH VILLAS	CAPTIVA	BESANT WILSON J + BARBARA L
264521260000D1010				2311	BEACH VILLAS	CAPTIVA	CRESSMAN PETER T + DEBORAH P
264521260000D1020				2312			
					BEACH VILLAS	CAPTIVA	MCVEIGH JOHN N III
264521260000D2080				2328	BEACH VILLAS	CAPTIVA	FOSTER KELLY +
264521260000D3010				2331	BEACH VILLAS	CAPTIVA	SUMMER VALLEY PROPERTIES LLC
264521260000D3020				2332	BEACH VILLAS	CAPTIVA	M L RAY FAMILY LIMITED
264521260000D3030				2333	BEACH VILLAS	CAPTIVA	WREIOLE AUGUST L + MELVINA C
264521300000C2100				4220	BAYSIDE VILLAS		
26452131000000000						CAPTIVA	MCCARTHY PHILLIP D +
				11411	DICKEY LN 1	CAPTIVA	EBERLE MARGARET F TR
26452131000000000				11411	DICKEY LN 2	CAPTIVA	DICKINSON ANNE M
26452131000000000				11411	DICKEY LN 3	CAPTIVA	DAVIS DAVID O + AGNES T
354521050000200B0				15291	CAPTIVA DR	CAPTIVA	CHAPMAN JEFFERSON L/E
354521050000300B0				15291	CAPTIVA DR	CAPTIVA	WENDELL STEVEN + DEBORAH H/W +
354521060000300B0				15663			
354521070000100A0					CAPTIVA DR	CAPTIVA	CAPTIVA PARTNERS
				15411	CAPTIVA DR A1	CAPTIVA	PVV OF CAPTIVA INC
354521070000600C0				15411	CAPTIVA DR C6	CAPTIVA	CRIMMINS WILLIAM A + GAIL A
354521070000600D0				15411	CAPTIVA DR D6	CAPTIVA	WETZEL CARROLL R JR + BERTA
354521070000700A0				15411	CAPTIVA DR A7	CAPTIVA	CHASTAIN THOMAS G + CAROL L
354521080000A3020				15123	GAPTIVA DR 302	CAPTIVA	CANYON LAKE PROPERTIES LTD
264521270000A1080				3112	TENNIS VILLAS	CAPTIVA	PACE WILLIAM A + MAXINE H
264521270000A1100				3110			
					TENNIS VILLAS	CAPTIVA	SAHLI HOWARD D +
264521270000A3060				3134	TENNIS VILLAS	CAPTIVA	COLTON JUDITH Z
264521270000B5010				3224	TENNIS VILLAS	CAPTIVA	LAIPPLY RONALD E + EFTIHIA
264521270000B6070				3233	TENNIS VILLAS	CAPTIVA	STEWART C D + ANN BARBARA
264521270000B6080				3232	TENNIS VILLAS	CAPTIVA	LOCKYEAR JAMES +
264521270000B6090				3231	TENNIS VILLAS	CAPTIVA	
264521270000B6100				3230	TENNIS VILLAS		WRIGHT MARTIN R + EILEEN K
						CAPTIVA	GIATRELIS JOHN + NANCY
264521280000E2040	8			2424	BEACH VILLAS	CAPTIVA	KINGSTON WILLIAM J JR
264521280000E2050				2425	BEACH VILLAS	CAPTIVA	SHAFFER FAMILY L P 1/2 +
264521280000E2060				2426	BEACH VILLAS	CAPTIVA	MARKS ALFRED W + ANNE L
264521280000E2070				2427	BEACH VILLAS	CAPTIVA	HANLEY CHARLES S JR TR
264521290000F1030				2513	BEACH VILLAS	CAPTIVA	GULF COAST REALTY TRUST ETAL
264521290000F1050				2515			
					BEACH VILLAS	CAPTIVA	WAETJEN JAMES R + LINDA F
264521290000F1060				2516	BEACH VILLAS	CAPTIVA	MORMILE RALPH P
264521290000F3050				2535	BEACH VILLAS	CAPTIVA	STEWART LESLIE T + KAREN L
264521290000F3070				2537	BEACH VILLAS	CAPTIVA	PLUMLEY ALLAN R JR + MARIE C
264521290000G2040				2624	BEACH VILLAS	CAPTIVA	SCHUMAN KEVIN H + CAROL J
264521300000A1030				5106	BAYSIDE VILLAS	CAPTIVA	GIARDINA JOSEPH A + JANICE L
264521300000A1040				5108	BAYSIDE VILLAS		
264521300000A1050						CAPTIVA	SAHA SUSHIL K + SABITA R
				5110	BAYSIDE VILLAS	CAPTIVA	RAABE JANET L
264521300000B1080				5116	BAYSIDE VILLAS	CAPTIVA	NEEL JOHN D + JEAN W
264521300000B1090				5118	BAYSIDE VILLAS	CAPTIVA	MERRILL WAYNE R + DONNA J
264521300000B1100				5120	BAYSIDE VILLAS	CAPTIVA	CIRILLA ALFRED J + MARY B
26452102000020200		C-1	100	11520	LAIKA LN	CAPTIVA	POTTORF DARRYL
35452103000250000		C-1	100	11517	ANDY ROSSE LN	CAPTIVA	
34621110000000050		RS-2				CAPTIVA	S + C ISLAND REALTY LLC
			120	11551	PAIGE CT	CAPTIVA	WEST THOMAS M
0246210000004005A		RS-2	121	16623	CAPTIVA DR	CAPTIVA	REDMOND THOMAS M + PATRICIA H
35452100000070400		TFC2	100	11515	MURMOND LN	CAPTIVA	IRION NANCY L
35452100000050300		RPD	100	36	SEA HIBISCUS CT	CAPTIVA	SHUM JACK + STARR
35452103000420000		C-1	100	11518	ANDY ROSSE LN	CAPTIVA	THURMAN CONNIE R
22452123000001600				1606	LANDS END VILLAGE	CAPTIVA	ORR WAYNE F + DEBORAH P
22452123000001600				1613		CAPTIVA	
					LANDS END VILLAGE	CAPTIVA	COWLES HAROLD F + JEAN L
22452123000001600				1615	LANDS END VILLAGE	CAPTIVA	BONAZZOLI ALFRED F
22452123000001600				1622	LANDS END VILLAGE	CAPTIVA	RUSK KATHY J
22452123000001600				1624	LANDS END VILLAGE	CAPTIVA	PAXTON JAMES F + PEGGY S
22452123000001600				1631	LANDS END VILLAGE	CAPTIVA	BUCHANAN STEVEN JAMES
22452123000001600				1633	LANDS END VILLAGE	CAPTIVA	SAID-HANNA SAWSAN TR
22452123000001600				1638	LANDS END VILLAGE		
22452123000001600						CAPTIVA	BROOKS ELIZABETH S
				1640	LANDS END VILLAGE	CAPTIVA	HILLENBRAND M ROCH +
22452123000001600				1642	LANDS END VILLAGE	CAPTIVA	HOKE CHARLES M
22452123000001600				1647	LANDS END VILLAGE	CAPTIVA	LAMOTTA JOSEPH M + GERALDINE C
22452123000001600				1648	LANDS END VILLAGE	CAPTIVA	MAY M LEBLANC HOLDINGS LTD
22452123000001600				1656	LANDS END VILLAGE	CAPTIVA	MORSANI FAMILY PARTNERSHIP LTD
22452123000001600				1658	LANDS END VILLAGE	CAPTIVA	
22452123000001600							HOLTZ LAWRENCE C + CYNTHIA B
				1667	LANDS END VILLAGE	CAPTIVA	PELLER JOSEPH A + CONSTANCE S
22452126000001200				1257	SS PLANTATION RD	CAPTIVA	GARLAND FLORENCE S
264521100000200C0				11410	OLD LODGE LN 2C	CAPTIVA	MASON JOHN T +
264521220000C0070				1407	BEACH COTTAGES	CAPTIVA	CLARK GERALD JOSEPH 1/2 INT +
264521220000H0240				1424	BEACH COTTAGES	CAPTIVA	EASTON JEANETTE M
264521230000A1010				2001	BEACH VILLAS	CAPTIVA	KLEIN ERNEST V COTR +
264521230000A1030							
264521230000A1030				2003	BEACH VILLAS	CAPTIVA	SAUNDERS DAVID O + JACQUELINE
				2022	BEACH VILLAS	CAPTIVA	STEIN BERNADETTE B
264521230000A2040				2016	BEACH VILLAS	CAPTIVA	VARSAM GEORGE F + LORI
264521230000B1030				2113	BEACH VILLAS	CAPTIVA	CHRISTO PAUL + PATRICIA RUTH
264521230000B1050			A	2115	BEACH VILLAS	CAPTIVA	THOMPSON RICHARD H + AMY W
264521230000B2040				2124	BEACH VILLAS	CAPTIVA	NISCH KENNETH + ANNE
264521230000B2060				2126	BEACH VILLAS	CAPTIVA	MAJOR GLENN N +
264521260000C1020				2212	BEACH VILLAS	CAPTIVA	LAURIE CHARLES R JR ETAL
264521260000C1040							
				2214	BEACH VILLAS	CAPTIVA	FLECKENSTEIN W O + JEAN H
264521260000C2030				2223	BEACH VILLAS	CAPTIVA	FULLER JOHN E + MARIAN T
264521260000C2050				2225	BEACH VILLAS	CAPTIVA	ACRA WADI J + NANCY S TR
264521260000C3040				2234	BEACH VILLAS	CAPTIVA	EASTON RICHARD W + THERESE L S
264521260000C3060				2236	BEACH VILLAS	CAPTIVA	SUCHY DIANA + THEODORE J
264521260000D1050				2315	BEACH VILLAS	CAPTIVA	
264521260000D1030							HULLSTRUNG MARK W + ANTONIA S
				2326	BEACH VILLAS	CAPTIVA	STEPHENSON G E JR + MARCIA
264521270000A2020				3128	TENNIS VILLAS	CAPTIVA	BIRK R F + DENISE E
264521270000A2040				3126	TENNIS VILLAS	CAPTIVA	ST CLAIR DAVID E + JACKIE
264521270000A3010				3139	TENNIS VILLAS	CAPTIVA	LEEKLEY MARCIA B TR
264521270000A3030				3137	TENNIS VILLAS	CAPTIVA	MALLE CHRISTINE + GULLIAUME
264521270000A3080				3132	TENNIS VILLAS		
						CAPTIVA	GERSTLE MARK R + DIANE L
264521270000A3100				3130	TENNIS VILLAS	CAPTIVA	PULLO JUSTINE +
264521270000B4070				3213	TENNIS VILLAS	CAPTIVA"	SEPE WILLIAM R + PATRICIA A
264521270000B4090				3211	TENNIS VILLAS	CAPTIVA	GERSTLE MARK 1/10 INT ETAL
264521270000B5060				3229	TENNIS VILLAS	CAPTIVA	BLINKOFF MICHAEL M 2/5INT +
264521270000B5080							
				3222	TENNIS VILLAS	CAPTIVA	SCHRAMM MARGARET R +
264521280000E2030				2423	BEACH VILLAS	CAPTIVA	BELL KAREN L
264521280000E2080				2428	BEACH VILLAS	CAPTIVA	WEISS MANUEL + KAREN
264521290000F1080				2518	BEACH VILLAS	CAPTIVA	ALLISON JAMES C +
264521290000F2070				2527	BEACH VILLAS	CAPTIVA	HARRIS CANDACE L TR
264521290000F3010							
				2531	BEACH VILLAS	CAPTIVA	PAONESSA THOMAS JR + CAROL L
264521290000F3080				2538	BEACH VILLAS	CAPTIVA	CUCCARO BEATRICE +
264521290000G1020			Δ	2612	BEACH VILLAS	CAPTIVA	LEE J KT + CHRISTINAT TR
264521290000G2010				2621	BEACH VILLAS	CAPTIVA	CAPTIVA ISLAND LC
264521290000G2030				2623	BEACH VILLAS	CAPTIVA	BAZANT ZDENEK P TR +
264521290000G2080				2628	BEACH VILLAS	CAPTIVA	STRONG FRANK P JR + BARBARA B
264521290000G3020				2632	BEACH VILLAS	CAPTIVA	
							IVAN PAUL S + ROBERTA J
				2634	BEACH VILLAS	CAPTIVA	SMITH PAULA H
264521290000G3040							

264521300000A1010	5102	BAYSIDE VILLAS	
264521300000A2020			
	5204	BAYSIDE VILLAS	
264521300000A2040	5208	BAYSIDE VILLAS	
264521300000A3050	5309	BAYSIDE VILLAS	10
264521300000B1210	5142	BAYSIDE VILLAS	140
264521300000B2120	5224		
		BAYSIDE VILLAS	
264521300000B2140	5228	BAYSIDE VILLAS	
264521300000B2210	5242	BAYSIDE VILLAS	
264521300000B3070	5313	BAYSIDE VILLAS	14
264521300000B3140	5327	BAYSIDE VILLAS	28
264521300000B3160	5331	BAYSIDE VILLAS	32
264521300000C1010	4102	BAYSIDE VILLAS	
264521300000C1030	4106	BAYSIDE VILLAS	
264521300000C1100	4120	BAYSIDE VILLAS	
264521300000C2070	4214	BAYSIDE VILLAS	
264521300000C3040	4307	BAYSIDE VILLAS	8
26452131000000000	11411	DICKEY LN 7	
354521050000100A0	15221	CAPTIVA DR	
354521050000400B0	15221	CAPTIVA DR	
354521050000500B0	15221	CAPTIVA DR	
35452109000001000	11532	ANDY ROSSE LN	101
264521270000A1030	3117	TENNIS VILLAS	101
22452102000010000	903	MARINA VILLAS	
22452102000010000	905	MARINA VILLAS	
22452102000010000	910	MARINA VILLAS	
22452102000020000	802	MARINA VILLAS	
22452102000020000	809		
		MARINA VILLAS	
22452102000030000	701	MARINA VILLAS	
22452102000030000	708	MARINA VILLAS	
22452102000030000	710	MARINA VILLAS	
22452102000040000	607	MARINA VILLAS	-
22452123000001600			
	1605	LANDS END VILLAGE	
264521300000B1110	5122	BAYSIDE VILLAS	
264521300000B2080	5216	BAYSIDE VILLAS	
264521300000B2100	5220	BAYSIDE VILLAS	
264521300000B2110	5222	BAYSIDE VILLAS	
264521300000B3100	5319	BAYSIDE VILLAS	20
264521300000B3110	5321	BAYSIDE VILLAS	22
264521300000B3120	5323	BAYSIDE VILLAS	24
264521300000C1040			24
	4108	BAYSIDE VILLAS	
22452123000001600	1614	LANDS END VILLAGE	
22452123000001600	1616	LANDS END VILLAGE	
22452123000001600	1623	LANDS END VILLAGE	
22452123000001600	1625	LANDS END VILLAGE	
22452123000001600	1630	LANDS END VILLAGE	
22452123000001600	1632	LANDS END VILLAGE	
. 22452123000001600		LANDS END VILLAGE	
	1641		
22452123000001600	1650	LANDS END VILLAGE	
22452123000001600	1666	LANDS END VILLAGE	
22452126000001200	1251	SS PLANTATION RD	
22452126000001200	1256	SS PLANTATION RD	100
264521100000100A0			1.4%
	11400	OLD LODGE LN	1A
26452121000000110	1.011	REACH COTTARES	
264521210000F0180	1418	BEACH COTTAGES	
264521220000C0100	1410	BEACH COTTAGES	
264521230000A2090	2029		
		BEACH VILLAS	
264521230000A1020	2002	BEACH VILLAS	
264521230000A2030	2023	BEACH VILLAS	
264521230000A2050	2025	BEACH VILLAS	
264521230000B1020	2112	BEACH VILLAS	
264521230000B1040			
	2114	BEACH VILLAS	
264521230000B2030	2123	BEACH VILLAS	
264521230000B2050	2125	BEACH VILLAS	
264521260000C1050	2215	BEACH VILLAS	
264521260000C2040			
	2224	BEACH VILLAS	
244521250000000000	2323	BEACH VILLAS	
264521260000D3040	2334	BEACH VILLAS	
264521270000A1040	3116	TENNIS VILLAS	
264521270000A2010	3129		
		TENNIS VILLAS	
264521270000A2030	3127	TENNIS VILLAS	
264521270000A2100	3120	TENNIS VILLAS	
264521270000A3020	3138	TENNIS VILLAS	100
264521270000A3090			
	3131	TENNIS VILLAS	
264521270000B4010	3214	TENNIS VILLAS	
264521270000B4060	3219	TENNIS VILLAS	
264521270000B4080	3212	TENNIS VILLAS	
264521270000B4100	3210	TENNIS VILLAS	
264521270000B5050			
	3228	TENNIS VILLAS	
264521270000B5070	3223	TENNIS VILLAS	
264521270000B6040	3237	TENNIS VILLAS	
264521270000B6060	3239	TENNIS VILLAS	
264521280000E1010	2411	BEACH VILLAS	
264521280000E1030			
	2413	BEACH VILLAS	
	2422		
264521280000E2020		BEACH VILLAS	
264521280000E2020 264521290000F1070	2517	BEACH VILLAS BEACH VILLAS	
264521290000F1070	2517	BEACH VILLAS	
264521290000F1070 264521290000F2010	2517 2521	BEACH VILLAS BEACH VILLAS	
264521290000F1070 264521290000F2010 264521290000F2080	2517 2521 2528	BEACH VILLAS BEACH VILLAS BEACH VILLAS	
264521290000F1070 264521290000F2010 264521290000F2080 264521290000F3020	2517 2521 2528 2532	BEACH VILLAS BEACH VILLAS BEACH VILLAS BEACH VILLAS	
264521290000F1070 264521290000F2010 264521290000F2080	2517 2521 2528	BEACH VILLAS BEACH VILLAS BEACH VILLAS	
264521290000F1070 264521290000F2010 264521290000F2080 264521290000F3020 264521290000G1010	2517 2521 2528 2532 2611	BEACH VILLAS BEACH VILLAS BEACH VILLAS BEACH VILLAS BEACH VILLAS	1.
264521290000F1070 264521290000F2010 264521290000F2080 264521290000F3020 264521290000G1010 264521290000G1030	2517 2521 2528 2532 2611 2613	BEACH VILLAS BEACH VILLAS BEACH VILLAS BEACH VILLAS BEACH VILLAS BEACH VILLAS	1.
284521290000F1070 264521290000F2010 264521290000F2080 264521290000F3020 264521290000G1010 264521290000G1030 264521290000G1080	2517 2521 2528 2532 2611 2613 2618	BEACH VILLAS	1.
264521290000F1070 264521290000F2010 264521290000F2080 264521290000F3020 264521290000G1010 264521290000G1030 264521290000G1080 264521290000G2020	2517 2521 2528 2532 2611 2613 2618 2622	BEACH VILLAS	1.
284521290000F1070 264521290000F2010 284521290000F2080 284521290000G3020 284521290000G1010 284521290000G1030 284521290000G1080 284521290000G2020 284521290000G3010	2517 2521 2528 2532 2611 2613 2618	BEACH VILLAS	2.
284521290000F1070 264521290000F2010 284521290000F2080 284521290000G3020 284521290000G1010 284521290000G1030 284521290000G1080 284521290000G2020 284521290000G3010	2517 2521 2528 2532 2611 2613 2618 2622 2631	BEACH VILLAS	1.
264521290000F1070 264521290000F2010 264521290000F2080 264521290000G93020 264521290000G1010 264521290000G1030 264521290000G2020 264521290000G3010 264521290000G3010	2517 2521 2528 2532 2611 2613 2618 2622 2631	BEACH VILLAS	1.
264521290000F1070 264521290000F2010 264521290000F2080 264521290000F3020 264521290000G1010 264521290000G1080 264521290000G2020 264521290000G3010 264521290000G3010 264521290000G3010 264521290000G3010 264521390000G3030	2517 2521 2528 2532 2611 2613 2618 2622 2631 2633 5104	BEACH VILLAS	
264521290000F1070 264521290000F2010 264521290000F3020 264521290000G1010 264521290000G1010 264521290000G1030 264521290000G1080 264521290000G2020 264521290000G3010 264521290000G3030 264521290000G3030 26452130000A1020 264621300000A3060	2517 2521 2528 2532 2611 2613 2618 2622 2631 2633 5104 5311	BEACH VILLAS BAYSIDE VILLAS BAYSIDE VILLAS	12
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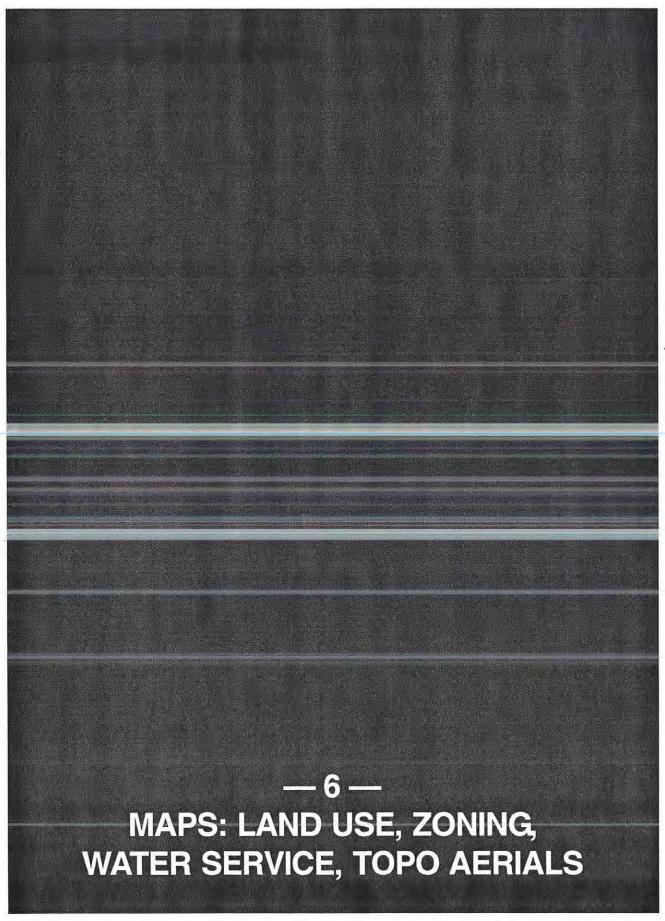
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354521060000300A0			15661	CAPTIVA DR		CAPTIVA	FOX ROBERT C + JEAN C
22452123000001600	OHO	200	1607	LANDS END VILLAGE		CAPTIVA	1607 LANDS END LLC
26452100000012000 22452102000010000	RM-2	300	2800-5640	SS PLANTATION RD		CAPTIVA	MERISTAR SS PLANTATION CO LLC
22452102000030000			906	MARINA VILLAS		CAPTIVA	STEVELMAN HAROLD B + BARBARA R
22452102000030000			702	MARINA VILLAS		CAPTIVA	MIRANDA JAMES + DONNA
22452102000030000			703	MARINA VILLAS		CAPTIVA	NORDEN PETER C + RHONDA P
22452102000030000			704 705	MARINA VILLAS		CAPTIVA	FINLEY WILLIAM M + SUSAN J
22452102000040000			609	MARINA VILLAS		CAPTIVA	FINLEY WILLIAM M + SUSAN J
22452102000040000			610	MARINA VILLAS		CAPTIVA	S & S COLONY ASSOCIATES
22452123000001600			1601	MARINA VILLAS LANDS END VILLAGE		CAPTIVA	FITZPATRICK JOHN H + JANE P
22452123000001600			1603	LANDS END VILLAGE		CAPTIVA	LIESER GEORGE F
22452123000001600			1604	LANDS END VILLAGE		CAPTIVA	NYGAARD DIANE A TR SCHLOSSMAN JOHN + SHIRLEY
354521060000100B0			15643	CAPTIVA DR		CAPTIVA	GOODMAN JILL +
354521060000200B0			15653	CAPTIVA DR		CAPTIVA	OCHSNER PETER B TR
354521070000300A0			15411	CAPTIVA DR A3		CAPTIVA	CASHERO FIDELL A JR TR
354521070000500D0			15411	CAPTIVA DR D5		CAPTIVA	SMITH JAMES D + TONI R
354521070000600B0			15411	CAPTIVA DR B6		CAPTIVA	BLACK SANDRA A
354521100000200D0			15563	CAPTIVA DR		SANIBEL	MILLER HAROLD E + SHIRLEY R
264521270000B4050			3218	TENNIS VILLAS		CAPTIVA	MATHEWS PATRICIA
264521270000B5090			3221	TENNIS VILLAS		CAPTIVA	WELENCE CRAIG S + SARAH V
264521270000B5100 .			3220	TENNIS VILLAS		CAPTIVA	TRAGONE PETER R + ELSA L
264521270000B6010			3234	TENNIS VILLAS		CAPTIVA	FROEHLE THOMAS C + SARA J
264521280000E1050			2415	BEACH VILLAS		CAPTIVA	BALTUS VERNON F
264521280000E1060			2416	BEACH VILLAS		CAPTIVA	SLOUS LAURENCE + JOYCE
22452123000001600			1619	LANDS END VILLAGE		CAPTIVA	THACKERAY JONATHAN E 1/2 +
22452123000001600			1620	LANDS END VILLAGE		CAPTIVA	BRIGGS MALCOLM N + REBECCA N
22452123000001600			1634	LANDS END VILLAGE		CAPTIVA	BARBEE GEORGE E L + MOLLY J
22452123000001600			1635	LANDS END VILLAGE		CAPTIVA	RYLE ALAN G + LYNN E
22452123000001600			1651	LANDS END VILLAGE		CAPTIVA	LAUDENBACH KENNETH + ROCHELLE
22452123000001600			1652	LANDS END VILLAGE		CAPTIVA	RINKER DAVID B + LEIGHAN
22452123000001600			1653	LANDS END VILLAGE		CAPTIVA	MCCARTHY WILLIAM E + ANN TR
22452123000001600			1668	LANDS END VILLAGE		CAPTIVA	FADNER KENNETH + PAMELA
26-45-21-21-0000D.0120			1412	BEACH COTTAGES	~	CAPTIVA	LLOYD CAROL H
26-45-21-21-0000E.0130			1413	BEACH COTTAGES		CAPTIVA	MCART ROGER W + SANDRA L
26-45-21-21-0000E.0140			1414	BEACH COTTAGES		CAPTIVA	TUDHOPE DOUGLAS I
26-45-21-21-0000E.0150 264521220000G0200			1415	BEACH COTTAGES		CAPTIVA	PARDEE MARGARET E TR
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264521220000G0220			1421	BEACH COTTAGES BEACH COTTAGES		CAPTIVA	DERRIDINGER PAUL + WILLAMAE +
264521220000H0230			1423	BEACH COTTAGES		CAPTIVA	DRISSELL NORMAN E TR 2/10 INT+
264521240000A0010			1401	BEACH COTTAGES		CAPTIVA	CLARK CORA A
264521240000A0020			1402	BEACH COTTAGES		CAPTIVA	ALEXANDER MARJORIE A
264521230000A2080			2028	BEACH VILLAS		CAPTIVA	DOLL A ROBERT + MARY STANTON W RELYEA CHRISTOPHER M + SARAH P
264521230000B2070			2127	BEACH VILLAS		CAPTIVA	TSITSERA CONSTANTINE T+LITSA D
264521260000C1010			2211	BEACH VILLAS		CAPTIVA	ROSSI LOUIS P
264521260000C2070			2227	BEACH VILLAS		CAPTIVA	LAURIE CHARLES R 1/3 ETAL
264521260000C2080			2228	BEACH VILLAS		CAPTIVA	HARRIS BENNETT L
264521260000C3010			2231	BEACH VILLAS		CAPTIVA	BETHEA JAMES S III
264521280000E1070			2417	BEACH VILLAS		CAPTIVA	BAHN MICHAEL M +MARY C
264521280000E3040			2434	BEACH VILLAS		CAPTIVA	SCHUVER MARK T+
264521280000E3050			2435	BEACH VILLAS		CAPTIVA	YOUNG ROBERT H + TERRY B TR
264521280000E3060			2436	BEACH VILLAS		CAPTIVA	MCCABE JOHN + SUSAN
264521280000E3070			2437	BEACH VILLAS		CAPTIVA	LAKE CAROLE A TR
264521280000E3080			2438	BEACH VILLAS		CAPTIVA	CRAM BARGLAY M + JUNE E TR
264521290000F2040			2524	BEACH VILLAS		CAPTIVA	MCCURDY G G + KATHERINE B
264521290000F2060			2526	BEACH VILLAS		CAPTIVA	STEINER ERIC A + LINDA
264521290000G1070			2617	BEACH VILLAS		CAPTIVA	BLACK SANDRA A
264521290000G3050			2635	BEACH VILLAS		CAPTIVA	PICKELS ROBERT F
264521290000G3060			2636	BEACH VILLAS		CAPTIVA	COPELAND LOIS J TR
264521300000A2050			5210	BAYSIDE VILLAS		CAPTIVA	SMART JANICE L TR
264521300000A2060			5212	BAYSIDE VILLAS	2.	CAPTIVA	LEGE DOMINIC J + MARY J
264521300000A3010			5301	BAYSIDE VILLAS	2	CAPTIVA	GUY CHRISTINE L
264521300000A3020			5303	BAYSIDE VILLAS	4	CAPTIVA	MARTIN ROBERT G
264521300000B1160			5132	BAYSIDE VILLAS		CAPTIVA	COOLEY PHYLLIS J
264521300000B1170 264521300000B1180			5134	BAYSIDE VILLAS		CAPTIVA	KEMMERER CAROLINE K
264521300000B1190			5136	BAYSIDE VILLAS		CAPTIVA	BOYNTON JACQUELINE D TR
264521300000B2170			5138 5234	BAYSIDE VILLAS BAYSIDE VILLAS		CAPTIVA	MENDEZ PEDRO E + LOURDES I
26452130000082190			5238	BAYSIDE VILLAS		CAPTIVA	BOWDEN CHARLES V 1/3 +
264521300000B2200			5240	BAYSIDE VILLAS		CAPTIVA	WENDELKEN THOMAS A SR + M L RICHMOND HELEN M CO TR +
264521300000B3200			5339	BAYSIDE VILLAS	40	CAPTIVA	HELLINGS BRIAN A + ANN
264521300000B3210			5341	BAYSIDE VILLAS	42	CAPTIVA	LYNCH PATRICIA +
264521300000C1120			4124	BAYSIDE VILLAS	70	CAPTIVA	BOLTZ FREDERICK J +
264521300000C2010			4202	BAYSIDE VILLAS		CAPTIVA	ADAMS ANTHONY J + ELLEN E +
264521300000C3050			4309	BAYSIDE VILLAS	10	CAPTIVA	ZOUTENDAM GARY L + JANICE L
264521300000C3060			4311	BAYSIDE VILLAS	12	CAPTIVA	SOUKUP JOSEPH TR
264521300000C3070			4313	BAYSIDE VILLAS	14	CAPTIVA	VANJURA JOSEPH J + LAURA L
26452131000000000			11411	DICKEY LN 9		CAPTIVA	DAVIS DAVID O + AGNES T
354521070000300B0			15411	CAPTIVA DR B3		CAPTIVA	TECKLENBURG MARY LOUISE
354521070000400A0			15411	CAPTIVA DR A4		CAPTIVA	CONROY MARTIN F + JOAN T
354521080000A1010			15123	CAPTIVA DR 101		CAPTIVA	CHRISTOPHER JUDITH A
354521080000A1020			15123	CAPTIVA DR 102		CAPTIVA	SHERLOCK S BARRY + SUSAN M
354521080000A1030			15123	CAPTIVA DR 103		CAPTIVA	COX TOWNSEND ANN LTR
354521080000A1040			15123	CAPTIVA DR 104		CAPTIVA	MARKLE THOMAS W
354521070000100B0			15411	CAPTIVA DR B1		CAPTIVA	MCDERMOTT THOMAS J + ELIZABETH
354521070000200B0			15411	CAPTIVA DR B2		CAPTIVA	WRIGHT LAURA
354521070000500C0 354521070000600A0			15411	CAPTIVA DR C5		CAPTIVA	KIMIN INC
			15411	CAPTIVA DR A6		CAPTIVA	BOOTH HOWARD D + LUANNE R
354521070000800B0 354521080000A2030			15411 15123	CAPTIVA DR B8 CAPTIVA DR 203		CAPTIVA	CAYANNI JEAN L + PATRICIA M
354521080000A2030						CAPTIVA	WEISINGER SHERYL ATR +
35452109000001000			15123 11532	CAPTIVA DR 301 ANDY ROSSE LN	104	CAPTIVA	MORE GEORGE A + SALLY A
22452110000000000		900	1001	SS PLANTATION RD	104	CAPTIVA	NEUMAN KATE
26452102000020300		1000	14890	CAPTIVA DR		CAPTIVA	PLANTATION BEACH CLUB
35452103000030000	C-1	1000	11495	ANDY ROSSE LN		CAPTIVA	RAUSCHENBERG ROBERT TR
354521120000D0000		1000	15067	CAPTIVA DR 4		CAPTIVA	MCCARTHYS MARINA INC
354521120000			15067	CAPTIVA DR 5			OBRIEN JOSEPH D JR
264521260000D1070			2317	BEACH VILLAS		CAPTIVA	WILDMAN DONALD C
264521260000D1070			2318	BEACH VILLAS		CAPTIVA	FOSTER RICHARD W +
264521260000D2010			2321	BEACH VILLAS		CAPTIVA	RYAN KENNETH E + MAUREEN E THOMAS RICHARD H + JEAN W +
264521260000D2020			2322	BEACH VILLAS		CAPTIVA	THOMAS RICHARD H + JEAN W + BOY'S MOOSE LIMITED COMPANY
264521260000D3080			2338	BEACH VILLAS		CAPTIVA	KATSAROS DENISE S
264521270000A1010			3119	TENNIS VILLAS		CAPTIVA	BANK MICHAEL S +
264521270000A1020			3118	TENNIS VILLAS		CAPTIVA	TODD DEBBIE SPENCER
264521270000A2070			3123	TENNIS VILLAS		CAPTIVA	TOMARO ANTHONY JOHN +
264521270000A2090			3121	TENNIS VILLAS		CAPTIVA	PISTORIO FRANCIS T
264521270000B4020			3215	TENNIS VILLAS		CAPTIVA	LOSE JAMES IV + ELLEN
26452102000020200	TFC2	800	11526	LAIKA LN		CAPTIVA	CAPTIVA EQUITIES LLC 1/2 +
35452100000070000	RM-2	821	15127	CAPTIVA DR		CAPTIVA	WENINGER HOWARD L + PATRICIA A
264521300000C1090		100	4118	BAYSIDE VILLAS		CAPTIVA	FEHRENBACH THOMAS +
264521300000C1110			4122	BAYSIDE VILLAS		CAPTIVA	NIEDERMAYR PAUL E
264521300000C2040			4208	BAYSIDE VILLAS		CAPTIVA	MANCE M PATSY
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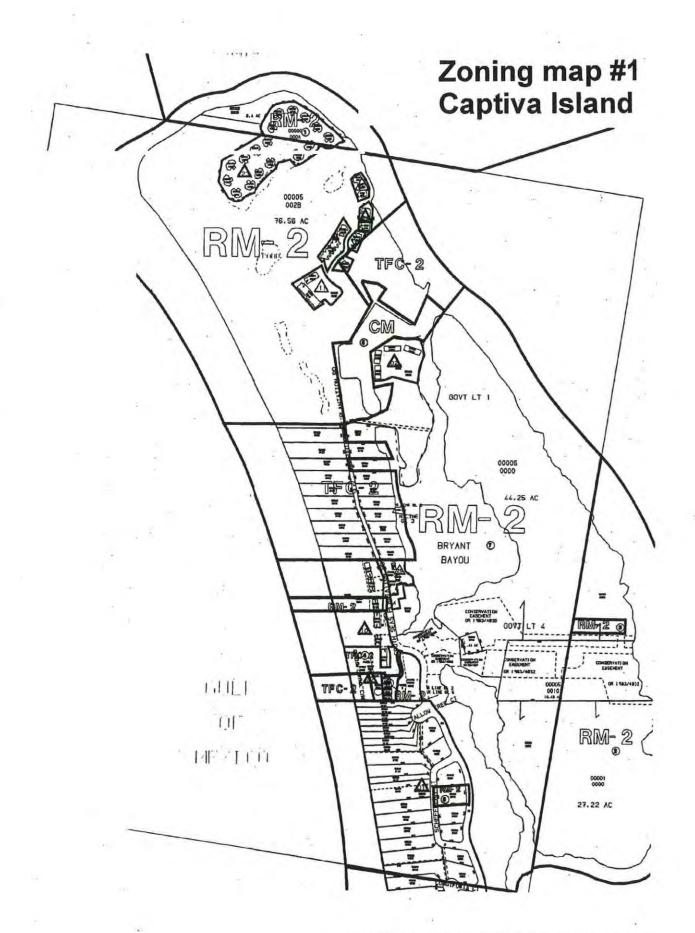
264521300000C2060 264521300000C3010 264521300000C3100		4.0	4212 4301 4319	BAYSIDE VILLAS BAYSIDE VILLAS BAYSIDE VILLAS	2 20	CAPTIVA CAPTIVA	MARRA JAMES L + MARY ELLA WAGGONER HARRY J + NANCY M LUPI ROBERT S + KRISTINE S
26452102000030100	TFC2	800	11536	WIGHTMAN LN		CAPTIVA	SALEEBY ELI R + CHERIE L
3545210000007001A 26452102000030400	RM-2 TFC2	800	15180 11525	WILES DR LAIKA LN		CAPTIVA	JENSEN BETTY J TR MANDELBAUM ISIDORE
35452100000070200	TFC2	800	11540	CHAPIN LN		CAPTIVA	BATES JOHN F + MARY E
26452100000120000	CS-1	1700	14810/12	CAPTIVA DR		CAPTIVA	COURTNEY ENTERPRISES INC
22452100000060000 354521100000100A0	RM-2	1700	15551	SS PLANTATION RD CAPTIVA DR		CAPTIVA	PLANTATION DEVELOPMENT LTD TENTLER LYNN A TR +
354521100000100B0			15553	CAPTIVA DR		CAPTIVA	KING JEROME L 1/2 +
354521100000200C0 354521120000C0000			15561 15067	CAPTIVA DR CAPTIVA DR 3		CAPTIVA	PERLIN ALBERT B JR + JOAN K JOHN DALE LLC
35452103000260000	C-1	1000	11515	ANDY ROSSE LN		CAPTIVA	CAPTIVA ISLAND VACATION
35452103000270000	C-1	1000	11513	ANDY ROSSE LN		CAPTIVA	STILWELL MANAGEMENT LLC
2245210000005002B 35452100000040000	RM-2 RPD	3900 3900	1200 15107	SS PLANTATION RD CAPTIVA DR		CAPTIVA	MERISTAR SS PLANTATION CO LLC JENSEN BETTY J TR
26452101000030000	C-1	1200	14808	CAPTIVA DR		CAPTIVA	BELL WILLIAM A + VICKY E
35452104000000000	TFG2	7700	15903	CAPTIVA DR		CAPTIVA	CAPTIVA ISLAND YACHT CLUB
35452100000061000 2645210100003002B	TFC2	100 9400		ACCESS UNDETERMINED RIGHT OF WAY		CAPTIVA	CAPTIVA CIVIC ASSOC INC BORREGAARD SHIRLEY
26452100000110000	C-1	1600	14830	CAPTIVA DR		CAPTIVA	MERISTAR SS PLANTATION CO LLC
35452103000090000 22452124000001900	C-1	2100 900	11546	ANDY ROSSE LN		CAPTIVA	MAYERON THELMA W TR 2/5 ETAL
26452102000020300		1000	14880	SS PLANTATION RD CAPTIVA DR		CAPTIVA	PLANTATION HOUSE RAUSCHENBERG ROBERT TR
26452103000730000	254	0	11491	OLD LODGE LN		CAPTIVA	CAPTIVA FIRE CONTROL DIST
26452102000030200 26452102000030300	CT	1100 1100	14970 14900	CAPTIVA DR CAPTIVA DR		CAPTIVA	CVS LLC JOSHA LMTD LIABILITY COMPANY
35452103000340000	C-1	1100	11500	ANDY ROSSE LN		CAPTIVA	GULNAC MICHAEL E
26452100000110000	C-1	1610		HDR:PLANTATION VIEW		CAPTIVA	MERISTAR PLANTATION SHOPPING
35452103000040000 2462100000120000	C-1 RS-2	1700 9100	11499 - 16791	ANDY ROSSE LN CAPTIVA DR		CAPTIVA	HOWEY CHARLES O TR ISLAND WATER ASSOC INC
35452103000510000	C-1	0	11536	ANDY ROSSE LN		CAPTIVA	DUGAN PROPERTY MANAGEMENT LLC
35452103000470000 35452103000040000	C-1 C-1	1100	11528	ANDY ROSSE LN ANDY ROSSE LN		CAPTIVA	STRATOS CONSTANTINE S
35452101000000100	RM-2	2010 3900	11401	CAPTIVA DR		CAPTIVA	MCCARTHYS MARINA INC JENSEN BETTY J TR
35452103000370000	G-1	3900	11508	ANDY ROSSE LN		CAPTIVA	STILWELL MANAGEMENT LLC
354521040000200A0	RM-2 RM	3900 8600	15951	CAPTIVA DR ACCESS UNDETERMINED		CAPTIVA	ROCHESTER RESORTS INC
27452103000010000 35452100000070000	C-1	2100	15183	CAPTIVA DR		CAPTIVA	LEE COUNTY BIERI ANDREAS TR
35452103000310000	CPD	2100	15050	CAPTIVA DR		CAPTIVA	CAPTIVA LTD
26452103000760000 22452100000050000	RM-2 RM-2	9100	14981	CAPTIVA DR ACCESS UNDETERMINED		CAPTIVA	CAPTIVA FIRE CONTROL DIST AQUASOURCE UTILITY INC
2245210000005001A		9100		ACCESS UNDETERMINED		CAPTIVA	ISLAND WATER ASSOCIATION INC
26452100000070000	TFC2	0	11450	DICKEY LN		CAPTIVA	OBRIEN JOSEPH D JR 50% INT +
22452100000060000 26452103000590000	RM-2 RM-2	120	949 11421	SS PLANTATION FID DICKEY LN		CAPTIVA	SUAREZ NANCY E DAVIS DAVID O + AGNES T
034621010000A009D	RM-2	121	16181	CAPTIVA DR		CAPTIVA	BRUNING CHARLES II TR +
22452102000040000 264521220000H0260			606 1426	MARINA VILLAS BEACH COTTAGES		CAPTIVA	JORDEN EDWIN W JR + SUZANNE M CURRIE SUSAN K
35452109000001000			11532	ANDY ROSSE LN	103	CAPTIVA	DRUMS JUNGLE
26452102000020300		100	- Lee	ACCESS UNDETERMINED		CAPTIVA	RAUSCHENBERG ROBERT M TR
22452123000001600 264521260000D2050			2325	BEACH VILLAS		CAPTIVA	YEAGER FRED M + DORIS A +
22452101000000100	RM-2	120	1111	SCHEFFLERA CT		CAPTIVA	JACOBS SETH 20% INT ETAL
26452102000020100	TFC2	100	11542	LAIKA LN		CAPTIVA	PYLE NATHALIE CLARK
26452102000030200 35452103000460000	C-2	100 1700	11520 11526	WIGHTMAN LN ANDY ROSSE LN		CAPTIVA	HOUSTON JAMES G DAVIS DAVID O + AGNES T
35452104000020000	RM-2	3900	15951	CAPTIVA DR		CAPTIVA -	ROCHESTER RESORTS INC
26452101000030000 35452103000290000	C-1 C-1	1000 3900	14804 11509	CAPTIVA DR ANDY ROSSE LN	CAPTIVA	CAPTIVA	SHIRLEYS PARCEL CO STILWELL MANAGEMENT LLC
35452100000020000	TFC2	7100	11580	CHAPIN LN	CAPTIVA		THE SEA CAPTIVA
264521270000A3050			3135	TENNIS VILLAS		CAPTIVA	LAWTON RHOADES + LINDA J
264521290000F3040 264521300000B3090			2534 5317	BEACH VILLAS BAYSIDE VILLAS	18	CAPTIVA	SJOGREN ROBERT W JR TR 50% + SZETO MICHAEL W
26452130050002120			4224	BAYSIOE VILLAS		CAPTIVA	BUSSA MICHAEL J + DEMSE W
264521300000B2160 354521080000A2020			5232 15123	GAPTIVA DR 202		CAPTIVA	ROSE JOHN K +
26452102000030400	TFC2	100	11541	LAIKA LN		CAPTIVA	HV REAL ESTATE CORP
2245210000006016B	RM-2	120	921	SS PLANTATION RD		CAPTIVA	CAPTIVA TRUST COMPANY LTD TR
27452101000000000 264521260000D1040	RM-2	120	1131 2314 :	LONGIFOLIA CT BEACH VILLAS		CAPTIVA	CAPTIVA PROPERTIES LP WIGAL W C + ANITA J
264521300000A2010			5202	BAYSIDE VILLAS		CAPTIVA	BEST WILLIAM R + RUTH J
26452102000030300	C-1	100	11505	CAPTIVA DR		CAPTIVA	SZUMIGATA JOHN + DOROTHY
2462100000080010 034621010000B0030	RS-2 RS-2	121 120	16727 16213	CAPTIVA DR		CAPTIVA	MC CLELLAN WILLIAM + MARY BETH JECKERING REAL ESTATE LLC
11462100000170000	C-1	121	17181	CAPTIVA DR		CAPTIVA	SAVAGE PAUL +
27452103000020000 11462100000170100	RM RSC2	9540 120	14700 17030	CAPTIVA DR CAPTIVA DR		CAPTIVA	UNDERWOOD W ALLEN TR YARBOROUGH GARLAND + LINDA TR
26452120000000300		400	32	BEACH HOMES		CAPTIVA	BENTELE RAYMOND F TR
35452100000050500	RPD	100	55	SANDPIPER CT		CAPTIVA	THOMAS GARY P + MARY G
35452100000070100 264521280000E2010	TFC2	7700	11550 2421	CHAPIN LN BEACH VILLAS		CAPTIVA	CAPTIVA CIVIC ASSOC INC DARLING WILLIAM A
264521300000C3090		264	4317	BAYSIDE VILLAS	18	CAPTIVA	HELLINGS BRIAN A + ANN
26452120000000300 0346210000005001B	RS-2	400 120	31 16488	BEACH HOMES CAPTIVA DR		CAPTIVA	4TK PARTNERSHIP RECKER BROOKE E
034621020000A0060	RS-2	121	16297	CAPTIVA DR		CAPTIVA	HENDERSON BETTY J TR
26452103000730000	RM-2	800	14970	BINDER DR		CAPTIVA	NELSON DAVID WALLACE +
354521120000B0000 3462100000170020	RS-2	0	15067 16670	CAPTIVA DR 2 CAPTIVA DR		CAPTIVA	NIESEL CHESTER A + NANCY S GEORGE DAVID A + VERNA M
35452100000050200	RPD	100	27	URCHIN CT		CAPTIVA	GIANFRANCESCHI G R + HELENE
35452101000000000 264521260000C2020	TFC2	120	15146	WILES DR BEACH VILLAS		CAPTIVA	BLUVAS PETER JAN + PATRICIA E EDSON DANIEL C + T/C
264521200000000100		400	2222 13	BEACH HOMES		CAPTIVA	HORSESHOE RIDGE PARTNERS LLC
22452102000030000			707	MARINA VILLAS		CAPTIVA	CAREY JACK +
264521230000A2120 264521280000E3020			2032 2432	BEACH VILLAS BEACH VILLAS		CAPTIVA	HALLORAN KATHLEEN A TR + SOUTHWESTERN LAND CO INC
22452123000001600			1609	LANDS END VILLAGE		CAPTIVA	SHERMAN DONALD A + JOAN A
264521230000B1080		- 040	2118	BEACH VILLAS		CAPTIVA	REISBERG FAMILY LMTD PTNSP
3462100000210010 26452102000040100	RS-2 TFC2	120 100	16778 11539	CAPTIVA DR WIGHTMAN LN		CAPTIVA	CHERBONNIER ADELAIDE TR KOURY PETER L
35452104000000100	TFC2	120	15831	CAPTIVA DR		CAPTIVA	MEAD WALTER L JR + EMILY C
3462100000050090 35452103000180000	RSC2	121 100	16475 11531	CAPTIVA DR ANDY ROSSE LN		CAPTIVA	RECKER BROOKE E
224521110000100A0		900	1317	SS PLANTATION RD		CAPTIVA	MONROE FAMILY ENTERPRISES LTD SOUTH SEAS CLUB
22452123000001600			1627	LANDS END VILLAGE		CAPTIVA	BECKER MICHAEL K +
264521300000B1140 2462100000130000	RS-2	121	5128 16825	BAYSIDE VILLAS CAPTIVA DR		CAPTIVA	GOODE JAMES R + KAREN E WATTS DAVID B + LINDA R H/W
264521300000B3180	1.00.2		5335	BAYSIDE VILLAS	36	CAPTIVA	POWERS RICHARD W + MARILYN B
354521060000000C0	C4	400	15631	CAPTIVA DR		CAPTIVA	ARMENIA JOHN + LUCY
11460100000170000	C1	120	17141	CAPTIVA DR		CAPTIVA	MOBED DARAYES + GOHER D
11462100000170200 35452100000050400	RPD	100	46	OSTER CT		CAPITON	DINA INUMAS S + SALLY A
	TFC2	120	15819 808	CAPTIVA DR MARINA VILLAS		CAPTIVA	DINA THOMAS S + SALLY A EUROPEAN REAL ESTATE INVEST OGILVIE R V + MARILYN J

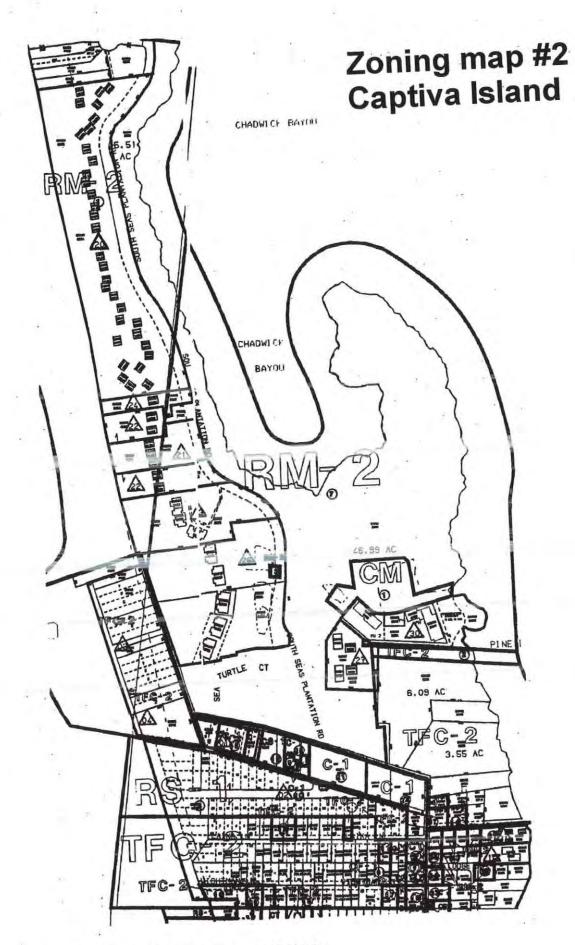
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1645 15000000000	22452123000001600			1665	LANDS END VILLAGE		CARTIVA	PROMN I MARRIOE K
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Model Mode		TFOO			BAYSIDE VILLAS	8	CAPTIVA	CREAMER FRANK G + KATHLEEN
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Medical Concession								CHAPEL BY THE SEA CAPTIVA
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The Company								
## 1985 131 1898 CAPTING OF MULAGE CAPTINA CAP	26452102000020100							DAVIS DAVID O + AGNES T
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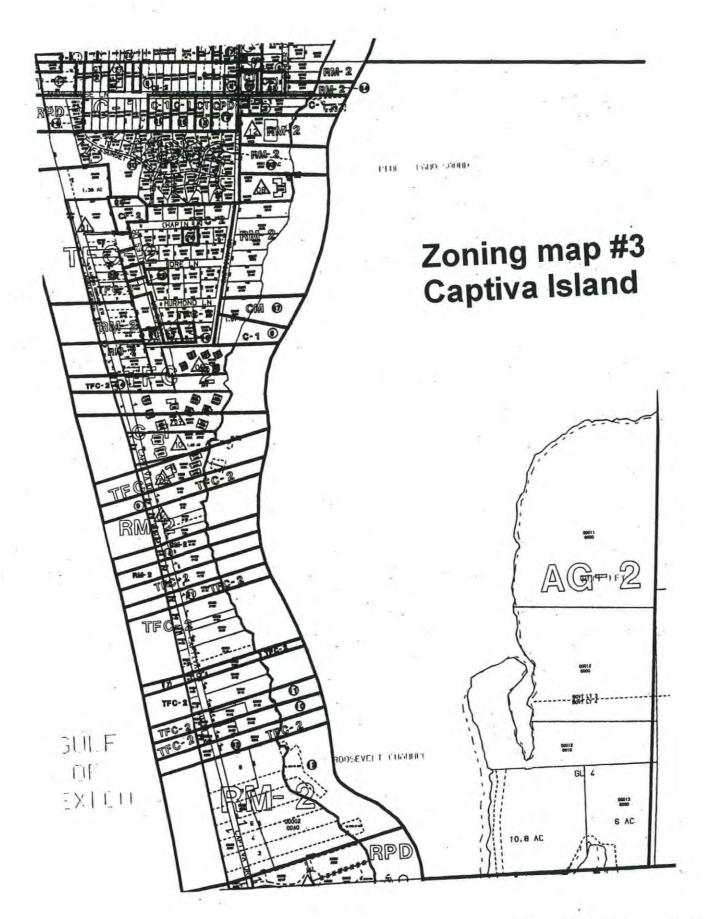
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1648 2117 1618 3217			CAPTIVA	MCCULLY THOMAS R + SUSAN C
2117 1618 3217			CAPTIVA	S C JOHNSON + SON INC
1618 3217	BEACH VILLAS		CAPTIVA	BARRY ALLEN G JR + SYLVIA S
	LANDS END VILLAGE		CAPTIVA	WALLACE DAVID H + DOLORES
4400	TENNIS VILLAS		CAPTIVA	MACDONALD ROBERT B + ARLENE S
1133	LONGIFOLIA CT		CAPTIVA	1133 LONGIFOLIA CT LLC
16167	CAPTIVA DR		CAPTIVA	CALE PROPERTIES LLLP
15123	CAPTIVA DR 201		CAPTIVA	MARESCA FRANK J 1/4 ETAL
		38		ALTAVILLA PHILLIP + SALLY
				PILON JEAN M TR +
				WEISS WALTER W & TERM
				MARTIGNAGO ALEX + TERRY
				DOHERTY DAVID W
				BUCKINGHAM PHILIP + NATALIE SAWYER CLAIRE F TR
				PERKINS HARRY L + JANICE L
				MATHIESON KENNETH J + PATRICIA
				CRIDER MICHAEL K+
4116	BAYSIDE VILLAS		CAPTIVA	MAGG KARL G TR
15411	CAPTIVA DR 9		CAPTIVA	BERGHOFF HERMAN J
1645	LANDS END VILLAGE		CAPTIVA	KISER EUGENIA C TR
15221	CAPTIVA DR		CAPTIVA	NEALON KEVIN J + LINDA TR
				15001 BINDER DRIVE LLC
				NYON CORPORATION
				WHEATON INVESTMENT COMPANY LLC
				ELDRIDGE HUNTINGTON JR TR +
				MILLS MATTHEW W + LEIGH ANN
				BUSSA MICHAEL J + DENISE W BRINSON M G + SIDNEY ANN
				MARTIN DENNIS A + ELIZABETH A
				BURGHER PETER H
				KORNDOERFER E G + KATHLEEN G
2514				BRANDT CHARLES H + PATRICIA A
2536	BEACH VILLAS		CAPTIVA	EASTON RICHARD W + THERESE L S
5218	BAYSIDE VILLAS		CAPTIVA	WELLER JEROME P + KATHLEEN W
2316	BEACH VILLAS		CAPTIVA	DEVUONO PATRICIA F TR
B10			CAPTIVA	CONSENTINO ROBERT H + VALARIE
				FOZO ELIZABETH J TR
				LIPKA NORMA RUTH TR
				BROUSTER THOMAS H + RUTH A
				UNITED TELEPHONE CO OF FL
				KANEB VIRGINIA M HUNTER JUDITH ANN H
				ANDERSEN CHRISTINE E 1/2 INT +
16560/562				MULLEN JAMES C + JUSTINE M
15291	CAPTIVA DR		CAPTIVA	BERNHARD PAUL J + YVONNE M
11515	LAIKA LN		CAPTIVA	PAWELEK MICHAEL + LAURA
16849	CAPTIVA DR		CAPTIVA	WOOD WILLIAM M + HELEN R
16706	CAPTIVA DR		CAPTIVA	HOWARD HOWELL H + MIMI F
16814			CAPTIVA	CAPTIVA BEACH PROPERTY LLC
2414	BEACH VILLAS		CAPTIVA	WIERSEMA STEVEN M + CHERYL L
3125				MCELROY CHARLES A TR
44504				PLANTATION DEV LTD 76.25% +
				WHITFIELD PHILIP L
				LYBROOK PHILIP H TR
				SCHLOSSMAN JOHN I TR
				LAWLER MICHAEL G + MICHELE H STEGMANN DENA L TR
				DUVAL FRANK E + JEANNINE F
				MONTIEL PETER J +SUSAN PURCELL
4305	BAYSIDE VILLAS	6		FRASCATI J MICHAEL +
11490				MILLER JOHN R JR + SUSAN F
11420	OLD LODGE LN			PEEL SHERRILL S
3124	TENNIS VILLAS		CAPTIVA	AMIRA CORPORATION
2523	BEACH VILLAS		CAPTIVA	GARLAND FLORENCE S
2616	BEACH VILLAS		CAPTIVA	BRIGHAM DAVID W + BARBARA G
4206	BAYSIDE VILLAS		CAPTIVA	FLINT JOHN M + CAROL L
25	BEACH HOMES		CAPTIVA	GULF BREEZE ASSOCIATES LMTD CO
17121	CAPTIVA DR		CAPTIVA	WILLIAMS THOMAS W
17078/80	CAPTIVA DR		CAPTIVA	CUTLER STEPHEN + SUE ELLEN
15041	CAPTIVA DR		CAPTIVA	MCCARTHYS MARINA INC
			CAPTIVA	HUMES ELMER C + SUZANNE M
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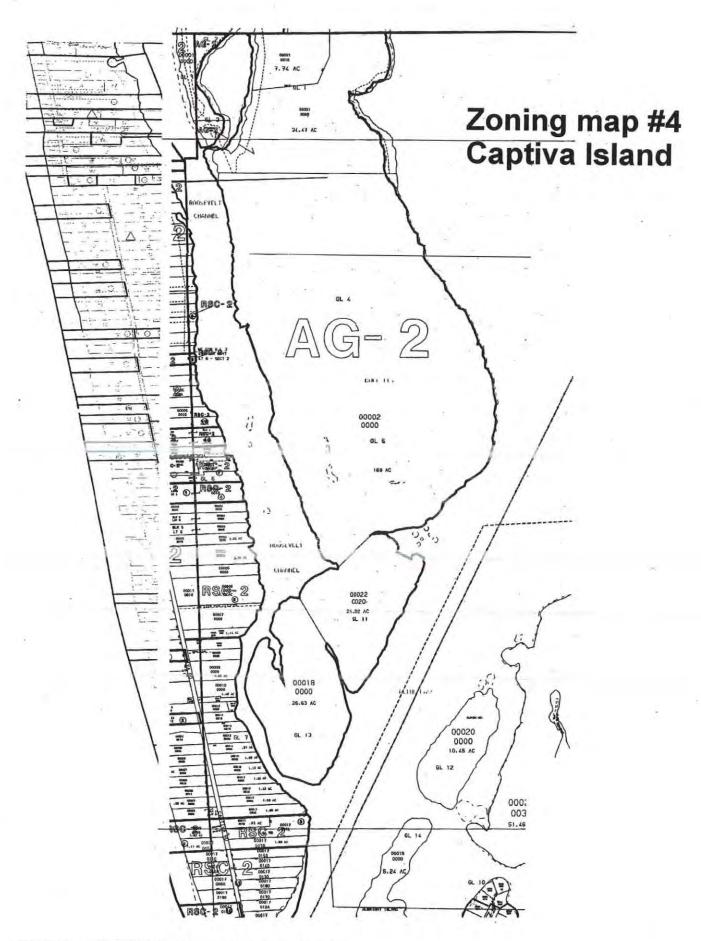
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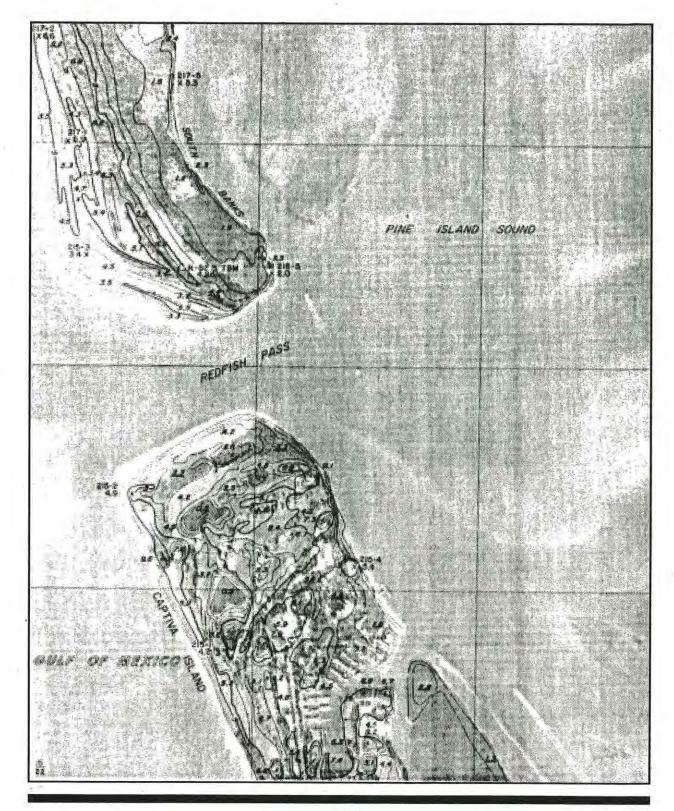




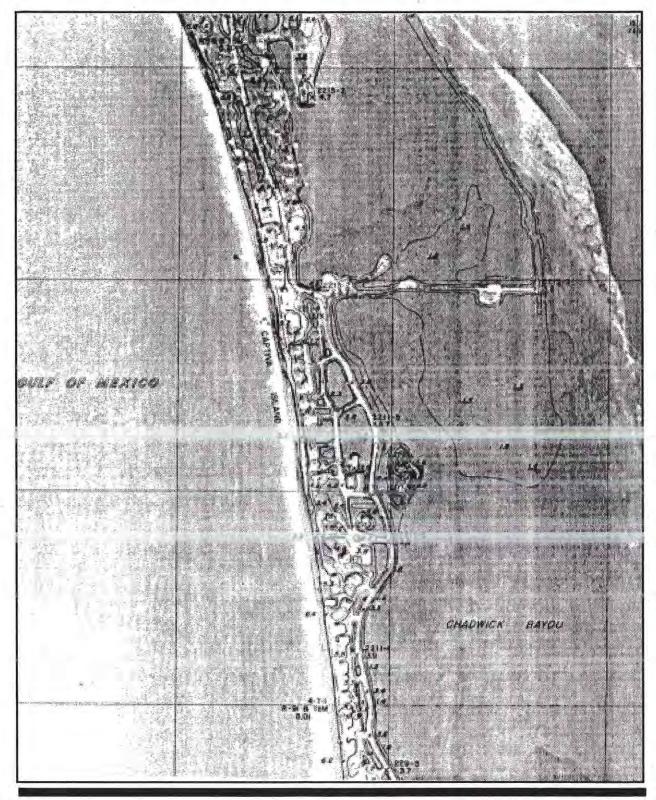




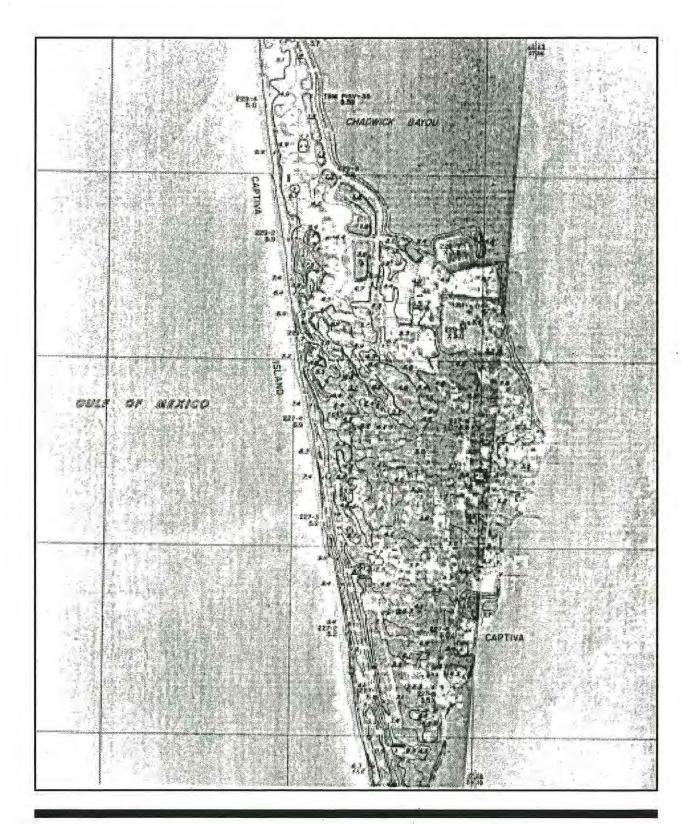
PAGE 84 — CAPTIVA COMMUNITY PANEL AMENDMENT



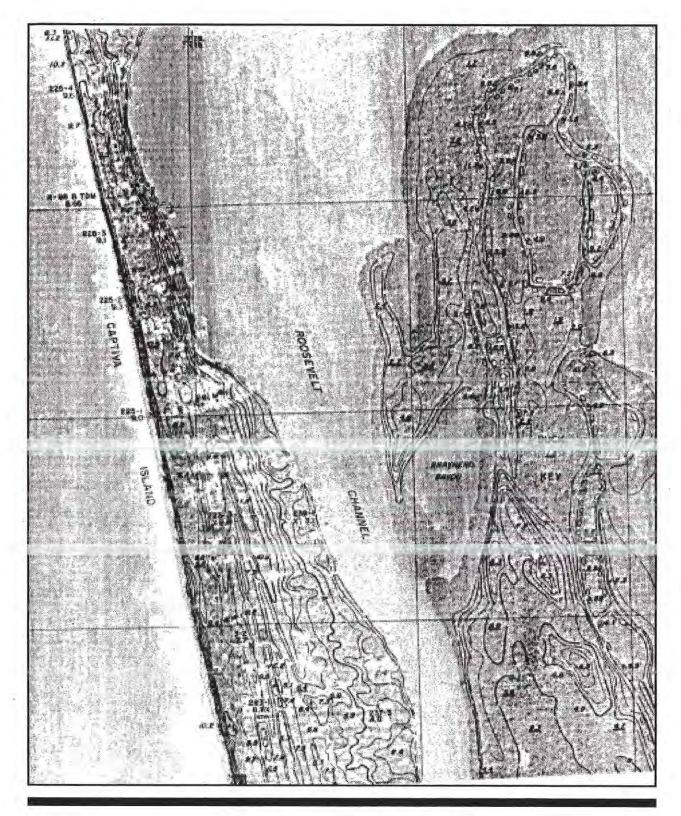
Topographic aerial #1 Captiva Island



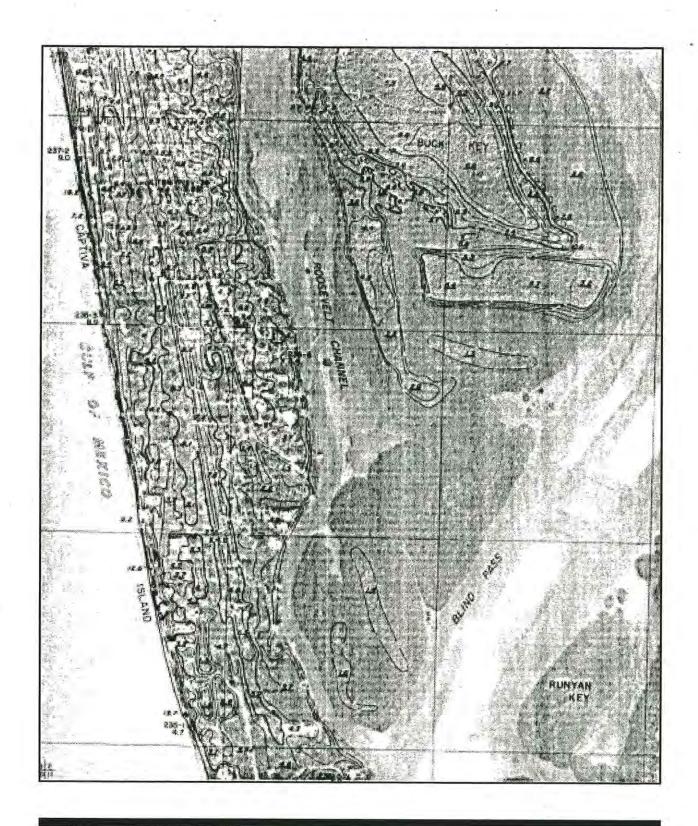
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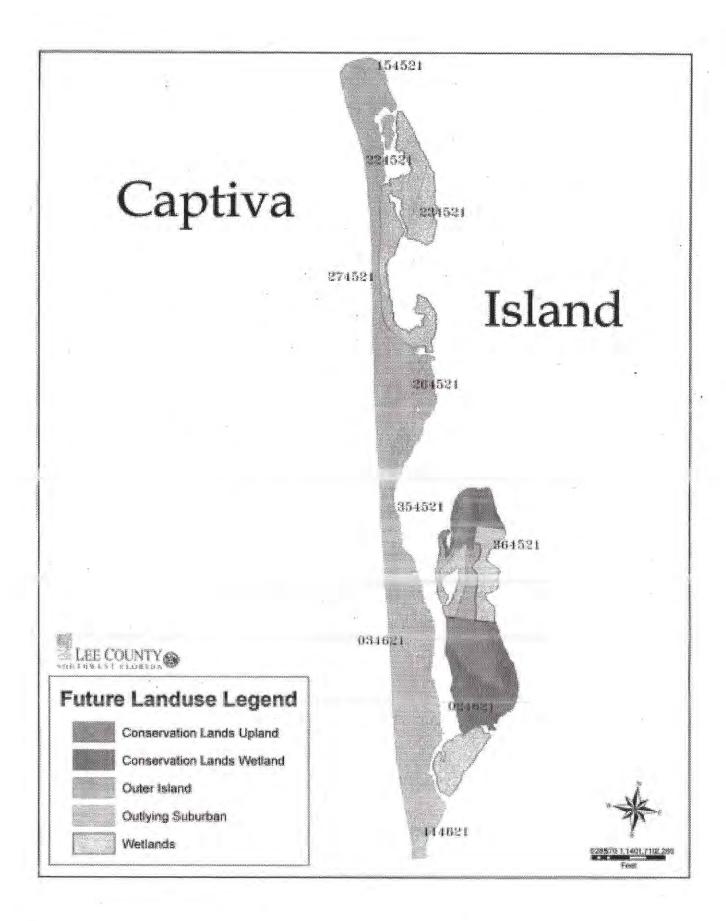
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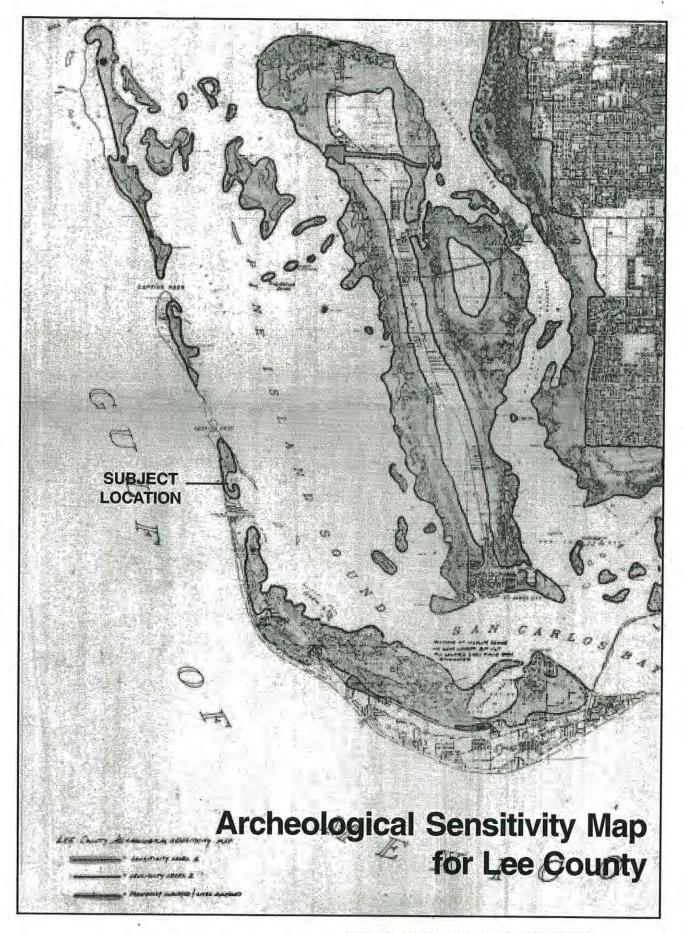


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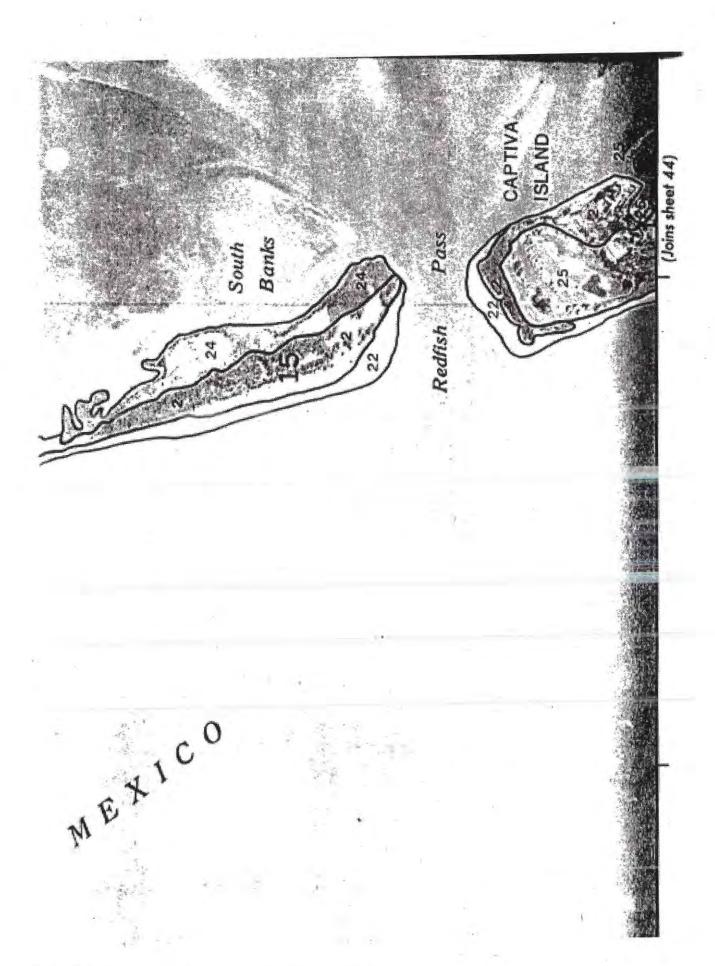
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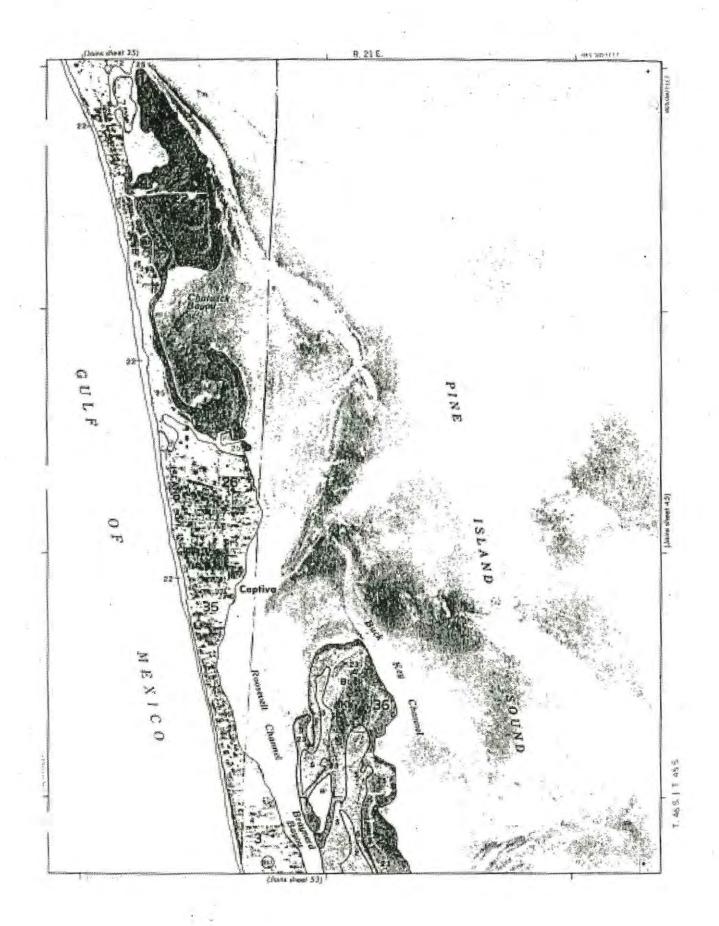


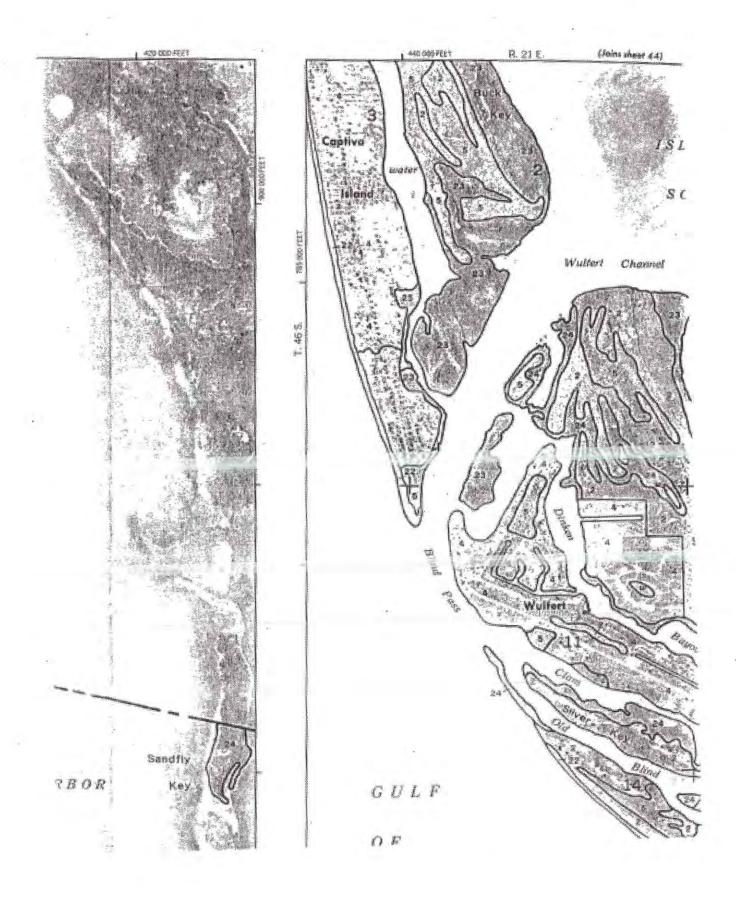


Captiva Island water system map PAGE 92 — CAPTIVA COMMUNITY PANEL AMENDMENT









SOIL LEGEND

SYMBOL	NAME
2	Canaveral fine sand
4	Canaveral-Urban Land complex
5	Captive fine send
6	Hallandele fine sand
7	Matlacha-Urban Land complex
8	Hallandale fine sand, tidal
9	EauGallie sand
10	Pompano fine sand
11	Myakka fine sand
12	Felds fine sand
13	Boca fine sand
14	Velkaria fine sand
15	Estero muck
16	Peckish mucky fine sand
17	Daytona sand
18	Matlacha gravelly fine sand, limestone substratum
19	Getor muck
20	Terra Ceia muck
22	Beaches
23	Wulfert muck
24	Kesson fine sand
25	St. Augustine sand, organic substratum-Urban land complex
26	Pineda fine sand
27	Pompano fine sand, depressional
28	Immokales sand
29	Punta fine sand
33	Oldsmar sand
34	Malaber fine sand
35	Wabasso sand
36	Immokelse-Urban land complex
37	Satellite fine sand
38	Isles fine send, slough
39	Isles fine sand, depressional
40	Anciote sand, depressional
41	Valkaria fine sand, depressional
42	Wabasso sand, firmestone substratum
43	Smyrna fine sand
44	Melaber fine send, depressional
45	Copeland sandy loam, depressional
48	St. Augustine sand
49	Felds fine sand, depressional
50	Oldsmar fine send, limestone substratum
51	Floridans sand, depressional
53	Myakka fine sand, depressional
55	Cace fine send
56	lales muck
57	Boca fine send, tidal
59	Urban land
61	Orsing line sand
62	Winder sand, depressional
63	Melabar fine sand, high
64	Hallandale-Urban land complex
66	Caloosa fine sand
67	Smyrna-Urban land complex
69	Matlacha gravelly fine sand
70	Heights fine sand
72	Bradenton fine sand
73	Pineda fine sand, depressional
74	Bocs fine send, slough
75	Hellandele fine send, slough
76	Electra fine sand
77	Pineda fine sand, limestone substratum
70	Objetion and

General Soil Map Units

The general soil map at the back of this publication shows broad areas that have a distinctive pattern of soils, relief, and drainage. Each map unit on the general soil map is a unique natural landscape. Typically, a map unit consists of one or more major soils and some minor soils. It is named for the major soils. The soils making up one unit can occur in other units but in a different pattern.

The general soil map can be used to compare the suitability of large areas for general land uses. Areas of suitable soils can be identified on the map. Likewise, areas where the soils are not suitable can be identified.

Because of its small scale, the map is not suitable for planning the management of a farm or field or for selecting a site for a road or building or other structure. The soils in any one map unit differ from place to place

lope, depth, drainage, and other characteristics that ...ect management.

The soils in the survey area vary widely in their suitability or potential for major land uses. Table 2 shows the extent of the map units shown on the general soil map. It lists the suitability or potential of each, in relation to that of the other map units, for major land uses and shows soil properties that limit use. Soil suitability ratings are based on the practices commonly used in the survey area to overcome soil limitations. These ratings reflect the ease of overcoming the limitations. They also reflect the problems that will persist even if such practices are used.

Each map unit is rated for community development, citrus, improved pasture, vegetables, and woodland. Community development includes residential and industrial uses. Citrus includes fruits that generally require intensive management. Improved pasture includes grasses grown for livestock grazing. The vegetable crops are those grown extensively in the survey area. Woodland refers to areas of native or introduced trees.

Soils of the Flatwoods and Sloughs

The five general soil map units in this group consist of nearly level, poorly drained soils on flatwoods. Some

Is in this unit are sandy to a depth of 80 inches, some are loamy at a depth of 20 to 40 inches, and some are loamy below a depth of 40 inches.

1. Immokalee-Pompano

Nearly level, poorly drained, deep soils that are sandy throughout; some have an organic-stained subsoil

This map unit occurs as five mapped areas. The largest is about 11 miles long and about 8 miles wide at the widest place. One of the other areas is about 5 1/2 miles long and about 2 miles wide at the widest place. These two areas are in the southeastern part of the county. Another mapped area is north of the San Carlos area. It is about 5 miles long and about 3 miles wide at the widest place. The other two mapped areas are in the western part of the county, south of the Caloosahatchee River. The areas are interspersed with depressions and marshes.

This map unit consists mainly of nearly level soils on flatwoods and in sloughs. The native vegetation is South Fiorida siash pine. The wetter areas have cypress. Sawpalmetto and pineland threeawn are common on the flatwoods (fig. 1). Maidencane is common in the sloughs.

This map unit makes up about 64,760 acres, or 13.0 percent of the land area of the county. It is about 30 percent Immokalee soils, 30 percent Pompano soils, and 40 percent soils of minor extent.

Immokalee soils are poorly drained. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand about 33 inches thick. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more.

Pompano soils are poorly drained and in the slough position. Typically, the surface layer is dark gray fine sand about 4 inches thick. The underlying sand layers extend to a depth of 80 inches or more and are light gray, very pale brown, and white.

Of minor extent in this map unit are Anclote, Valkaria, Oldsmar, Malabar, Pineda, Felda, Floridana, and Myakka soils.

The soils of this map unit are used mostly as cropland and rangeland. Some areas have been cleared and used for urban development.

2. Hallandale-Boca

Nearly level, poorly drained, shallow to moderately deep,



Figure 1.—An area of flatwoods on Immokalee sand. Pine, sawpalmetto, and several species of threeawn are the dominant vegetation.

sandy soils; some are sandy throughout and some have a loamy subsoil

This map unit occurs as six mapped areas. The largest, about 12 miles long and about 3 miles wide at the widest place, is in the west-central part of the county occupying areas along and northeast of U.S. Highway 41. Another mapped area is northeast of Estero and is about 3 miles long and 1 1/2 miles wide. A mapped area east of Estero is about 5 miles long and about 1 1/2 miles wide. Two mapped areas are south of Estero. The larger is about 6 miles long and 3 miles wide at the widest place, and the smaller is about 2 miles long and 3 miles wide. The areas are interspersed with depressions, sloughs, and drainageways.

This map unit consists mainly of nearly level soils on flatwoods. The native vegetation is South Florida slash pine. The wetter areas have cypress. Sawpalmetto and pineland threeawn are common on the flatwoods.

This map unit makes up about 43,550 acres, or 8.7 percent of the land area of the county. It is about 40 percent Hallandale soils, 30 percent Boca soils, and 30 percent soils of minor extent.

Hallandale soils are poorly drained. Typically, the surface layer is gray fine sand about 2 inches thick. The subsurface layer is light gray fine sand about 5 inches thick. The substratum is very pale brown fine sand about 5 inches thick. Hard, fractured limestone is at a depth of 12 inches.

Boca soils are poorly drained. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil is gray fine sandy loam with brownish yellow mottles and calcareous nodules. A layer of fractured limestone is at a depth of 30 inches.

Of minor extent in this map unit are Wabasso, Oldsmar. Felda, and Pineda soils.

The soils of this map unit are used mostly for urban development. The areas in sawpalmetto and South Florida slash pine are used as wildlife habitat.

3. Immokalee-Myakka

Nearly level, poorly drained, deep, sandy soils that have a sandy, organic-stained subsoil

This map unit occurs as five mapped areas. The largest, about 14 miles long and 2 miles wide at the widest place, is in the north-central part of the county along the Caloosahatchee River. Other large areas are on Pine Island, which is in the western part of the county, and in the Spring Creek area, which is in the southern part of the county. The mapped area on Pine Island is about 12 miles long and 2 miles wide at the widest place. The mapped area in the Spring Creek area is about 10 miles long and 3 miles wide at the widest place. The areas are interspersed with a few depressions, drainageways, and slightly higher ridges.

This map unit consists mainly of nearly level soils on flatwoods. The native vegetation is South Florida slash pine. The wetter areas have willow and cypress. Waxmyrtle, sawpalmetto, and pineland threeawn are common on the flatwoods.

This map unit makes up about 53,110 acres, or 10.7 percent of the land area of the county. It is about 40

rcent immokalee soils, 35 percent Myakka soils, and

percent soils of minor extent.
Immokalee soils are poorly dra

Immokalee soils are poorly drained. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand about 33 inches thick. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more.

Myakka soils are poorly drained. Typically, the surface layer is very dark gray fine sand about 3 inches thick. The subsurface layer is fine sand about 23 inches thick. The upper 3 inches is gray, and the lower 20 inches is light gray. The subsoil is fine sand to a depth of 80 inches or more. The upper 4 inches is black and firm; the next 5 inches is dark reddish brown and friable; the next 17 inches is black and firm; the next 11 inches is dark reddish brown and friable; and the lower 17 inches is mixed black and dark reddish brown and friable.

Of minor extent in this map unit are Orsino, Satellite, Smyrna, Punta, and Oldsmar soils.

The soils of this map unit are used mostly for urban development. Some areas remain in sawpalmetto and South Florida slash pine.

Oldsmar-Malabar-Immokalee

early level, poorly drained, deep, sandy soils; some have a sandy, organic-stained subsoil underlain by a

loamy subsoil, some have just a loamy subsoil, and some have just a sandy organic-stained subsoil

This map unit occurs as five mapped areas. The largest, about 13 miles long and about 12 miles wide at the widest place, is in the east-central part of the county. Another large area is north of the Caloosahatchee River in the northeastern part of the county. It is about 3 miles long and 16 miles wide. The three smaller mapped areas are scattered throughout the county. The mapped areas are interspersed with depressions and drainageways.

This map unit consists mainly of nearly level soils on flatwoods and in sloughs on the flatwoods. The native vegetation is South Florida slash pine. The wetter areas have cypress. Sawpalmetto and pineland threeawn are common on the flatwoods. Maidencane is common in the sloughs.

This map unit makes up about 109,582 acres, or 22.0 percent of the land area of the county. It is about 25 percent Oldsmar soils, 20 percent Malabar soils, 10 percent Immokalee soils, and 45 percent soils of minor extent.

Oldsmar soils are poorly drained. Typically, the surface layer is black fine sand about 3 inches thick. The subsurface layer is gray and light gray fine sand about 39 inches thick. The upper part of the subsoil is very dark gray fine sand about 5 inches thick. The lower part

of the subsoil is yellowish brown and mixed light brownish gray and brown sandy loam and fine sandy loam about 16 inches thick. Pale brown fine sand is below the subsoil and extends to a depth of 80 inches or more.

Malabar soils are poorly drained and in the slough position on the flatwoods. Typically, the surface layer is dark gray fine sand about 5 inches thick. The next 12 inches is light gray and very pale brown fine sand. Below this is a 16-inch layer of light yellowish brown fine sand with yellowish mottles and a 9-inch layer of brownish yellow fine sand. The subsoil is gray loamy fine sand about 9 inches thick with large yellowish brown mottles. The next 8 inches is gray fine sandy loam with large brownish yellow mottles. Below is light gray loamy fine sand with yellowish brown mottles to a depth of 80 inches or more.

Immokalee soils are poorly drained. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand to a depth of 69 inches. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand about 11 inches thick.

Of minor extent in this map unit are Pineda, EauGallie, Wabasso, Boca, Pompano, and Hallandale soils.

The soils of this map unit are used mostly as rangeland and wildlife habitat. Some areas have been cleared and are used for urban development.

5. Pineda-Boca-Wabasso

Nearly level, poorly drained, deep and moderately deep, sandy soils; some have a sandy subsoil, some have a loamy subsoil, and some have a sandy, organic-stained subsoil underlain by a loamy subsoil

This map unit occurs as three mapped areas. The largest is about 5 miles long and about 17 miles wide at the widest place. This area is in the northern part of the county on both sides of U.S. Highway 41. Another large area is in the northeastern part of the county. It is about 11 miles long and 7 miles wide at the widest place. One small area occurs southeast of Matlacha. It is about 2 miles long and 2 miles wide at the widest place. The mapped areas are interspersed with depressions.

This map unit consists mainly of nearly level soils on flatwoods and in sloughs. The native vegetation is South Florida slash pine. The wetter areas have cypress. Sawpalmetto and pineland threeawn are common on the flatwoods. Maidencane is common in the sloughs.

This map unit makes up about 79,300 acres, or 15.9 percent of the land area of the county. It is about 20 percent Pineda soils, 16 percent Boca soils, 15 percent Wabasso soils, and 49 percent soils of minor extent.

Pineda soils are poorly drained and in the slough position. Typically, the surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick and strong brown fine sand about 10 inches thick. Between the upper and lower parts of the subsoil is 7 inches of light gray fine sand with brownish yellow mottles. The lower part of the subsoil to a depth of 54 inches is light brownish gray fine sandy loam with light gray sandy intrusions. The substratum is light gray fine sand to a depth of 80 inches or more.

Boca soils are poorly drained. Typically, the surface layer is grayish brown fine sand about 3 inches thick. The subsurface layer is light gray and very pale brown fine sand about 30 inches thick. The subsoil is gray sandy clay loam with yellowish brown and brownish yellow mottles. Hard, fractured limestone bedrock is at a depth of 38 inches.

Wabasso soils are poorly drained. Typically, the surface layer is dark gray sand about 6 inches thick. The subsurface layer is sand to a depth of 24 inches. The upper 11 inches is light brownish gray with dark grayish brown stains along root channels, and the lower 7 inches is white with dark grayish brown stains. The subsoil is about 38 inches thick. The upper 4 inches is dark brown sand with few iron concretions. The next 8 inches is brownish yellow sandy clay loam with light brownish gray, light gray, and reddish brown mottles. The lower 26 inches is light gray sandy clay loam with

pale olive mottles and stains along root channels. Light gray fine sandy loam with olive mottles extends to a depth of 80 inches or more.

Of minor extent in this map unit are Malabar, Oldsmar, Hallandale, Felda, Copeland, and Chobee soils.

The soils of this map unit are used mostly for urban development. The uncleared areas are used as rangeland and wildlife habitat.

Soils of the Swamps and Sloughs

The one map unit in this group consists of nearly level, poorly drained soils. Some are moderately deep, loamy soils over limestone and others are loose sandy soil to a depth of 80 inches or more.

6. Isles-Boca-Pompano

Nearly level, poorly drained, deep and moderately deep, sandy soils; some have a loamy subsoil and some are sandy throughout

This map unit occurs as three mapped areas. The largest is about 8 miles long and about 5 miles wide. This area is in the southeastern part of the county. Another area occurs along the 6-mile cypress swamp, and the smallest is southeast of the 6-mile cypress area. The mapped areas are interspersed with slightly higher flatwoods.

This map unit consists mainly of nearly level soils in sloughs and depressions. The native vegetation consists of cypress in the depressions and South Florida slash pine, maidencane, and sparse sawpalmetto in the sloughs. Pineland threeawn is common on the higher positions in the sloughs.

This map unit makes up about 42,500 acres, or 8.5 percent of the land area of the county. It is about 20 percent Isles soils, 20 percent Boca soils, 15 percent Pompano soils, and 45 percent soils of minor extent.

Isles soils are poorly drained and are in the depressions. Typically, the surface layer is very dark gray fine sand about 5 inches thick. The subsurface layer is about 5 inches of light gray fine sand. Next is 11 inches of very pale brown fine sand with yellowish brown mottles. The subsoil is 26 inches of gray fine sandy loam with brownish yellow mottles and pockets of light brownish gray loamy sand. Limestone bedrock is at a depth of 47 inches.

Boca soils are poorly drained. Typically, the surface layer is grayish brown fine sand about 3 inches thick. The subsurface layer is light gray and very pale brown fine sand about 30 inches thick. The subsoil is gray sandy clay loam with yellowish brown and brownish yellow mottles. Hard, fractured limestone bedrock is at a depth of 38 inches.

Pompano soils are poorly drained and are in

Most improved grasses and clovers adapted to the area grow well on this soil if water is properly controlled. Pangolagrass, bahiagrass, and white clover grow well. Water control that maintains the water table near the surface prevents excessive oxidation of the organic horizons. Fertilizers high in potassium, phosphorus, and minor elements are needed. Grazing should be controlled to permit maximum yields.

This soil is not suitable for citrus.

This soil has moderate potential for desirable range plant production. The dominant forage is maidencane and cutgrass. Because the depth to the water table fluctuates throughout the year, a natural deferment from cattle grazing occurs. Although this rest period increases forage production, the periods of high water may reduce the grazing value of the site. This Gator soil is in the Fresh Water Marshes and Ponds range site.

This soil is not suitable for pine trees. It has severe limitations for urban and recreational development because of ponding.

This Gator soil is in capability subclass VIIw.

20—Terra Cela muck. This is a nearly level, very poorly drained organic soil on freshwater marsh areas. Slopes range from 0 to 1 percent.

Typically, the surface layer is black, well decomposed organic material about 8 inches thick. The underlying organic material extends to a depth of 53 inches. The upper 27 inches is black, well decomposed organic material. The next 18 inches is very dark grayish brown, well decomposed organic material. Mineral material extends to a depth of 80 inches or more. The upper 3 inches is black mucky fine sand. The next 3 inches is light brownish gray fine sand. The lower 21 inches is dark gray and gray fine sandy loam.

Included with this soil in mapping are Gator soils and areas of similar soils in which the organic material is less than 16 inches thick. Also included are small areas where the organic material is more than 80 inches thick. Included soils make up about 15 percent of any mapped area.

In most years, under natural conditions, the soil is covered with water for 3 to 6 months. The water table is 10 to 24 inches below the surface during extended dry periods.

The available water capacity is medium. Natural fertility is moderate. Permeability is rapid.

Natural vegetation consists of sawgrass, sand cordgrass, and waxmyrtle.

This soil is poorly suited to cultivated crops because of wetness. In its natural condition it is not suitable for cultivation, but with adequate water control it is well suited to most vegetable crops and sugar cane. A well designed and maintained water control system is needed. The water control system should remove excess water when crops are on the land and keep the soil saturated with water at all other times. Fertilizers that

contain phosphates, potash, and minor elements are needed. This soil needs high applications of lime. Watertolerant cover crops should be kept on the soil when it is not in use for row crops.

Most improved grasses and clovers adapted to the area grow well on this soil if water is properly controlled. High yields of pangolagrass, bahiagrass, and white clover can be grown. Water control that maintains the water table near the surface prevents excessive oxidation of the organic horizons. Fertilizers high in potash, phosphorus, and minor elements are needed. Grazing should be controlled to permit maximum yields.

This soil is not suitable for citrus.

This soil has moderate potential for desirable range plant production. The dominant forage is maidencane and cutgrass. Since the depth of the water table fluctuates throughout the year, a natural deferment from cattle grazing occurs. Although this rest period increases forage production, the periods of high water may reduce the grazing value of the site. This Terra Ceia soil is in the Fresh Water Marshes and Ponds range site.

This soil is not suitable for pine trees. It has severe limitations for urban development and recreational uses because of the ponding and high organic matter content.

This Terra Cela soil is in capability subclass Illiw.

22—Beaches. Beaches consist of narrow strips of nearly level, mixed sand and shell fragments along the Gulf of Mexico. These areas are covered with saltwater at daily high tides. The areas are subject to movement by the wind and tide and are bare of vegetation in most places. The only vegetation is salt-tolerant plants.

Beaches are geographically associated with Canaveral soils.

Beaches are used intensively for recreation during the entire year. Homes, condominiums, beach cottages, and motels have been built on the fringes of beaches in many places.

23—Wulfert muck. This is a nearly level, very poorly drained soil on broad tidal swamps. Slopes are smooth and range from 0 to 1 percent.

Typically, the surface layer is muck that is dark reddish brown to a depth of 12 inches and dark brown to a depth of 36 inches. Beneath the muck is gray fine sand with light gray streaks and about 10 percent shell fragments.

Included with this soil in mapping, and making up about 15 percent of the map unit, are small areas of Kesson soils and soils similar to Wulfert soils but with limestone at a depth of 20 to 40 inches.

The water table fluctuates with the tide. Areas are subject to tidal flooding.

The available water capacity is high in the organic horizons and low in the horizons below. Natural fertility is medium. Permeability is rapid.

Natural vegetation consists of American mangrove, ck mangrove, and needlegrass.

This soil has moderate potential for range plant production. Saltwater marshes are on level sites where tidal flow of saltwater and brackish water have a significant effect on plant composition. When in good or excellent condition, the saltwater marsh is dominated by smooth cordgrass, marshhay cordgrass, seashore saltgrass, and numerous other grasses and forbs. These grasses and forbs provide high levels of palatable forage for livestock grazing. Good grazing and burning management is required to maintain these sites in their most desirable condition. This Wulfert soil is in the Salt Water Marsh range site.

This soil has severe limitations for urban development and recreational uses. It is not suitable for cultivated crops, pasture grasses, citrus, or woodland. The flood hazard and high salt and sulfur content are limitations to these uses.

This soil is in capability subclass VIIIw.

24-Kesson fine sand. This is a nearly level, very poorly drained soil in broad tidal swamps. Areas are subject to tidal flooding. Slopes are smooth and range from 0 to 1 percent.

Typically, the surface layer is about 6 inches of sand that contains shell fragments. The underlying layers are fine sand that contains shell fragments, and they extend

a depth of 80 inches or more. The upper 4 inches is e brown, the next 3 inches is light brownish gray, the next 25 inches is light gray with dark gray streaks, and the lower 42 inches is white.

Included with this soil in mapping are areas of Captiva and Wulfert soils and soils that have organic surface layers. Also included are soils that have loamy material throughout. Included soils make up about 10 to 15 percent of any mapped area.

The water table fluctuates with the tide.

The available water capacity is low. Natural fertility is low. Permeability is moderately rapid or rapid.

Natural vegetation consists of black mangrove, batis,

oxeye daisy, and American mangrove.

This soil has severe limitations for urban development, and it is poorly suited for cultivated crops, pasture grasses, citrus, and woodland because of the flood hazard and high salt and sulfur content.

This Kesson soil is in capability subclass VIIIw.

25-St. Augustine sand, organic substratum-Urban land complex. This map unit consists of nearly level St. Augustine sand, organic substratum, and areas of Urban land. The areas of the St. Augustine soil and of Urban land are so intermingled that it was not practical to map them separately at the scale used for mapping. The mapped areas range from about 10 to 100 acres.

About 50 to 65 percent of each mapped area is St. gustine sand, organic substratum, and about 20 to 35 percent is Urban land that is covered by houses and other buildings and streets and other forms of pavement. The remainder of the mapped area consists of canals.

The St. Augustine soil is in marshes and mangrove swamps. It consists of gray to pale brown sand, with about 25 percent multicolored shell fragments, overlying organic layers. Slopes are smooth to slightly convex and range from 0 to 2 percent.

St. Augustine sand, organic substratum, does not have an orderly sequence of soil layers in the fill material above the organic substratum. The layers are a variable mixture of sands and multicolored shell fragments. Thickness of the fill material ranges from about 26 to 68 inches. Typically, the material is about 51 inches of mixed dark gray, dark grayish brown, grayish brown, and gray sand and about 25 percent multicolored shell fragments. Below that, to a depth of 80 inches or more, there is dark reddish brown compressed muck.

Included in this complex are small areas of Kesson soils and areas where the fill material is less than 20 inches thick over the organic substratum. Also included are areas where the fill material is high in salt content or contains fragments of a former subsoil. In several included areas there are no buildings or other urban structures. Inclusions make up less than 15 percent of most mapped areas.

The depth to the water table varies with the amount of fill material and the extent of artificial drainage within any mapped area. However, in most years, the water table is 24 to 48 inches below the surface of the fill material for 2 to 4 months. It is below a depth of 48 inches during extended dry periods.

The available water capacity is low in the fill material and high in the underlying organic material. Permeability is estimated to be rapid. Natural fertility is low.

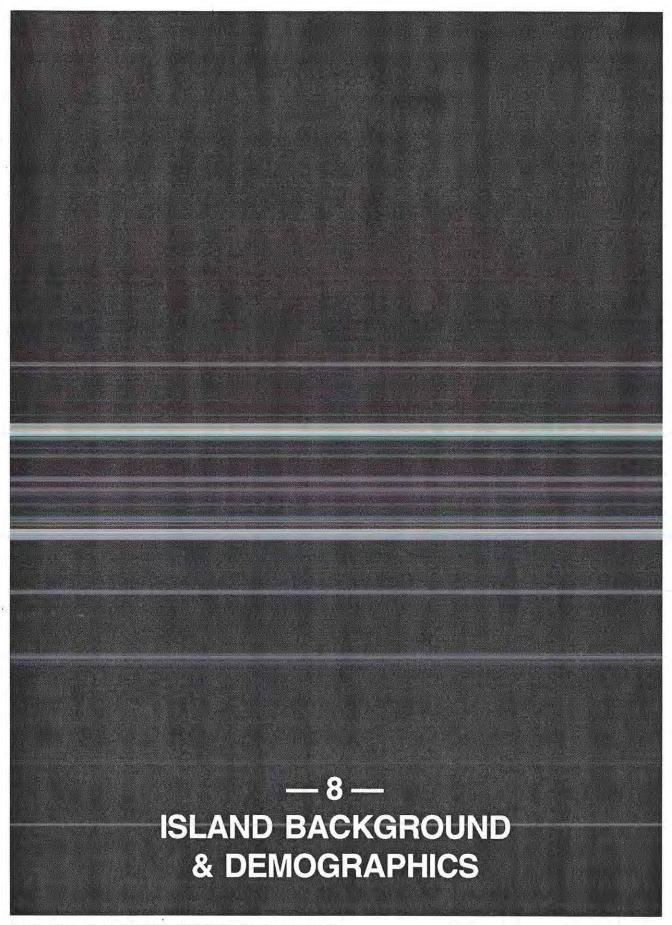
Most of the natural vegetation has been removed. There are scattered weeds in vacant lots. The soil is poorly suited to most plants unless topsoil is spread over the surface to make a suitable root zone.

The soil has severe limitations for most kinds of community development and related uses. The underlying organic material can cause subsidence problems. The rapid permeability and high water table could cause pollution of canals or ground water in areas with septic tank absorption fields.

This complex was not assigned to a capability subclass.

26-Pineda fine sand. This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent.

Typically, the surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next 10 inches is strong brown fine sand. The next 6 inches is yellowish brown fine sand. The next 7 inches is



Planning Community of Captiva

Year	Population
1998	771
1999	823
2020*	862

Residential use by		Acreage	
future land use category	Allocation for 2020	Existing	Available
Outlying suburban (OS)	425	405.02	29.97
Public facilities (PF)	1	1.13	-0.13
Outer islands (OI)	172	116.26	55.74
Total residential	608	522.42	85.58

		Acreage	81.4	
Other uses	Allocation for 2020	Existing	Available	
Commercial	112	103.94	8.06	
Industrial	0	0	0	

SOURCE: Lee County Department of Community Development Web site.

<u>DP-1. Profile of General Demographic Characteristics: 2000</u>
Data Set: <u>Census 2000 Summary File 1 (SF 1) 100-Percent Data</u>
Geographic Area: Captiva CDP, Florida

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see http://factfinder.census.gov/home/en/datanotes/expsf1u.htm.

Subject	Number	Percei	
Total population	379	100.	
SEX AND AGE		100,	
Male	186	49.	
Fémale	193	50.9	
Under 5 years	7	1.8	
5 to 9 years	В	2.1	
10 to 14 years	8	2.1	
15 to 19 years	9	2.4	
20 to 24 years	3	3.0	
25 to 34 years	17	4.5	
35 to 44 years	37	9.8	
45 to 54 years	69	18.2	
55 to 59 years	51	13.5	
60 to 64 years	47	12.4	
65 to 74 years	74	19.5	
75 to 84 years	36	9.5	
85 years and over	13	3.4	
Median age (years)	58.0	(X)	
18 years and over	348	91.8	
Male	171	45.1	
Female	177	46.7	
21 years and over	346	91.3	
62 years and over	156	41.2	
65 years and over	123	32,5	
Male Female	59 64	15.6 16.9	
RACE			
One race	377	99.5	
White	373	98.4	
Black or African American	0	0.0	
American Indian and Alaska Native	0	0.0	
Asian	3	0.8	
Asian Indian	0	0.0	
Chinese	0	0.0	
Filipino	3	0.8	
Japanese	0	0.0	
Korean	0	0.0	
Vietnamese	0	0.0	
Other Asian 1	0	0.0	
Native Hawaiian and Other Pacific Islander	0	0.0	
Native Hawaiian	0	0.0	
Guamanian or Chamorro	0	0.0	
Samoan Other Pagific Islander 2	0	0.0	
Other Pacific Islander ²	0	0.0	
Some other race Two or more races	1 2	0.3	
TWO OF HIGHE INCIDES	4	0.5	
Race alone or in combination with one or more other races ³			
White	375	98.9	

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Subject	Number	Percen
Black or African American	0	0.
American Indian and Alaska Native	1	0.
Asian	3	0.
Native Hawaiian and Other Pacific Islander	0	0.
Some other race	2	0,
HISPANIC OR LATINO AND RACE		
Total population	379	100.
Hispanic or Latino (of any race)	3	0.
Mexican	1	0.3
Puerto Rican	1	0.3
Cuban	0	0.
Other Hispanic or Latino	1	0.
Not Hispanic or Latino	376	99.
White alone	371	97.9
RELATIONSHIP		
Total population	379	100.0
In households	379	100.0
Householder	194	51.2
Spouse	124	32.7
Child	33	8.7
Own child under 18 years	26	6.9
Other relatives	7	1.8
Under 18 years	1	0.3
Nonrelatives	21	5.5
Unmarried partner	11	2.9
In group quarters	0	0.0
Institutionalized population	0	0.0
Noninstitutionalized population	0	0.0
HOUSEHOLDS BY TYPE		
Total households	194	100.0
Family households (families)	131	67.5
With own children under 18 years	20	10.3
Married-couple family	124	63.9
With own children under 18 years	14	7.2
Female householder, no husband present	3	1.5
With own children under 18 years	2	1.0
Nonfamily households	63	32.5
Householder living alone	49	25.3
Householder 65 years and over	23	11.9
Households with individuals under 18 years	23	11.9
Households with Individuals 65 years and over	80	41.2
Average hausehold elze	4.05	
Average household size Average family size	1.95 2.25	(X
	2007	
HOUSING OCCUPANCY		
Total housing units	1,150	100.0
Occupied housing units	194	16.9
Vacant housing units	956	83.1
For seasonal, recreational, or occasional use	616	53.6
Homeowner vacancy rate (percent)	1.3	(X)
Rental vacancy rate (percent)	76.6	(X)
HOUSING TENURE		
Occupied housing units	194	100.0
Owner-occupied housing units	155	79.9
Renter-occupied housing units	39	20.1
Subject	Number	Percent
Average beyonded elter of every account of the		
Average household size of owner-occupied unit Average household size of renter-occupied unit	1.96	(X)
Average nodaenoju size or renter-occupied unit	1.92	(X)

(X) Not applicable

1 Other Asian alone, or two or more Asian categories.

2 Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3 In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

CAPTIVA COMMUNITY PANEL AMENDMENT — PAGE 107

QT-H1. General Housing Characteristics: 2000
Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data
Geographic Area: Captiva CDP, Florida

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see http://factfinder.census.gov/home/en/datanotes/expsf1u.htm.

Subject	Number	Percent	
OCCUPANCY STATUS			
Total housing units	1,150	100,0	
Occupied housing units	194	16.9	
Vacant housing units	956	83.1	
TENURE			
Occupied housing units	194	100.0	
Owner-occupied housing units	155	79.9	
Renter-occupied housing units	39	20.1	
VACANCY STATUS			
Vacant housing units	956	100.0	
For rent .	128	13.4	
For sale only	2	0.2	
Rented or sold, not occupied	197	20.6	
For seasonal, recreational, or occasional use	616	64.4	
For migratory workers	1	0.1	
Other vacant	12	1.3	
RACE OF HOUSEHOLDER			
Occupied housing units	194	100.0	
One race	193	99.5	
White	191	98.5	
Black or African American	0	0.0	
American Indian and Alaska Native	0	0.0	
Asian	2	1.0	
Native Hawalian and Other Pacific Islander	0	0.0	
Some other race			
Two or more races		0.5	
HISPANIC OR LATINO HOUSEHOLDER AND RACE OF HOUSEHOLDER	ж	u u	
Occupied housing units	194	100.0	
Hispanic or Latino (of any race)	100	0.5 99.5	
Not Hispanic or Latino	193	The second secon	
White alone	191	98.5	
AGE OF HOUSEHOLDER			
Occupied housing units	194	100.0	
15 to 24 years	0	0.0	
25 to 34 years	6	3.1	
35 to 44 years	16	8.2	
45 to 54 years	37	19.1	
55 to 64 years	57	29.4	
65 years and over	78	40.2	
65 to 74 years	45	23.2	
75 to 84 years	24	12.4	
85 years and over	9	4.6	

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H3, H4, H5, H6, H7, and H16.

QT-H2. Tenure, Household Size, and Age of Householder: 2000 Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data Geographic Area: Captiva CDP, Florida

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see http://factfinder.census.gov/home/en/datanotes/expsf1u.htm.

Subject	Number	Percen	
TENURE			
Occupied housing units	194	100.0	
Owner-occupied housing units	155	79.9	
Renter-occupied housing units	39	20,1	
TENURE BY HOUSEHOLD SIZE			
Owner-occupied housing units	165	100.0	
1-person household	36	23.2	
2-person household	100	64.5	
3-person household	13	8.4	
4-person household	4	2.6	
5-person household	1	0.6	
6-person household	0	0.0	
7-or-more-person household	1	0.6	
Renter-occupied housing units	39	100.0	
1-person household	13	33,3	
2-person household	19	48.7	
3-person household	4	10.3	
4-person household	3	7.7	
5-person household	Ö	0.0	
6-person household	- 0	0.0	
7-or-more-person household	0	0.0	
TENURE BY AGE OF HOUSEHOLDER			
Owner-occupied housing units	155	100.0	
15 to 24 years	0	0.0	
25 to 34 years	1	0.6	
35 to 44 years	9	5.8	
45 to 54 years	25	16.1	
55 to 64 years	51	32.9	
65 years and over	69	44.5	
65 to 74 years	41	26.5	
75 to 84 years	21	13.5	
85 years and over	7	4.5	
Renter-occupied housing units	39	400.0	
15 to 24 years		100.0	
25 to 24 years	5	0.0	
35 to 44 years		12.8	
45 to 54 years	7	17.9	
55 to 64 years	12	30.8	
35 to 64 years 35 years and over	6	15.4	
65 to 74 years	9	23.1	
75 to 84 years	4	10.3	
	3	7.7 5.1	
85 years and over	2		

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H4, H15, and H16.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: Lee County, Florida

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percen	
Total population	440,888	100.0	HISPANIC OR LATINO AND RACE			
	4.00		Total population	440,888	100.0	
SEX AND AGE			Hispanic or Latino (of any race)	42.042	9.5	
Male	215.504	48.9	Mexican	16,055	3.6	
Female	225,384	51.1	Puerto Rican	11,738	2.7	
	TOTAL POWER		Cuban	2.848	0.6	
Under 5 years	22,970	5.2			2.6	
5 to 9 years	24,224	5.5	Other Hispanic or Latino	11,401		
10 to 14 years	25,034	5.7	Not Hispanic or Latino	398,846	90.8	
15 to 19 years	22,501	5.1	White alone	361,439	82.0	
20 to 24 years	18,816	4.3	RELATIONSHIP			
25 to 34 years	46,491	10.5				
	59,232	13.4	Total population	440,888	100.	
35 to 44 years			In households	435,271	98.	
45 to 54 years	54,833	12.4	Householder	188,599	42.8	
55 to 59 years	26,820	6.1	Spouse	104,693	23.	
60 to 64 years	27,856	6.3	Child	96,711	21.5	
65 to 74 years	60,563	13.7	Own child under 18 years	76,876	17.	
75 to 84 years	40,630	9.2	Other relatives	19,791	4.	
85 years and over	10,918	2.5	Under 18 years	6,984	1.0	
그렇다 하는 이 일을 살아서 가게 하면 하면 하는 것이 살아 먹었다.	12.5					
Median age (years)	45.2	(X)	Nonrelatives	25,477	5.0	
	222.255	35.	Unmarried partner	10,898	2.5	
18 years and over	354,500	80.4	In group quarters	5,617	1.3	
Male	170,928	38.8	Institutionalized population	4,188	0.	
Female	183,572	41.6	Noninstitutionalized population	1,429	0.3	
21 years and over	342,222	77.6		1000		
32 years and over	129,080	29.3	HOUSEHOLD BY TYPE			
35 years and over	112,111	25.4	Total households	188,599	100.0	
Male	52,000	11.8		127,611	67.7	
			Family households (families)			
Female	60,111	13.6	With own children under 18 years	42,240	22.4	
7.05			Manied-couple family	104,893	55.5	
RACE			With own children under 18 years	29,094	15.4	
One race	434,035	98.4	Female householder, no husband present	16,327	8.7	
White	386,598	87.7	With own children under 18 years	9,662	5.	
Black or African American	29,035	6.6	Nonfamily households	60,988	32.	
American Indian and Alaska Native	1,248	0.3	Householder living alone	48,600	25.	
Asian	3,400	0.8	Householder 65 years and over	24,706	13.	
Asian Indian	753	0.2	Troubbrief of your and start the	,,,,,,,,		
Chinese	588	0.1	Households with individuals under 18 years	46,816	24.	
Filipino	824	0.2	Households with individuals 65 years and over	74.765	39.6	
		17.2	The state of the s			
Japanese	153		Average household size	2.31	(X	
Korean	318	0.1	Average family size	2.73	(X	
Vietnamese	250	0.1				
Other Asian 1	514	0.1	HOUSING OCCUPANCY	100		
Native Hawaiian and Other Pacific Islander	209	-	Total housing units	245,405	100.0	
Native Hawailan	60	-		The Control of the Co	76.	
Guamanian or Chamorro	73		Occupied housing units	188,599	0.000	
Samoan	15		Vacant housing units	56,806	23.	
Other Pacific Islander 2	61		For seasonal, recreational, or	200 000		
	200000000000000000000000000000000000000	3.1	occasional use	39,502	16.	
Some other race	13,545	(700				
Two or more races	6,853	1.6		2.7	(X	
Race alone or in combination with one			Rental vacancy rate (percent)	15.2	(X	
or more other races; 3	100000000000000000000000000000000000000		HOUSING TENURE			
White	391,840	88.9	Occupied housing units	188,599	100.6	
Black or African American	31,155	7.1		144,245	-3000	
American Indian and Alaska Native	2,700	0.6	Owner-occupied housing units		76.	
Asian	4,519	1.0	Renter-occupied housing units	44,354	23.	
Native Hawaiian and Other Pacific Islander		10000	Average beneated size of surey against with	2.29	14	
	514	0.1	Average household size of owner-occupied units.		(X	
Some other race	17,363	3.9	Average household size of renter-occupied units.	2.38	(X	

⁻ Represents zero or rounds to zero. (X) Not applicable.

Other Asian alone, or two or more Asian categories.

Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

Source: U.S. Census Bureau, Census 2000.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

TREND PROFILE REPORT

p 27, 2001

PREPARED FOR:
Morris-Depew Associates, Inc.

Area: 33924



TREND PROFILE The Trend Profile Report identifies the demographic trends in your market area. This report provides a list of key demographic variables from the 1990 Census along with current-year estimates and five-year projections, displayed side by side for comparison.

Description	1990 Census	2000 Estimate	2005 Projection
Total Population	8	8	8
% White	100.0	100.0	100.0
% Black	0.0	0.0	0.0
% Asian	0.0	0.0	0.0
% Other	0.0	0.0	0.0
% Hispanic	0.0	0.0	0.0
Total Households	4	4	4
Household Population	8	8	8
Average Household Size	2.00	2.00	2.00
Household Income			
% \$0`-\$14,999	0.0	0.0	0.0
% \$15,000 - \$24,999	100.0	0.0	0.0
% \$25,000 - \$34,999	0.0	100.0	50.0
% \$35,000 - \$49,999	0.0	0.0	50.0
% \$50,000 - \$74,999	0.0	0.0	0.0
% \$75,000 - \$99,999	0.0	0.0	0.0
% \$100,000 - \$149,999	0.0	0.0	0.0
% \$150,000 +	0.0	0.0	0.0
Median Household Income	\$23,750	\$00.7E0	#25.000
Per Capita Income	\$6,333	\$28,750 \$14,375	\$35,000 \$17,500
Median Age Total Population	32.5	45.0	45.0
Median Age Female Population	45.0	62.6	62.6
Median Age Male Population	32.5	32.7	32.7

Account: Site: W06945 34030

TREND PROFILE REPORT PREPARED FOR:

p 27, 2001

Morris-Depew Associates, Inc.

Area: 33924

Description	1990 Census	2000 Estimate	2005 Projection
Total Population by Age	8	8	8
% 0 - 4	0.0	0.0	0.0
% 5 - 14	25.0	25.0	25.0
% 15 - 17	0.0	0.0	0.0
% 18 - 24	0.0	0.0	0.0
% 25 - 34	37.5	25.0	25.0
% 35 - 44			
% 45 - 54	0.0	0.0	0.0
% 55 - 64	0.0	0.0	0.0
	25.0	25.0	25.0
% 65 - 74	0.0	12.5	12.5
% 75 - 84	12.5	12.5	12.5
% 85 +	0.0	0.0	0.0
Female Population by Age	4	5	5
%0-4	0.0	0.0	0.0
% 5 - 14	25.0	20.0	20.0
% 15 - 17	0.0	0.0	0.0
% 18 - 24	0.0	0.0	0.0
% 25 - 34	25.0	20.0	20.0
% 35 - 44	0.0	0.0	0.0
% 45 - 54	0.0	0.0	0.0
% 55 - 64	25.0	20.0	20.0
% 65 - 74			
	0.0	20.0	20.0
% 75 - 84 % 85 +	25.0 0.0	20.0 0.0	20.0
Male Population by Age	4	3	3
% 0 - 4	0.0	0.0	0.0
% 5 - 14	25.0	33.3	33.3
% 15 - 17	0.0	0.0	0.0
% 18 - 24	0.0	0.0	0.0
% 25 - 34	50.0	33.3	33.3
% 35 - 44	0.0	0.0	0.0
% 45 - 54	0.0	0.0	0.0
% 55 - 64	25.0	33.3	33.3
% 65 - 74			
% 75 - 84	0.0	0.0	0.0
	0.0	0.0	0.0
% 85 +	0.0	0.0	0.0

Account: Site: W06945 34030

Demographic and Income Forecast PREPARED FOR:

p 27, 2001

Morris-Depew Associates, Inc.

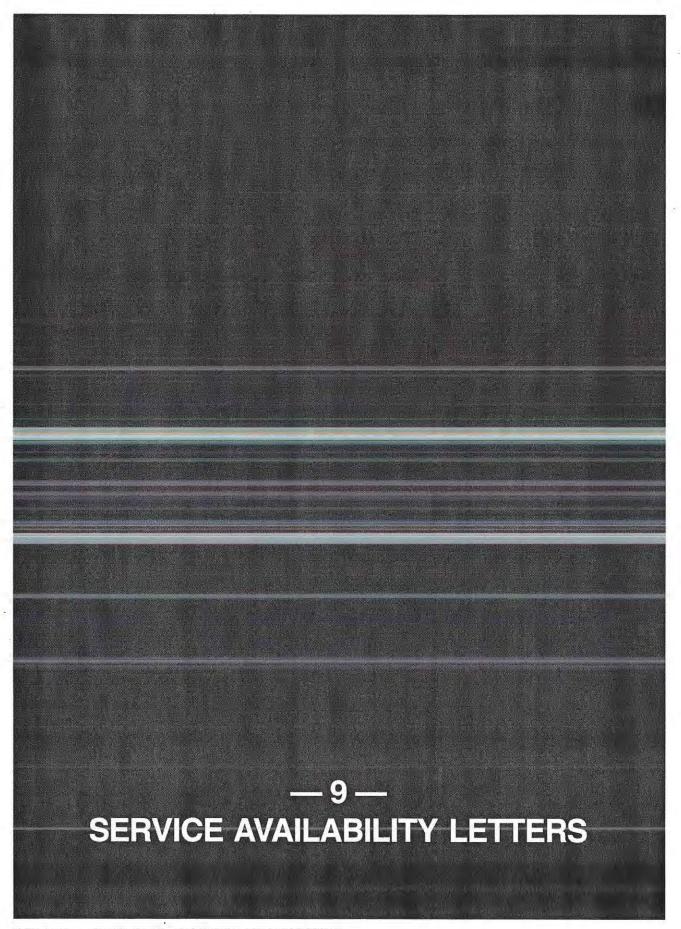
Area: 33924

Snapshot	19	90 Census	20	00 Update		- 1	2005 Forecas
Population		8		. 8			
Households		4		4			
Families		2		2			
Average Household Size		2.00		2.00			2.00
Owner-occupied HHs		2		0			
Renter-occupied HHs		2		0			
Median Household Income		23,750		28,750			35,000
Average Household Income		23,000		28,750			28,750
Per Capita Income		6,333		14,375			17,500
Median Age		32.5		45.0			45.0
	-						
Trends			Annual Percen	nt Change for 2	000-2005		
Population		Area					Nationa
Households			2.5				0.88%
Families							1.04%
Owner HHs							0.74%
							1.41%
Per Capita Income							4.57%
	1990	Census	2000	Update	,	1005 F	orecast
louseholds by Income	Number	Percent	Number	Percent	Nurr		Percen
< \$15,000	0	0.0%	. 0	0.0%	14411	0	0.0%
\$15,000 - \$24,999	2	100.0%	0	0.0%		0	0.0%
\$25,000 - \$34,999	ō	0.0%	4	100.0%		2	50.0%
\$35,000 - \$49,999	ŏ	0.0%	ō	0.0%		2	50.0%
\$50,000 - \$74,999	o o	0.0%	0	0.0%		0	0.0%
\$75,000 - \$99,999	ő	0.0%	ő	0.0%		Ö	0.0%
\$100,000 - \$149,999	ŏ	0.0%	ő	0.0%		Ö	0.0%
\$150,000+	Ö	0.0%	o ·	0.0%		0	0.0%
Population by Age							
< 5	0	0.0%	0	0.0%		0	0.0%
5 - 14	2	25.0%	2	25.0%			25.0%
15 - 19	ō	0.0%	0	0.0%		2	
20 - 24	. 0	0.0%	0				0.0%
25 - 34	3	37.5%	2	0.0%		0	0.0%
35 - 44	0	0.0%		25.0%		2	25.0%
45 - 64	2	25.0%	0 2	0.0%		0	0.0%
65 - 74	0			25.0%		2	25.0%
75 - 84	1	0.0%	1	12.5%		1	12.5%
85+		12.5%	1	12.5%		1	12.5%
60+	0	0.0%	0	0.0%		0	0.0%
Race and Ethnicity							
White	8	100.0%	8	100.0%		8	100.0%
Black	ő	0.0%	Ö	0.0%		0	0.0%
Asian/Pacific Islander	ő	0.0%	0	0.0%		0	7.00
Other Races	ő	0.0%	0	0.0%			0.0%
Hispanic (Any Race)	0					0	0.0%
r nopolite (Arry Nace)	U	0.0%	0	0.0%		0	0.0%

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Page 1

1-800-795-7483



PAGE 114 — CAPTIVA COMMUNITY PANEL AMENDMENT

CAPTIVA COMMUNITY PANEL 2004 TEXT AMENDMENT TO THE LEE PLAN

Re: Service availability letter

from Lee County Division of Solid Waste

From: Ken Gooderham

Date: Sept. 29, 2003

A letter signifying service availability from Lindsey Sampson of the county's Solid Waste Division is not included in this application, as repeated attempts to elicit such a letter have not been successful.

In addition to the Aug. 8, 2003, letter enclosed, a follow-up copy was faxed to his office in late August, follow-up phone calls were made to his office in late August, early September and late September, and I had a 15-minute phone conversation with Mr. Sampson in mid-September when he called to discuss some of his concerns and questions concerning the proposed policies.

I explained that he would have ample opportunity to comment officially on the policies during the review process but that this letter was just to affirm that services from his division would be sufficient to meet all requirements. I also explained that he had provided such a letter for the previous Captiva plan amendments in 2001, which contacted wording very similar to what was being proposed here. Nevertheless, he chose not to respond to this request.



THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3916 • (239) 334-1102 • TTD/TTY (239) 335-1512

JEANNE S. DOZIER CHAIHMAN - DISTRICT 2

ELINOR C. SCRICCA, PH.D.

HOBERT D. CHILMONIK

JANE E. KUCKEL, PH.D. DISTRICT 3

STEVEN K. TEUBER

JAMES W. BROWDER, ED.D. SUPERINTENDENT

KEITH B. MARTIN BOARD ATTORNEY

September 8, 2003

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

Re:

Request for Determination of Adequacy Proposed Lee County Text Amendment Captiva Community

Dear Ken:

This letter is in response to your request for a determination of adequacy from the Lee County School District on a text plan amendment you have submitted to Lee County. The proposed change affects the Captiva Community. In our opinion, these policies do not increase the overall development density on the island and will not impact the level of services the District provides to the island. The District has no plans now or in the future to provide a school on Captiva. At this time, we are expanding The Sanibel School and these plans are expected to adequately meet the needs of the Captiva community as well. As such, the proposed plan amendment would not impact the Lee County School District.

If you have any further questions or comments, please do not hesitate to give me a call.

Sincerely,

Stephanie Keyes, AICP, Facilities Planner Department of Construction and Planning

cc: Armondo de Leon, Plant Manager

DISTRICT VISION

Captiva Gooderham 9-8-03

TO PREPARE EVERY STUDENT FOR SUCCESS

DISTRICT MISSION

TO PROVIDE A QUALITY EDUCATION IN A SAFE AND WELL-MANAGED ENVIRONMENT

CAPTIVA ISLAND FIRE CONTROL DISTRICT

14981 Captiva Drive; P.O. Box 477, Captiva, Florida 33924 Phone: (239) 472-9494 Fax: 472-0247

August 18, 2003

Mr. Ken Gooderham Captiva Community Panel C/o Gooderham & Associates, Inc. 5460 Beaujolais Lane Fort Myers, FI 33919-2704

Dear Mr. Gooderham,

I have reviewed and discussed with the Captiva Island Fire Control District Board of Commissioners (at the regular meeting held 8/18/03) the draft policies proposed to be included in the Captiva Plan section of the Lee County Comprehensive Land Use Plan. In our opinion, these policies will not adversely impact the level of service the district provides to the island.

The Captiva Island Fire Control District plans to continue to service the island with the same level of service presently provided. This consists of Basic Life Support (BLS) rescue services and a Class 5 Insurance Services Office (ISO) fire rating).

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

John F. Bates

Chief

Cc: file



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number:

Bob Janes District One

Douglas R. St. Cerny

District Two

September 11, 2003

District Three

Andrew W. Coy District Four

John E. Albion District Five

Donald D. Stilwell County Manager

James G. Yaeger County Attorney

Diana M. Parker County Hearing Examiner

Ken Gooderham

Captiva Community Panel

% Gooderham & Associates, Inc.

5460 Beaujolais Lane

Fort Myers, FL 33919-2704

Dear Mr. Gooderham:

Be advised our agency staff has reviewed the draft policies proposed to be included in the Captiva Plan Section of the Lee County Comprehensive Land Use Plan. In our opinion, these policies do not increase the overall development intensity on the island and will not impact the level of services our agency provides to the island.

Our agency will continue to service the island with the same level of service currently provided, and we believe this level of service meets or exceeds the current requirements.

Please contact me with any question or for further information in this matter.

Sincerely,

Chief Chris Hansen **EMS Manager**

CH/DDL

Office of the Sheriff Rodney Shoap



County of Lee State of Florida

August 15, 2003

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

Dear Mr. Gooderham:

Be advised our agency staff has reviewed the draft policies proposed to be included in the Captive Plan section of the Lee County Comprehensive Land Use Plan. In our opinion, these policies do not increase the overall development intensity on the island and will not impact the level of services our agency provides to the island.

Our agency will continue to service the island with the same level of service currently provided and we believe this level of service meets or exceeds the current requirements.

Please contact me with any question or for further information in this matter.

Sincerely,

Major Dan Johnson Planning and Research



A copy of the following package was mailed to the following five people:

H.C. Hansen, program manager Lee County Emergency Medical Services 14752 Six Mile Cypress Parkway Fort Myers, FL 33912

Chief John F. Bates Captiva Island Fire Control District P.O. Box 477 Captiva, FL 33924

Major Daniel Johnson Planning & Research Division Lee County Sheriff's Office 14750 Six Mile Cypress Parkway Fort Myers, FL 33912-4406

Lindsey J. Sampson, P.E. Lee County Solid Waste Division 10550 Buckingham Road Fort Myers, FL 33905

Stephanie Keyes, AICP Facilities planner Lee County School District 2055 Central Ave. Fort Myers, FL 33901-3916

GOODERHAM & ASSOCIATES, INC.

5460 Beaujolais Lane • Fort Myers, Florida 33919-2704 Telephone (239) 489-2616 • Fax (239) 489-9917 E-mail: KategAPR@cs.com

Aug. 8, 2003

Stephanie Keyes, AICP Facilities planner Lee County School District 2055 Central Ave. Fort Myers, FL 33901-3916

Dear Ms. Keyes:

On behalf of the Captiva Community Panel, I am requesting your input on an upcoming text amendment to the Lee County Comprehensive Land Use Plan (Lee Plan).

The Captiva Community Panel was formed in January 2002 as an advisory panel to the Lee County Board of County Commissioners, with the express purpose of assisting in planning for this island community. The nine-member panel meets in public sessions eight times per year for this purpose, and has been working on draft policies to augment those Captiva-specific policies already approved and included in the Lee Plan.

The panel has approved five draft policies to be submitted to Lee County by Sept. 30, 2003, for adoption into the Lee Plan. (A copy of those policies is enclosed.) As you may know, one of the requirements for such submission is "a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities." Since your agency is one of those listed, I am contacting you on behalf of the panel for a letter affirming such service availability.

To facilitate a reply, I have included draft response language for your review and possible use. Your prompt reply will be greatly appreciated, and should you have any questions at all concerning these policies or this request, please contact me at your convenience via phone (489-2616) or e-mail (kengooderham@cs.com)

Thanks for your assistance in this matter.

Sincerely,

ken Gooderham

Draft reply to affirm service availability

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

Be advised our agency staff has reviewed the draft policies proposed to be included in the Captiva Plan section of the Lee County Comprehensive Land Use Plan. In our opinion, these policies do not increase the overall development intensity on the island and will not impact the level of services our agency provides to the island.

Our agency will continue to service the island with the same level of service currently provided, and we believe this level of service meets or exceeds the current requirements.

Please contact me with any question or for further information in this matter.

NOTE: The Captiva Community Panel made minor revisions to Policy 13.1.12 and Policy 13.1.14 at its January 2004 meeting. Since those revisions were minor and had no impact on intent, they were not resubmitted to the required service providers. Policy 13.1.15 was added by the panel at its February 2004 meeting, so there was not time to submit it to the service providers. However, note the letter from the county Division of Public Safety elsewhere in this application supporting the telecommnications tower.

CAPTIVA COMMUNITY PANEL

2003 LEE PLAN TEXT AMENDMENT LANGUAGE

POLICY 13.1.10) New requests for residential rezoning that would increase density on said property above current zoning will not be permitted.

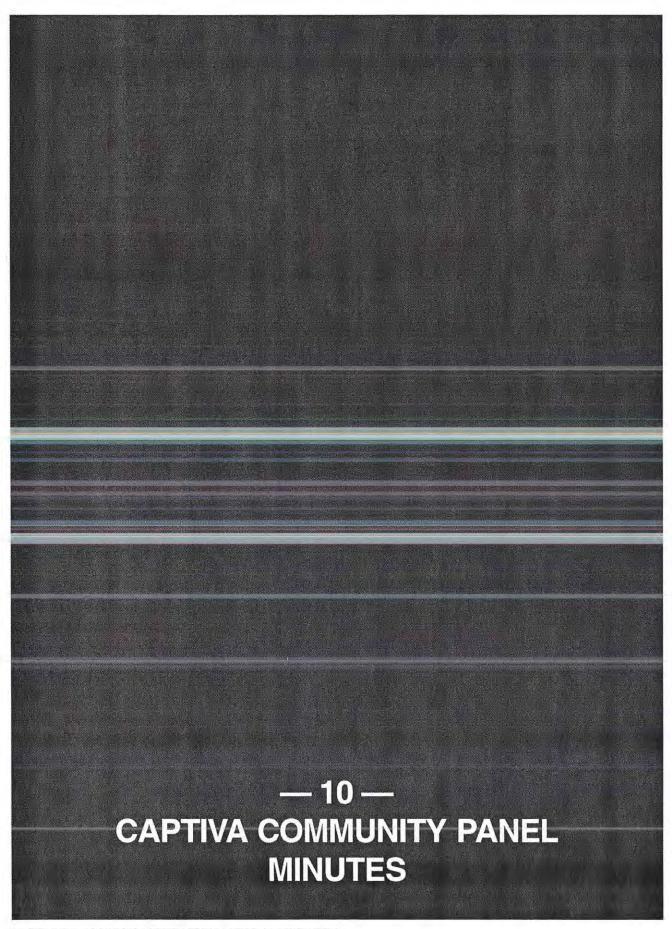
POLICY 13.1.11) Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

POLICY 13.1.12) 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 the hardship cannot be corrected by other means allowed in the ordinances,
- § Where the variance, if issued, will be corrective and not beneficial,
- § Where the applicant did not cause the need for the variance,
- § Where the variance would not diminish the property value of others and
- § Where the variance is not contrary to the spirit of the ordinance.

POLICY 13.1.13) Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

POLICY 13.1.14) The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected to the greatest extent possible. Trees that are part of the canopy will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines (or other trees that contribute to the canopy) are removed they will be replaced by trees that will preserve the canopy.



CAPTIVA COMMUNITY PANEL MINUTES Oct. 8, 2002

In attendance: Ron Gibson, Dave Jensen, Paul McCarthy, Hal Miller, Lou Rossi.

Audience: Approximately 10, including media

The meeting convened at 9 a.m., with chairman Hal Miller noting that planner David Depew was unable to attend this meeting due to a conflict. This was not brought to Miller's attention until late the previous afternoon. Miller also confirmed that the next panel meetings had previously been scheduled for Nov. 12 and Dec. 10, 9 a.m. at the CCA building.

Gibson asked about the status of the panel's submitted language, after which Miller read a letter Depew had e-mailed him the night before addressing that issue. (A copy of the letter is attached.)

Paul Garvey asked what the noticing requirements for panel meetings were. Ken Gooderham responded that an advertisement had to be published in a newspaper of general circulation covering the panel area (the *News-Press* or the *Current*, for example), but that there was no specific advance time set forth in county code.

Lee County Administrative Code 13-3, Section 5.2, states: "Proper notification of meetings of the full Community Panel will include the posting of the meeting date and time in several public places including, but not limited to local libraries, post offices, banks, supermarkets, chambers of commerce, civic associations, and community recreation areas. In addition, these public meetings must be noticed in a local paper that is published daily or weekly. All posted and published notices must provide the date, time, and location of the public meeting. In lieu of a display advertisement, the notice could take the form of an article in a similar publication that provides the date, time, and location of the public meeting."

Bill Fenniman asked about the timing and sequence of the panel's future actions, particularly when the next plan amendment cycle ran. Gooderham responded that any proposed plan amendments would need to be submitted by September 2003 for consideration, but that Land Development Code language could be drafted and submitted by the panel at any time since county review and adoption was ongoing through the year.

Fenniman then commented that, in his presentation to the county commission Sept. 4, Depew omitted any mention of the panel's desire to reinstate the South Seas 912-unit cap policy as voted on at its May 14 meeting. He was curious as to what happened and whether any panel member reviewed Depew's submission. In ensuing discussion, it was clear no panel member reviewed this material with Depew prior to the BOCC hearing and the reason for any omission would need to be discussed directly with Depew.

Via questioning from McCarthy, Gooderham explained that the county commission was given a staff report prior to the hearing that detailed the original panel submission, the staff response, the Local Planning Agency recommendations on language to be transmitted to the commission and the staff's

response to that. While this included the South Seas language, which had been discussed and deleted by the commission, Gooderham said no mention of the panel's desire to reinstate that wording was in the written materials provided to the commission prior to the hearing nor in Depew's verbal presentation that afternoon.

Miller suggested this be further discussed at the next panel meeting, when Depew and county planning liaison Jim Mudd could both be in attendance, so the panel and audience could hear how the process was supposed to work and how it actually ended up working in this amendment. Fenniman reiterated the need for consistency of language to assure that what the panel intended is what is actually communicated to the commission.

McCarthy made a motion (Jensen second) that at the Nov. 12 meeting the panel review the amendment process with Depew to track what went from the panel to the LPA and to the BOCC, including staff reports. He hoped this meeting would be well publicized to encourage wider attendance. The panel approved 5-0

Gibson asked what the Department of Community Affairs could do affecting the policies transmitted by the county. Gooderham responded that, while the DCA had full latitude to make changes, it appeared that traditionally the agency's role was to review submittals for compliance with state laws and concerns, and that wholesale changes from what had been reviewed by local authorities would be unlikely. Miller reiterated that point by detailing the strata of review such policies climb as part of the planning process.

Rene Miville spoke about an e-mail he recently received from panel member Gordon Hullar discussing policies approved by the county and those deleted during the process. He noted that, while some language had been removed, in some cases the intent behind that language remained in any county-approved language – specifically citing the clearinghouse and required public meetings as new ways Captivans can find out what's happening on the island (thanks to the plan) without setting an expensive precedent the county would be unwilling to accept.

Rossi said Captivans benefited from establishing a consistent working relation with the county, not from maintaining a confrontational approach with officials. Miville noted that in his discussions with transportation officials, they understood Captivans' desire to maintain the canopy but could not accept the language provided to them by the panel or CCA due to its unintended consequences. McCarthy noted that the recent drainage project was a success, and that Captivans need to communicate with the county when it does something right as well as when it does something wrong.

Rossi made a motion (McCarthy second) to find something nice to say about the county at each meeting; more specifically, for the panel to draft a resolution thanking the county for the drainage project. The panel approved 5-0; Miller asked Rossi to draft language for approval and submission by the panel chairman.

Rossi also discussed asking the county for additional funding for the community panel. After discussion, the issue was delayed until the Nov. 12 meeting.

Gibson suggested the panel member might want to prioritize their preferences from the potential panel actions detailed in the Depew letter. Rossi responded that it made more sense to discuss what

PAGE 126 — CAPTIVA COMMUNITY PANEL AMENDMENT

needs to be done at the next meeting, and then work on prioritizing. Both Rossi and Miller commented that funding and panel finances should be on the agenda for the Nov. 12 meeting.

McCarthy put forth the idea of the panel working to get the facts on some contentious issues facing the island, specifically South Seas and incorporation. He proposed a forum where representatives from either point of view could be invited to make a 5-minute presentation to the public and then take questions in a civilized, non-confrontational fashion. Gibson asked if this fit within the mission of the panel, saying that such information would be helpful in future deliberations.

McCarthy restated his suggestion as a motion for factual presentations to be held at the Dec. 10 meeting (Jensen second). After discussion, McCarthy and Gibson agreed to serve as a committee to consider who should be invited to such a forum, stressing it had to be fair to have any value. The panel approved 5-0. McCarthy and Gibson will report back to the panel concerning topic, format and participants hopefully by the Nov. 12 meeting.

The panel adjourned at 10:30 a.m.



MORRIS-DEPEW ASSOCIATES, INC. MEMORANDUM

To:

Captiva Island Residents and Property Owners

From:

David W. Depew, AICP

President

(planning@m-da.com)

Subject:

Captiva planning efforts

DATE: OCT. 7, 2002

To all Captivans:

Let me begin by offering my somewhat belated congratulations on the latest step in the growth management process. On Sept. 4, 2002, the Lee County Board of Commissioners voted to transmit the balance of the proposed amendments to the Florida Department of Community Affairs.

Although I know that some Captivans are concerned regarding the failure of the Board to transmit all of the adopted amendments, I feel strongly that the steps taken represent a major step forward in the evolution of a future land use plan for the Island and the ongoing efforts to control and manage growth in this particular corner of paradise. It is true that not all efforts are complete, but a foundation has been provided for planning and preservation that should result in greater acceptance of the Panel's ongoing input.

In review, the Board voted:

- To limit subdividing in the RSC-2 areas of the Island (primarily the South/Gold Coast portions of Captiva),
- Enshrined the height limitation for the Island,
- Voted to support increased landscaping efforts on Captiva,
- Moved to support the CEPD in its efforts to renourish the beaches,
- Voted to support efforts to improve water quality in the waters surrounding Captiva and preserve the mangroves that protect the back side of the Island,
- Established a document clearing house for the Island and required any applicant for a land use change to make a presentation on Captiva before the request can be found sufficient,
- Recognized that the efforts of the Captiva Community Panel are ongoing by pledging continued support for the Panel's activities through the Evaluation and Appraisal Report process,
- Finally, encouraged the residents to continue their efforts in developing and submitting ordinances that regulate siting and building of structures that reflect the historical character of the Island.

Overall, the list of what was accomplished stands as a tribute to the efforts of the Captiva Community Panel and all the volunteers that participated in the process. The cup may not runneth over, but it certainly is more than half full!

It is true that the Commission did not adopt all of the language as passed by the Panel. The filing of litigation related to South Seas Plantation assured that the 912 dwelling unit cap for South Seas would not be addressed by the Board. There were problems with some portions of the language

that Staff and the Local Planning Agency thought were vague or potentially a risk for property rights claims against the County if adopted as articulated.

That being said, there are ways to address most of those issues via either a subsequent plan amendment or through the process of amending the Land Development Code. (I would note that the 912 unit cap for South Seas will likely be decided by a judge, as I originally predicted, and not by either the Commission, County Staff, the Captiva Community Panel, the CPOA or the CCA.)

At any rate, the effort was a victory, despite what some folks seem to think, and will provide increased information on growth and growth management efforts to all residents and property owners. The amendments represent a truly admirable first step in the ongoing effort to manage growth and development on Captiva, and will be used to shut down efforts to bring more intensive development to the Island.

On Oct. 8, 2002, the Captiva Community Panel will begin a new round of public meetings on Captiva. There are a number of issues to discuss. First, the members and attendees will determine those matters upon which the Panel's next efforts will focus.

- Will the Panel begin an implementation efforts, crafting changes for the Land Development Code, for example, to specifically regulate vegetation and landscaping requirements for new structures on the Island?
- Does the Panel need to look into enhanced requirements for new septic systems?
- Should the Panel address additional setback requirements for large structures?
- Is there a desire to establish different parking requirements for commercial uses that better reflect the nature of the commercial or resort activities found on Captiva?
- Does the Panel want to tackle the pedestrian/bicycle issue for Captiva or a portion thereof?
- Does the Panel wish to look at historical preservation issues for the Island?
- Does the Panel wish to pursue additional amendments to the Lee Plan?
- Is there a desire to take the policies that did not get adopted and craft language that addresses the concerns of the Staff and LPA in order to submit a new round of amendments for the next amendment cycle?

All these questions and more must be answered and addressed. The claim that because the County did not adopt all the amendments means the process should be abandoned fails to recognize that the planning process is evolutionary and organic in its very nature. The process was never envisioned as one that would cease with the adoption of any given set of amendments.

The planning effort for the Island must be ongoing, raising the consciousness of each participant, resident, and owner as each issue surfaces. Only through a commitment of all Captiva will the ongoing difficulties associated with the management of development and redevelopment be addressed.

There is no inherent reason that those issues will be addressed any better through a municipal form of government as opposed to a county government. It is the involvement of the residents in the planning process that assures responsible, community-based growth management, not the form of government in which that effort is undertaken.

At any rate, the process is well underway to provide responsible, community-based growth management to the island of Captiva.

All of the Island should be grateful of the ongoing efforts made by the members of the Captiva Community Panel and the volunteers attending the meeting. The CPOA, the CCA, and all of the various individuals involved in the hearings and meetings have cooperated on the adoption of a document that represents a consensus of community values and goals, not of a single group, but of all interested parties, including the Lee County Board of Commissioners, and while it may not reflect all of the specific desires of any single group, it does reflect the broad mix of interests that took part in

the process. And while much has been done, it is only the start...much more needs to follow.

Each Captivan should take comfort in the foundation that has been laid by these efforts, and also should view these actions as a challenge for further efforts in maintaining the paradise that is Captiva.

Regards and congratulations!

David W. Depew, AICP
President, Morris-Depew Associates, Inc.
2216 Altamont Avenue
Fort Myers, FL 33901
Tel.: 239/337-3993

Fax: 239/337-3994

E-mail: planning@m-da.com

CAPTIVA COMMUNITY PANEL Nov. 12, 2002 meeting AGENDA

Meeting to convene 9 a.m. at the CCA building

- 1) Introductions and roll call
- Review of plan amendment process David Depew (invited)
 Jim Mudd (invited)
- 3) Status of plan DCA review, policy implementation Depew, Mudd
- 4) Next phase of panel activity Depew, Mudd, panel
- 5) Proposed public forums Paul McCarthy & Ron Gibson Structure and suggested participants

Issues:

Incorporation and governance

South Seas Resort

Panel finances and funding

- 6) Location of future community panel meetings Bob Brace
- 7) Involvement of Ken & Kate Gooderham in community panel activities Bob Brace
- 8) The county compliment Drainage project draft language status
- 9) Other business
- 10) Adjourn

Next CCP meeting tentatively scheduled for Tuesday, Dec. 10, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

POTENTIAL COMMUNITY PANEL ISSUES

From Depew Letter October 2002

- § Will the panel begin an implementation effort, crafting changes for the Land Development Code, for example, to specifically regulate vegetation and landscaping requirements for new structures on the Island?
- § Does the panel need to look into enhanced requirements for new septic systems?
- § Should the panel address additional setback requirements for large structures?
- § Is there a desire to establish different parking requirements for commercial uses that better reflect the nature of the commercial or resort activities found on Captiva?
- § Does the panel want to tackle the pedestrian/bicycle issue for Captiva or a portion thereof?
- § Does the panel wish to look at historical preservation issues for the Island?
- § Does the panel wish to pursue additional amendments to the Lee Plan?
- § Is there a desire to take the policies that did not get adopted and craft language that addresses the concerns of the county staff and the Local Planning Agency in order to submit a new round of amendments for the next amendment cycle?

Other issues to be addressed:

- What is the panel's work plan for the next six months (assuming that the panel will again go
 on hiatus after season is over)?
- § What is the budget necessary to complete the panel's next phase of activity?
- § How will future panel activities be funded? Will community support be sought directly, or will additional county support be requested?
- § Will volunteer assistance be sought to control panel costs? What will be the role of the planner in the next phase of activities hands-on or advisory?
- § Should the panel establish a liaison with county staff (planning and legal) to ensure review of proposed language prior to actual submittal? (The goal is to receive county input prior to submittal while acquaint county staffers with Captivans' intentions in these proposed policies.)

CAPTIVA COMMUNITY PANEL MINUTES

Nov. 12, 2002

Panel members in attendance: Bob Brace, Ron Gibson, Gordon Hullar, Dave Jensen, John Madden, Paul McCarthy, Elaine Smith, Chris van der Baars

Audience: Ten, including media

The meeting was called to order at 9:05 a.m. by vice chair Dave Jensen, with a roll call and introduction of Chris van der Baars as the newest panel member replacing Lou Rossi. Jensen described the replacement process as discussed with the County Attorney's office, whereby panel members would be replaced by the same process by which they were appointed (by the CPOA, by the CCA or by the panel itself). Since Rossi was a CPOA panel appointee, the CPOA board voted to replace him with van der Baars.

Minutes from the Oct. 8, 2002, meeting were unanimously approved on a motion by McCarthy (Gibson second).

Lee County community planning liaison Jim Mudd updated the panel and audience on the status of the Captiva plan. The review by the state Department of Community Affairs was under way, with an ORC (Observations, Recommendations and Comments) report expected by the end of November. He had heard there would be some issues raised by DCA about the plan, but no specifics were available.

The process would be that the ORC report would be reviewed by staff prior to discussion of a response to the report at a public hearing before the Board of County Commissioners; this hearing might be expected in January. Whatever changes or decisions made at the hearing would be transmitted back to the DCA for final action. The public would be allowed to discuss the DCA's recommendations with staff and the commissioners prior to the hearing, which would be the last opportunity for public input prior to DCA action.

In response to McCarthy's question about input from the panel, Mudd noted that the community panel would be able to review the DCA report prior to the commission hearing assuming the timing worked out between the two schedules. Bill Fenniman noted that the CCA's counsel had told him that the DCA review would have no material changes but was more of a tweaking process; Mudd reiterated that, adding that the DCA typically looked at regional issues in community plans, not community-specific concerns.

Mudd continued with a discussion of the Land Development Code or implementation phase of the process, when plan policies would be honed into more specific rules in the LDC. While plan review deadlined on the last working day of September, LDC rules could be submitted during either spring or fall, went through a quicker review process and did not require state review prior to approval. He also noted that the LDC was where items that might need to be changed or revised were typically addressed, as the process for revision was far quicker than that of comp plans. It also allowed for interaction with staff in crafting the language, citing the instance of working with the Estero Community Panel where planning staff was able to discuss intent behind proposed LDC wording and CAPTIVA COMMUNITY PANEL AMENDMENT — PAGE 133

then draft implementing language that clarified that impetus more clearly for the enforcement side – "their intent, our words."

By that point, planner David Depew had arrived at the meeting and addressed the sequence of events he expected to occur: Based on the ORC report, the county commission could adopt the plan as recommended, make changes, respond to the DCA's concerns and await a response or not adopt the plan. He expected to draft a response to the ORC report once it had been received, present it to the panel (at the Dec, 10 meeting if the timing worked properly), then submit that response to the county for review and possible action. As far as ORC report comments, Depew expected the DCA to raise issues concerning establishing measurable goals for certain policies and seeking more detail on implementation actions.

Depew continued with a discussion of the difference between com plan policies and Land Development Code rule-making, stressing that LDC language were based on plan policies but added more specificity for enforcement. Such limits were more usually handled in the LDC codes so they could be amended as necessary without the full review and timeframe needed for a plan amendment. He concluded by urging the panel to prioritize its desires in addressing implementation strategies to keep the task from becoming overwhelming.

As discussion moved back to the panel, Mike Kelly asked if the body would consider re-addressing the policies eliminated by either the county commission or the Local Planning Agency. Gibson agreed, urging panel members to pick their top three priorities. Jensen asked Depew to review those omitted items, and he began with one-unit-per-acre for residential rezonings and an explanation of the concern she felt the county had over that language.

Rene Miville suggested someone from the panel discuss these issues with someone from the DCA first to determine those areas where some latitude and negotiation might even be possible. Bill Fenniman noted that, on the day following the BOCC hearing on the Captiva plan, commissioners approved even more restrictive language concerning rezoning density for the Pine Island plan amendment and questioned the consistency in that action.

As discussion continued, panel members reiterated the desire to revisit these deleted items, and to look at those policies deferred by the panel itself prior to the first LPA hearing for secondary consideration.

Hullar made a motion (Madden second) that the first order of business for the panel should be to review and take action on those items modified or deleted by the county commission or the Local Planning Agency, and secondarily to revisit those deferred policies.

In discussion, Miville questioned why the panel was moving backwards when it could be moving forward quickly with implementing language for the current policies. Jensen reiterated that the panel needed to address this issue first. Fenniman discussed the timing of the next amendment cycle, stressing that the panel would need to begin action now in order to have language ready for the deadline on the last working day of September. When the question was called, the panel voted 8-0 in favor of the motion.

Depew said the panel should have a list of the first and second tier issues ready for the next meeting, PAGE 134 — CAPTIVA COMMUNITY PANEL AMENDMENT

and continued his extemporaneous explanation of the omitted items. After completing the list, Mike Kelly asked if there could be interaction with staff to explore their problems with the language and consider options to negotiate a workable policy. Jensen suggested a panel member volunteer to work with county staff, chiefly Jim Mudd and someone from the County Attorney's office. Hullar agreed to assume that task. Madden suggested giving Hullar the authority to negotiate with the county on this language and bring possible policies back to the panel for the next meeting. Hullar responded he was not comfortable with that role and that those decisions should be made by the entire panel.

The panel moved to the agenda item concerning possible public forums, with McCarthy giving an overview of intention and noting that it seemed unlikely the panel would have time to hold such a forum at the next meeting in light of the items it had already agreed to address then. Gibson commented that one problem he had with these forums was whether such activities were within the panel's mission and that a neutral group on the island at this point in time was good. When asked, Depew noted that there were no limitations on issues the panel could address save that they had to be planning issues. Brace responded by reading the language in Lee County Administrative Code 13-3, Section 1.1:

"Community Panel" means the collection of community residents who volunteer to act as the group responsible for coordinating and overseeing the community planning effort. The Community Panel is encouraged to represent a wide variety of the community, including citizens, local business people, landowners, developers, and civic leaders. The Community Panel initiating a community planning effort must be a legal entity, either already existing or established expressly for the purpose of conducting the planning effort. The Community Panel may also be a committee or subset of a legal entity. If the Community Panel receives public funds from the Board of County Commissioners, they will be responsible for the financial accountability of the public funds granted for use in the community planning effort. The Community Panel is not an advisory body to the Board of County Commissioners. Their planning product is a compilation of the common concerns of the community containing suggested amendments to the Lee Plan to address those concerns.

He also included this language from the Policy/Procedure section of AC 13-3:

The Board of County Commissioners recognizes that unincorporated Lee County consists of many diverse communities with various visions of how their community should develop. The intent of a community plan is to propose goals, objectives, and policies applicable to a specific area of the County that may ultimately be incorporated into the Lee Plan. Upon completion of a community planning effort the information gathered and the common concerns identified will be considered for a formal amendment to the Lee Plan.

Brace concluded that this language indicates the panel's goals are planning, not politics, and that the issue of governance as presented in this proposed forum was political. Jensen said he thought the intent behind the forum as proposed at the Oct. 8 meeting was to clear the air. Smith expressed the concern that such a forum would destroy the consensus-building role of the panel. Gibson said that governance and South Seas (which would likely still be in litigation) should not be discussed, but that the panel did need to address funding issues.

McCarthy responded that incorporation and South Seas were the two elephants in the room, and that we could not ignore the two issues that are driving the whole concern over planning as well as the

general atmosphere of the island. He felt the panel was the only entity willing to deal with these issues in a way that moved past the sound bites and propaganda to look at the issues in an intelligent way. He believed the panel needed to deal with these issues or the concept of community planning was moot.

Van der Baars commented that the community panel was a great idea. He wanted to put South Seas on the table and address the various issues concerning the resort in a frank and up-front fashion. He offered that he was willing to discuss these issues with anyone at any time, and hoped to keep the rumors from getting out of proportion.

Madden agreed that South Seas was appropriate for the panel to discuss. Hullar continued that he felt incorporation was not appropriate as a panel issue. The protagonists from both sides could debate the issue on their own, but the panel was not the group to sponsor that forum. He concurred that South Seas was appropriate as a panel issue, and noted he had asked for such a forum at the May meeting.

Brace noted that any political feelings held by panel members were appropriate, but that those politics needed to remain personal and not be reflected in the panel's proceedings. Fenniman suggested the panel ask both groups to discuss the governance issue publicly. Jensen agreed to write a letter seeing a consensus of agreement on the panel (no motion or vote taken).

When asked if South Seas should be addressed at such a forum or a regular meeting, Madden suggested a double header to do both at once. Van der Baars responded that South Seas needed to be a separate issue in order to keep the focus on the facts. Jensen suggested that any South Seas forum be apart from the regular schedule of meetings in light of the panel issues already on the table for upcoming sessions. Fenniman noted that there would be little support by Referendum Captiva for a debate prior to the Dec. 16 legislative delegation hearing, and the outcome of that hearing might determine whether any forum on governance needed to be held at all.

Hullar asked if it was appropriate to ask the CCA to participate in a governance forum since it was Referendum Captiva that was advanced the issue legislatively. McCarthy said such forums would help make people accountable for a factual discussion, and that the intent was to encourage people to air their views based on facts. Madden suggested the South Seas forum occur before Dec. 16, and the one on incorporation be set after Dec. 16 based on the outcome of the local bill. No formal motion or schedule was approved.

Moving to the panel finances item, Brace asked how other community panels in the county were funded for comparison. Depew explained that his original agreement with the CPOA had been to see the plan amendment through to final approval, but that the addition of the community panel had added considerable amount of time to that original timetable. Thus, the panel was no longer a luxury he could afford since he cannot bill for the time expended. Miville noted that the county has provided \$15,000 of the committed \$25,000 to the CPOA, and that the group had spent in excess of \$50,000 of its funds on planning to this point.

Mudd commented that the remaining \$10,000 was tied to completion of the LDC stage, but that the agreement might be able to be revised to free those funds up sooner. He also noted that county staffers believed it was possible for panels to request additional funding, and would investigate that as an option. Brace offered to contact other panels and report back on their funding methods.

Depew urged the panel to establish a budget for panel operations over the next year to reflect the tasks the panel hoped to undertake as well as the costs to operate the panel. Fenniman said that such a budget should have been submitted to Lee County with the request to form the panel, so the question should be how has that changed from what was submitted. Brace asked if the chair would put such a budget together for panel consideration; Jensen agreed. Depew summarized that the panel would now address both the work program and budget at the Dec. 10 meeting.

Brace raised the question of whether it was appropriate to continue to hold panel meeting at the CCA building in light of recent political campaign against the CCA by the CPOA, who sponsors the panel and dominates its membership. He felt it was unwarranted to abuse the CCA in light of its offering this as a meeting space, and hoped the rhetoric could be toned down.

Hullar concurred with the request for moderation, but noted that the CCA meeting room existed for people on the island to use. He felt it still was the best place to meet. Jensen agreed, and hoped the CCA would let the panel know if there was a problem in its continued use of the room. Both Fenniman and Kelly noted that the CCA was not making any request to change the panel's venue, and Brace added that he was bringing this up as an individual and a panel member, not on behalf of the CCA. Van der Baars said that if the use of the CCA space became an issue in the future, South Seas would be willing to accommodate the panel's needs.

Brace then asked for clarification as to the role played by Gooderham & Associates Inc. in panel operations, since Ken Gooderham had recorded (and was recording) the minutes at this and the prior panel meeting and had been providing materials to panel members including an agenda for the meeting. He asked if the firm had filed the appropriate paperwork with the county to provide these services and if they were being compensated by the panel.

Gooderham responded that he had taken the minutes at the October meeting when it was clear that no one was available to do so, since written minutes were required by county code. He was doing the same for the November meeting, but would happily turn the responsibility over to someone else at the panel's choosing. The firm had not filed vendor paperwork because they were not and had no intention to be vendors, but that another alternative for staffing these meetings would be necessary since Depew was no longer financially able to provide that service without compensation. Fenniman asked if Gooderham & Associates received any compensation from the community panel, and Gooderham responded that no panel monies were paid to the firm and any actions they undertook were on behalf of the CPOA, where they served as executive directors.

Hullar noted that this tied back to the need for a budget, and that the panel needed to look at ways to do things for itself. Van der Baars offered that the resort could provide someone to keep the minutes of future panel meetings

Jensen asked about the status of the draft language thanking Lee County for the recent successful drainage project on the island. Gooderham said that Rossi had drafted language and provided it to panel chair Hal Miller, but that he had not heard back from Miller as to whether the resolution had been forwarded to the county. When questioned, McCarthy explained the intent behind the resolution was to ensure that the county received credit for its good works and to ensure that no all comments coming from Captiva were negative toward county actions. He asked Fenniman about the recent

cleanup on Captiva Drive in front of Sunset Captiva, and Fenniman noted that the area was in the best shape he'd seen it in years.

There being no additional business, the chair adjourned the meeting at 11:05 a.m.

The following amendment was added to these minutes by a unanimous vote of the Captiva Community Panel at its Dec. 10, 2002, meeting. It is a reply to an e-mail from panel member Bob Brace with questions concerning the process by which Chris van der Baars was appointed to replace Lou Rossi prior to the Nov. 12, 2002, meeting.

Dear Bob,

We agree with you that it is important that panel members and the public understand how community panel vacancies are filled, which is why Ken Gooderham contacted Donna Marie Collins of the Lee County Attorney's office to ask how vacancies were filled. Prior to that call, he had reviewed Administrative Code 13-3 and the county's agreement with the CPOA creating the panel, only to discover there was no stated process for replacing community panel members. Ms. Collins handled the original agreement and seemed the appropriate person to make a recommendation.

Ms. Collins agreed with the interpretation that, in the absence of a formal process in the code creating such panels and given the unique language in the agreement concerning the Captiva Civic Association's ability to appoint two members to the panel, members would be appointed to the panel in the same manner by which the member they replaced was appointed – by the CPOA, by the CCA or by the panel itself. Since the CPOA board originally appointed Lou Rossi, Ms. Collins said it was appropriate for the CPOA board to vote on his replacement, following whatever method outlined in the organization's bylaws.

To determine the remainder of the replacement process, we looked to the previous CCA appointments to the panel for a model. The Captiva Community Panel was not informed prior to the March 26, 2002, meeting of the CCA's appointments, nor was the panel apprised of how the members were elected. The two CCA appointees merely joined the panel at that meeting. (In fact, we don't even recall for sure whether the new members informed the panel if they had filed the necessary paperwork with the appropriate authorities to comply with the AC 13-3 county code.)

Based on that experience, it seemed reasonable for the CPOA to make its selection in October and ask its appointee to attend the next meeting on Nov. 12. Since the replacement already served on the CEPD board, his paperwork was on file and the requirements of the code were met in that regard.

Kate & Ken Gooderham

CAPTIVA COMMUNITY PANEL Dec. 10, 2002 meeting AGENDA

Meeting to convene 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Review of omitted or deferred items, discussion of panel work plan and schedule Gordon Hullar
- 3) Status of plan DCA review & ORC report David Depew/Jim Mudd
- 4) Panel budget and funding Dave Jensen & Bob Brace
- Proposed public forums Paul McCarthy & Ron Gibson Continuation of discussion from Nov. 12 meeting
- 6) Set schedule for panel meetings in 2003, CCA building availability and summer hiatus plans If panel stays on second Tuesdays schedule, meetings will be:
 - · Jan. 14
 - · Feb. 11
 - · March 11
 - · April 8
 - · May 13
- 7) The county compliment any proposals?
- 8) Other business
- 9) Adjourn

Next CCP meeting tentatively scheduled for Tuesday, Jan. 14, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

POTENTIAL COMMUNITY PANEL ISSUES

From Depew Letter October 2002

- Will the panel begin an implementation effort, crafting changes for the Land Development Code, for example, to specifically regulate vegetation and landscaping requirements for new structures on the Island?
- § Does the panel need to look into enhanced requirements for new septic systems?
- § Should the panel address additional setback requirements for large structures?
- § Is there a desire to establish different parking requirements for commercial uses that better reflect the nature of the commercial or resort activities found on Captiva?
- § Does the panel want to tackle the pedestrian/bicycle issue for Captiva or a portion thereof?
- § Does the panel wish to look at historical preservation issues for the Island?
- § Does the panel wish to pursue additional amendments to the Lee Plan?
- § Is there a desire to take the policies that did not get adopted and craft language that addresses the concerns of the county staff and the Local Planning Agency in order to submit a new round of amendments for the next amendment cycle?

Other issues to be addressed:

- § What is the panel's work plan for the next six months (assuming that the panel will again go on hiatus after season is over)?
- § What is the budget necessary to complete the panel's next phase of activity?
- § How will future panel activities be funded? Will community support be sought directly, or will additional county support be requested?
- § Will volunteer assistance be sought to control panel costs? What will be the role of the planner in the next phase of activities hands-on or advisory?
- § Should the panel establish a liaison with county staff (planning and legal) to ensure review of proposed language prior to actual submittal? (The goal is to receive county input prior to submittal while acquaint county staffers with Captivans' intentions in these proposed policies.)

CAPTIVA COMMUNITY PANEL MINUTES

December 10, 2002

Panel Members in Attendance: Bob Brace, Paul McCarthy, Ron Gibson, Gordon Hullar, Dave Jensen and Chris van der Baars.

Audience: Ten

The meeting was called to order by vice chair Dave Jensen at 9:00 a.m. on Tuesday, December 10, 2002.

Minutes from the November 10 meeting were unanimously approved as amended (to include a clarification requested by Brace) on a motion by Gibson, second by Hullar.

Gordon Hullar led a discussion on proposed modifications to the BOCC Sponsored Amendment to the Lee County Comprehensive Plan. His stated goal was to briefly assess each point of the Plan, present it to the group today, and it will be revisited next month

CCP Goal/Goal 21. Language unchanged. No action.

<u>CCP Objective/Objective 21</u>. Language changed back to the original CPOA version by the LPA based on a staff recommendation that it was "more comprehensible," e.g., more specific, than the CCP version. Motion to accept change by Hullar, second by Brace. Approved 6-0.

POLICIES

CCP 1: Action proposed was to re-submit revised policy, as follows: "New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted." Motion to accept this change by McCarthy, second by Hullar. Approved 6-0.

CCP 2: Language was unchanged. No action.

CCP 3: Hullar explained that Lee County policy is not to include property-specific statements in a comprehensive planning document. There was no action proposed on this policy, as language in resubmitted CCP 1 covers this situation. Hullar made a motion to accept, second by _______. Approved 6-0.

CCP 4: Language unchanged. No action.

CCP 5: Staff recommended the specific language concerning "the unique native plant communities found on Captiva Island" to the LPA, who concurred. No action was proposed. CCP intent sufficiently captured in revised language. Hullar made motion to accept change, second by McCarthy. Approved 6-0..

CCP 6: Some modification in language was requested by the CEPD to recognize its authority over and role in beach preservation on the island. The CEPD language was approved by the CCP. Motion by Hullar to accept change. Approved 6-0.

CCP 7: No action was proposed. Hullar explained that the issue of required hook-up should a sewer system be installed can be dealt with in the Land Development Code, but is currently included in County law. Some discussion ensued about bringing existing home septic systems up to code upon change of ownership or improvements in property. Consensus was this issue could be explored and addressed during development of LDC language. Hullar made motion to take no action, second by Jensen. Approved 6-0.

CCP 8: No action was proposed. It was felt that a county-wide requirement would set a precedent on bringing meetings to Captiva. Submitted policies 21.6 and 21.7 substantially meet the intent of the policy proposed by CCP and it is highly unlikely that different language will be approved. Hullar proposed motion agreeing with no change, second by Gibson. Approved 6-0.

CCP 9: Action proposed would be to resubmit original policy as was written originally, which reads:

CCP 9: Due to the seasonal nature of the population inhabiting Captiva, and Due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply.

and to prepare additional arguments to support the policy. Hullar explained that there are only a small percentage of Captiva residents who are here year-round, so availability for attendance at public meetings is limited in off months. Hullar will explore what percentage of variance requests occur during the summer. Suggestion was made by Ken Gooderham to add a trial period in the policy. Motion to resubmit was made by Hullar, second by Brace. Approved 6-0.

CCP 10: No action was proposed, as policy is considered too vague to be of value. These issues can be dealt with as part of the Land Development Code. Some discussion ensued about local noise ordinances, as relates to "compatibility," particularly on and near Andy Rosse Lane. Agreement was that this issue doesn't belong in the Comprehensive Plan. Motion by Hullar to accept, second by McCarthy. Approved 6-0.

CCP 11: No action is proposed. Hullar explained that county staff requested deletion of the final sentence of the CCP version as relates to notification, believing it mandated a level of service above that now feasible from the county. Deleted section can be accomplished by maintaining the Captiva Island Community Plan and by Captivans being proactive. Motion by Hullar to take no action, second by McCarthy. Approved 6-0.

CCP 12: Proposal to accept as written with addition of statement "applicant did not create the need for the variance." Resubmitted policy would read:

CCP 12: Variances should be limited to unique, specifically authorized circumstances and will be allowed only in situations where unnecessary hardship would other wise occur, i.e., where the hardship cannot be corrected by other means allowed in the ordinances, where the variance, if issued, will be corrective and not beneficial, where the applicant did not cause the need for the variance, where the variance would not diminish the property value or others and where the variance is not contrary to the spirit of the ordinance.

Motion by Hullar to submit as written with change, seconded by Approved 6-0.
CCP 13: Hullar explained that the county gave up authority over mangroves in 1996, and control ha
been given to other state and federal agencies. County planner James Mudd and environmental
specialist Kim explained the jurisdictional issues with state and federal regula-
tions, and encouraged further panel refinement as to what goals were sought with increased man- grove protection language. Some discussion occurred regarding trimming and or removing trees,
whether the proposed language is redundant due to current laws and policies. No decision was reached, other than that Gibson will head up a subcommittee of panel members and interested outside
ers to further investigate the point.

CCP 14: Due to initial rejection of the proposed revised language by county DOT staff, Hullar will rework this proposal regarding resurfacing of Captiva Drive and bring it back to the panel. Mudd explained that DOT staff is concerned with highway safety, and does not want their hands to be tied in an emergency situation, i.e., hurricane, storm, power outage. Mike Mullins expressed that we might want to separate the road speed issue from the tree canopy issue, so either one or the other might be rejected, but not both. Suggestion was also made from the audience that that application for historical road status or scenic drive might help protect the personality of Captiva Drive.

CCP 15: No action was proposed, as the LDC can handle the specifics needed. Hullar made motion, second by Jensen. Approved 6-0..

CCP 16: Hullar made a motion that this belongs in the LDC, therefore the panel will take no action, as codes are already in force. Motion second by McCarthy. Approved 6-0.

2003 Budget

Discussion turned to the 2003 Budget and committee funding. There is currently an outstanding bill for \$14,000 owing to planner David Depew for panel activity after last September's plan submission and beyond the scope of his original agreement with the CPOA. Panel members requested a specific breakdown prior to the January meeting regarding how the money was allocated. Agreement was reached that a priority of the panel is to continue to develop the policy plan. Hullar needs more background collected by panel members about use of a planner, what would a planner be asked to do, how many hours would he work, billing cost, etc.

Mudd said that the existing agreement allowed Lee County to give funds, upon application and

CAPTIVA COMMUNITY PANEL AMENDMENT — PAGE 143

approval, \$15,000 for planning (which has been received by the CPOA), and \$10,000 for LDC language submission (which is pending).

Hullar felt it was appropriate to ask CCA for funds to pay current bill. Jensen spoke about value of volunteer work, as was being done by panel members. Brace gave examples of how other communities raised funds for their community panels. Lee County community planning liaison Jim Mudd said that the county may consider an additional grant. Jensen will work with Mudd to come up with a proposal and amount. Gooderham will assist them.

Jensen made a motion that we will ask CCA for \$10,000 to help with current expenses. An addendum was added that the proposed 2003 budget will be included with this request. Hullar seconded. Approved 6-0.

Meeting Date

The panel agreed that its meetings will continue to be held at the Captiva Community Center on the 2^{nd} Tuesday of each month at 9 a.m., on the following schedule:

January 14, 2003 February 11, 2003 March 11, 2003 April 8, 2003 Mary 13, 2003

Motion was made by Hullar to accept this schedule, seconded by Jensen. Approved 6-0.

Motion was made by Hullar to adjourn the meeting at 12:10, seconded by McCarthy.

CANCELLED!

Due to the lack of a quorum, the Captiva Community Panel meeting advertised for Tuesday, Jan. 14, at 9 a.m. has been cancelled.

We apologize for any inconvenience.

The next panel meeting is scheduled for Tuesday, Feb.11, 9 a.m., at the CCA Building, 11550 Chapin Lane, Captiva

CAPTIVA COMMUNITY PANEL Feb. 11, 2003, meeting AGENDA

Meeting to convene 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of Dec. 10 minutes
- 2) Status of plan approval and Jan 9 hearing action
- 3) Review of Morris-Depew & Associates Inc. bill (if provided)
- 4) Approval of revised panel budget
- 5) Discussion of CCA funding proposal Ron Gibson & Gordon Hullar
- 6) Discussion of panel legal status Ron Gibson
- 7) Discussion of Sunshine Law noticing requirements for mangrove subcommittee meetings Ron Gibson
- 8) Discussion of proposed work plan and schedule Gordon Hullar
- 9) Other business and public comment
- 10) Adjourn

Next CCP meeting scheduled for Tuesday, March 11, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

CAPTIVA COMMUNITY PANEL FY 2003 BUDGET

December 2002

• TASK: Monthly meetings (eight annually)

Minutes: N/C (South Seas Resorts)

Video tapes \$20 Advertising in *Captiva Current* (1/8-page ad) \$480

Advertising coordination N/C (Depew or Gooderham)

TOTAL regular meetings: \$500
Contingency for additional public workshops \$300

tied to LDC language or other planning issues

TOTAL \$800

· TASK: Prepare Lee Plan amendment for September 2003 cycle

Planner (if needed for review of amendments) \$6,000

Coordination with planner & county staff Panel volunteers

Reproduction (copies, CDs) \$2,000

TOTAL: \$8,000 (not to exceed)

Coordination might include summer months for lobbying and hearings, necessitating assistance of planner or attorney.

· TASK: Develop and present LDC language to Lee County

Planner \$20,000

Coordination with planner & county staff Panel volunteer

Reproduction (copies, CDs) \$2,000

TOTAL: \$22,000 not to exceed

• TASK: Funds due to planner for additional meetings Spring 2002

TOTAL: \$10,000 est.

TOTAL 2003 BUDGET: \$40,800

FUNDS COMMITTED BY LEE COUNTY \$10,000 at LDC submission

BALANCE TO BE RAISED \$30,800

NOTE: This document should be viewed as more a task budget than a fiscal year budget, since the LDC phase may not be completed in FY 2003. Pledged county money will not be received until LDC codes are submitted, so it may not be received in FY 2003 if that submission does not occur before year's end. Similarly, planning costs for the LDC phase may not all need to be paid in FY 2003; this is contingent on any agreement with a planner and the scope and pace of work. Thus, the \$40,800 budget figure is a not-to-exceed figure; depending on the panel's actions, the actual monies disbursed in FY 2003 may be less.

CAPTIVA COMMUNITY PANEL MINUTES

February 11, 2003

Panel Members in Attendance: Hal Miller, Dave Jensen, Chris van der Baars, Ron Gibson, Gordon Hullar, Elaine Smith

Audience: Eleven

The meeting was called to order by Hal Miller at 9:00 a.m. on Tuesday, February 11, 2003.

Minutes from the December 10 meeting were e-mailed to panel members. Motion was made by Jensen, second by Hullar, to accept the minutes as presented with one change as amended. In the section concerning the 2003 Budget, the sentence should read, "Hullar felt it was appropriate to ask CCA for funds to pay for future activities."

Status of Plan Approval and January 9 Hearing Action

Jim Mudd announced that at the January 9 Lee County Commission hearing the plan was adopted. The state has 45 days, from January 9, to respond to the action.

Review of Morris-Depew & Associates, Inc. Bill

There was no bill submitted from Morris-Depew Associates, Inc., so no action was taken on this matter.

Discussion of CCA Funding Proposal

Gibson was asked to ask the CCA to fund development of land development code language. As it was not on their agenda at first meeting, the CCA board scheduled a special meeting to handle the discussion. After discussion, an official meeting was called, whereby a motion was made to provide CCP with \$10,000 to help fund development of land development code language. Lee County provided \$10,000 for the same purpose.

Gibson said he believed the CCA put a stipulation on the money that it would go directly to the planner, and would be for future work, not to pay past bills. Questions arose as to whether CCA would or should have input on who is hired as a planner. A detailed budget will go to CCA with information regarding estimated planner costs prior to payment.

CCA also gave \$10,000 to Referendum Captiva, as they support both positions, the right to vote on the referendum and the planning process.

Chris van der Baars asked whether the planning process the best use of this money, and, if so, who is the best person to facilitate this process.

Approval of Revised Panel Budget

Hullar felt the panel needed a more detailed plan of action for 2003 before focusing on the budget. If agreeable, the panel will use present budget as guideline. This was supported by Jensen. Hullar

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made motion to accept the budget as an estimate, based on not having details, creating a more detailed budget after creating a plan, second by Jensen. Approved 6-0.

Discussion of Panel Legal Status

Gibson said that questions have arisen concerning the panel's legal standing. What is the individual liability for panel members? If it was not associated with CCA or CPOA, would the panel have broader support on Captiva? Does the panel need by-laws or a set of rules under which to operate?

Stella Farwell asked how residents are named to the panel? The current makeup of the panel consists of 5 members to be named by the CPOA, 2 members to be named by the CCA, and 2 members at large. Miller noted that there is information on the county website on the county code governing community panels and other issues raised here.

Discussion ensued about the pros and cons of incorporating the panel as an independent entity, and mention was made of liability insurance, legal fees, and filing fees. Jim Mudd added that the Estero community panel has already incorporated.

Discussion of Sunshine Law Noticing Requirements for Mangrove Subcommittee Meetings Gibson has formed a subcommittee to investigate this issue, and needs one more volunteer, if possible, to join them. He is meeting with county representatives on February 13, and will post notice of this meeting at the Captiva Post Office.

Discussion of Proposed Work Plan and Schedule

Hullar said that the purpose of the Captiva Community Panel is not to solve problems, but to make choices on what issues should be investigated. Hullar presented a list of possible future work for the panel based on previous discussions, as follows:

- 1. Panel membership. Should members be elected or appointed? Should there be attendance requirements to have a quorum at each meeting? Motion made by Gibson, second by van der Baars, to include this on a future agenda. Approved 6-0.
- 2. Governance Forum. Should the panel work with someone to have a Governance Forum on the island? Hullar made a motion that this should not be a panel project, second by Jensen. Approved 6-0.
- Finalizing current policies under discussion. Some discussion ensued, but Hullar suggested these were already scheduled for future work, so no motion was made.
- 4. Possible new policies. Hullar made motion to continue work on policies listed in #3 of a handout he provided detailing the five policy areas the panel has already agreed to pursue, and recognize that issues such as signage, downtown parking, building size, and water quality should be reserved for LDC work.
- 5. Plan for LDC work. A request was made for panel members to look into individual policies. Current timeline for submission for change is spring and fall. Note was made that we have just 3 meetings left before summer recess.

For the next meeting, Hullar said the panel should focus on bringing closure to CCP-9, resubmission of the mangrove issue, and LDC items for preserving the canopy on Captiva Drive. Research will continue on the ground water contamination issue. Mention was made that the county Health De-

partment is willing to help with this. Miller will take the lead on the water issue, assisted by Mike Mullins. Smith and Gibson will add history from previous work.

An item of interest from Mike Mullins was presented, that of a public notice for a permit application involving use of tidal wetlands on Captiva. The applicant is proposing to construct a 3 level piling single family residence, pool, driveway and septic system. Motion made by Gibson, second by Hullar, to move that the CCP respond in writing to the U.S. Army Corps of Engineers requesting that the Corps delay the issuance of permits pursuant to Section 404 of the Rivers and Harbors Act of 1899. Approved 6-0.

Meeting was adjourned at 11:20. The next CCP meeting is scheduled for Tuesday, March 11, 9 a.m. at the CCA building, 11550 Chapin Lane, Captiva.

CAPTIVA COMMUNITY PANEL March 11, 2003, meeting AGENDA

Meeting to convene 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of Feb. 11 minutes
- 3) Review of Morris-Depew & Associates Inc. bill (if provided)
- 4) Discussion of proposed plan amendment/LDC timetable
- 5) Update on proposed policies for submission September 2003
- 6) Update on mangrove study group findings
- 7) Update on water quality study group progress
- 8) Clarification on panel action needed in response to CCA funding offer
- 9) Other business and public comment
- 10) Adjourn

Next CCP meeting scheduled for Tuesday, April 8, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

CAPTIVA COMMUNITY PANEL MINUTES

March 11, 2003

Panel Members in Attendance: Hal Miller, Dave Jensen, Ron Gibson, Gordon Hullar, Paul

McCarthy, Chris van der Baars, and Peter Koury.

Audience: Eight

- 1. Bob Brace resigned from the Panel, as of 9:00 a.m. on 3/11/03, and was replaced by Peter Koury, who was present today as one of the two CCA appointees to the panel.
- The minutes from the previous meeting of 2/11/03 were reviewed and approved. Motion made by Hullar, second by van der Baars. Approved 7-0.
- No action was taken, as a bill has not been received from Morris-DePew.
- 4. Ken Gooderham presented a timetable for the proposed plan amendment and LDC language submission to Lee County by September 30, 2003. Discussion occurred regarding hiring a consultant or planner to assist with the LDC language, or at what point in the process should a planner be brought in. General consensus was that the more work the panel can complete on its own, the less money will be required for the planner. Van der Baars and Gooderham will develop a RFP.

Discussion continued as to whether there will be a quorum for meetings during the summer. This led to a question as to whether attendance via teleconference would be sufficient for a quorum, in the event physical attendance was an impossibility. By a show of hands, there would not be a quorum for July or August without a teleconference.

The next meeting will be changed from April 8 to April 1, at 1 pm, to accommodate member schedules. The May meeting will return to the regular schedule on May 13, at 9:00 a.m. Motion made by Miller to hold the next Captiva Community Panel meeting on Tuesday, April 1, at 1:00 pm. Moved by van der Baars, second by Gibson. Approved 7-0.

John Lukakis questioned how the public was to get information to the panel if they couldn't be physically present at meetings when public input was being sought on proposed plan policies. Mike Mullins agreed to be "gatekeeper" for messages.

 Regarding the proposed policies for submission in September, Hullar had nothing new to report on the Captiva Drive issues, but will have information available at the April meeting. Policy on variances will be resubmitted. 6. The Mangrove Working Group met on February 13 and March 3, 2003. Notice was posted at the Captiva Post Office for both meetings. Members read and discussed the current regulations from the State of Florida, and compared them to the regulations from Sanibel. The main concern of Captiva residents is mitigation and enforcement. The Group agreed to submit the following proposal for approval by the Panel:

Mangroves on Captiva Island will be protected to the greatest extent possible and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

According to Ron Gibson, who headed the group, regulations by the State of Florida are very detailed. Mangroves can be trimmed and can be managed, but you must follow published guidelines. Miller congratulated Gibson and his group, and Gibson also extended his thanks to the group, and others who sent information for consideration. Questions arose over who would enforce the policy. Lee County will enforce the proposed policy, with a question from Mike Kelly whether the language could encourage the state to enforce its regulations vigorously, as well. It was explained that Lee County would enforce the proposed policy as part of its building permit and inspection process, and that since the State of Florida supersedes the County, the County cannot mandate State action. Gibson noted that mitigation for mangrove destruction is mandated by the State, and Captiva's preference is for on-island mitigation, if feasible. Gibson made motion to submit policy in September as written, second by McCarthy. Approve 7-0.

- 7. The Water Quality Group has not met, and is still looking for people to participate. Van der Baars will call Mike Mullins about initiating a meeting. Mullins offered his e-mail address for information, MULLINSMCP@ aol.com, or his phone number, 395-3546.
- Question arose as to whether the panel has to vote to accept CCA funding, with the major question being how the funds could be accessed by the panel. According to the motion approving the funding, the requirement from CCA was, first, that a budget be presented by the panel, and, second, that the money be used for bills starting in 2003. A budget will be presented for approval at the next meeting in April. Gooderham and van der Baars will present ideas on a Request for Proposal to hire a planner. Motion made by Gibson to accept \$10,000 from the CCA for future planning, second by Jensen. Approve 7-0.
- 9. There was no other business or public comments, so Miller made a motion to adjourn the meeting at 10:25, second by van der Baars. Approve 7-0.

Next CCP Meeting is scheduled for Tuesday, April 1, at 1:00 pm, at the CCA Building, 11550 Chapin Lane, Captiva.

April 1, 2003, meeting AGENDA

Meeting to convene at 1 p.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of March 11 minutes
- 3) Update on proposed policies for submission September 2003
- 4) Update on water quality study group progress
- 5) Review draft RFP for planner and list of potential applicants
- 6) E-mail on teleconferencing from County Attorney's Office
- 7) Review of Morris-Depew & Associates Inc. bill (if provided)
- 8) Other business and public comment
- 9) Adjourn

Next CCP meeting scheduled for Tuesday, May 13, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

CAPTIVA COMMUNITY PANEL MINUTES

April 1, 2003

Panel Members in Attendance: Hal Miller, Gordon Hullar, Peter Koury, Dave Jensen, Elaine Smith, Ron Gibson, Chris van der Baars

Audience: 12

- Roll call was taken at 1:05 pm on April 1, 2003. A letter was received from Paul McCarthy tendering his resignation as a member of the Captiva Community Panel, effective April 1, 2003. The CPOA will nominate a new member to take McCarthy's place on the panel.
- 2. The minutes of the March 11, 2003, meeting were approved. Motion by Hullar, second by van der Baars. Approved 7-0.
- Hullar has a meeting scheduled with the DOT in Ft. Myers on April 28 to consider options regarding a plan amendment to protect the tree canopy on Captiva Drive. He hopes to develop alternatives for protecting the tree canopy with DOT support.
- 4. The water quality subcommittee met at SSR on March 21. Water testing is an ongoing process. Investigation will look into value of septic system vs. a sewer system, and whether there is any exiting information or previous testing for Captiva. Water quality on the island will be a large area to define, and the committee will start with fact gathering and determining the community's concerns. Mike Mullins will serve as chairperson of the committee. He will be asking the community for their input on water quality issues, and will establish follow-up meetings to which the public will be invited.
- Ken Gooderham presented a draft Request for Proposal to the panel, plus a list of potential planners for them to consider. A suggestion was made to change the draft to a Request For Information to get preliminary information from interested candidates within a short period of time. This would help to pare down the list of possible candidates to those who have an express interest in Captiva issues and the appropriate background and experience. After the RFI, an RFP would be presented to the remaining candidates. Gooderham will get a draft RFI prepared this week, and will e-mail same to those panel and audience members interested in reviewing it. Koury, van der Baars, and Harry Silverglide agreed to review the RFI. Gooderham pointed out that the panel will need two public sessions to vote on/approve the RFP. Jensen proposed that we send the RFI out, and a committee would work on improving the RFP. Any RFIs that are returned will be presented at the next meeting of the CCP on May 13, 2003. Second by Koury. An amendment was presented that RFI responders will be invited to appear at the May 13 meeting, second by Smith. Approved 7-0.
- 6. The panel received a copy of an e-mail from Donna Marie Collins of the Lee County

Attorney's Office concerning the county's policy on teleconferencing as a means of attending meetings. The memo stated that members could attend and participate in meetings via telephone, but those teleconferencing members could not be counted in reaching a quorum to make the meeting legal.

- 7. Other Business and public comment:
 - a. The CPOA will be holding a fundraiser to support community planning at SSR on 4/25 in Chadwick's Plaza.
 - b. Mike Mullins expressed his opinion that the CCP may need some by-laws/rules regarding attendance of members and other issues. This will be included on the agenda for the next meeting in May.
- 8. There being no other business, Miller made a motion to adjourn at 2:50 p.m., second by Jensen. Approve 7-0.

The next CCP meeting is scheduled for Tuesday, May 13, at 9:00 a.m. at the CCA Building, 11550 Chapin Lane, Captiva.

Request For Information April 2003

Overview:

The Captiva Community Panel, established in January 2001 as an advisory committee on community planning to the Lee County Board of County Commissioners, was formed to develop Captiva-specific amendments to the Lee County Comprehensive Land Use Plan. The first set of amendments were adopted in January 2003, and now await implementing language to fully define their scope and focus and to enable them to be executed and enforced.

The purpose of this Request for Information is to solicit planning services to assist the panel in developing such implementing language, chiefly through (but not limited to) amending the Lee County Land Development Code. To control costs and enhance participation, panel members hope to participate intensively in much of the initial drafting, looking to a planner to guide the process by professional expertise and Lee County planning experience.

The panel envisions initial coordination with the planner to establish a working format and guidelines for drafting LDC language. The panel then would solicit public input, draw on prior Captiva-specific or -related efforts in these areas, consult with appropriate county staff and other experts, build consensus on the areas of concern and the details to be encompassed in the proposed language, and prepare a first draft of language.

This draft-language work would then be delivered to the planner for review, comment and revision in conjunction with the panel, followed by final public review and comment, submission to Lee County, staff review and adoption by the appropriate agencies.

The panel is continuing work on additional proposed amendments to the Lee County Comprehensive Land Use Plan, for submission in September 2003. However, the timetable for their adoption makes it unlikely they will be in place in time to be included in the implementing language required within this RFI. Thus, consultation and preparation of implementing language for purposes of this RFI will be limited to those nine policies listed in the attached summary of Captiva-specific amendments which were adopted last January (Policies 21.1 through 21.9). The panel expects it may be concluded, after consultation, that not all of the policies will require implementing language.

1. RFI submittal requirements

The submission in response to this RFI should include the following:

- § A summary of the planner's general philosophy concerning the proposed project and the Captiva community.
- § A description of similar projects undertaken by the planning firm.
- § References from pertinent clients of the planning firm.
- § A discussion of the methodologies proposed for this project.
- § A proposed scope and timetable for completion of work.
- § An estimate of proposed method and basis of billing, anticipated charges by task if applicable, including expenses and other miscellaneous costs that can be foreseen at this time.

§ A description of the applicant's general fee schedule by function, as well as expense
allocations.

4. Deadline for submission.

Submissions in response to this RFI should be delivered no later than 5 p.m. on April 29, 2003, to: Gooderham & Associates Inc.

5460 Beaujolais Lane

Fort Myers, FL 33919-2704

Phone: (239) 489-2616 Fax: (239) 489-9917

E-mail: kengooderham@cs.com

Electronic submissions encouraged, preferably as a PDF file or in a Word-compatible format. Contact Ken Gooderham at 489-2616 with any format questions.

4. In-person presentations

Interested firms are invited to also present their RFI in person at the next Captiva Community Panel meeting on Tuesday, May 13, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva. Each firm will be allotted 10 minutes to discuss its RFI response and ask questions of the panel members.

Contact Ken Gooderham at 489-2616 for information and to schedule a panel presentation.

We appreciate your participation in this community planning effort.

Sincerely,

Hal Miller, Chairman, Captiva Community Panel

CPA2001-10 BoCC SPONSORED AMENDMENT TO THE LEE COUNTY COMPREHENSIVE PLAN

GOAL 21: 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.

OBJECTIVE 21: 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 21.1: 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.

POLICY 21.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower.

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POLICY 21.3: 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.

POLICY 21.4: 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.

POLICY 21.5: 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.

POLICY 21.6: 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.

POLICY 21.7: 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.

POLICY 21.8: 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.

POLICY 21.9: 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

May 13, 2003, meeting AGENDA

Meeting to convene at 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of April 1 minutes
- 3) Discuss absence of RFI responses and options Ken Gooderham
- 4) Discuss plan amendment needs and process Jim Mudd
 - 5) Panel and public comment on attendance requirements and other panel operating rules
- 6) Update on proposed policies for submission September 2003 Gordon Hullar
- 7) Update on water quality study group progress Mike Mullins?
- 8) Discuss items to be included in a CCP notebook to be maintained at the Captiva Library *Ken Gooderham*
- Set date for June meeting, possible fall schedule would be Oct. 14, Nov. 11 and Dec. 9 if panel follows prior scheduling pattern
- 10) Financial disclosure updates Ken Gooderham
- 11) Other business and public comment
- 12) Adjourn

Next CCP meeting scheduled for ???????????? at the CCA building, 11550 Chapin Lane, Captiva

MINUTES

May 13, 2003

Panel Members in Attendance: Hal Miller, Dave Jensen, Gordon Hullar, Elaine Smith, Ron Gibson, Chris van der Baars, John Madden, and Rene Miville

Audience: 5

- 1. Roll call was taken at 9:00 a.m. on May 13, 2003. Rene Miville joined the panel as the CPOA's replacement for Paul McCarthy.
- 2. The minutes of the April 1, 2003, meeting were approved as presented, motion by Hullar, second by van der Baars. Approved 8-0.
- 3. Ken Gooderham announced that no responses had been received from the RFI. He e-mailed those for whom he had an e-mail address, asking if they had received the RFI, but most of them just weren't interested in this type of work. Gooderham suggested that the panel might not need a planner for the September submission work. He discussed the situation with Jim Mudd, and they felt that the submission could be done with Mudd's assistance. A question arose as to whether the panel could submit the required information electronically, or do all parties involved need hard copies. Miville suggested that it might be economically feasible to produce CDs, and Mudd agreed. Hullar agreed with Gooderham's suggestion of moving ahead with the September submission without a planner, assisted by Mudd.
- 4. Mudd stated that the panel already has the basic language in place, and shouldn't need the services of a professional planner for revisions. He explained that the September submission is going to run current with the Comprehensive Plan Evaluation and Appraisal Report and Lee County may not be able to process any new statutes until work is completed on the EAR. Regarding the LDC issues, Mudd offered that he had names of planners who may be available to work on language issues with the panel. Miller asked Mudd if he would work with Gooderham on this, and he agreed. Mudd suggested that as most provisions in the LDC are tied to another issue within the LDC, the panel may need an expert's professional guidance. Miller expressed his thanks, and that of the panel, to Mudd for his commitment to this panel.
- Questions have arisen about member attendance requirements over the course of the year. Gibson asked if the panel should set a percentage of required meetings to maintain membership on the panel. Jensen suggested that members be allowed to miss no more than two meetings a year, or no more than 2 meetings in a row. Hullar suggested that if a member missed two meetings in a year, the panel should have the discretion to replace that member.

After discussion, Hullar made the following motion: "It is critical to the success of the Captiva Community Panel to have as many members present at every meeting. To accomplish this, any member who misses more than two meetings in a planning year, September through May, is subject to removal from the panel, at the discretion of the panel, to be re-

placed by someone who can be present." Motion seconded by Madden. Approved 8-0.

(Member van der Baars left the meeting at 9:55 a.m.)

- 6. Hullar introduced his proposed policy language concerning the Captiva Drive canopy, and described the meetings he had held with county staff to derive a workable compromise by focusing on a single-issue policy for the roadway. Discussion ensued over the scope of the policy, the areas it would impact, its effect on private property owners and the policy's enforceability. After some suggested revisions had been aired, Hullar made a motion to adopt CCP 14 (Proposal #3), second by Miville, as follows: "The canopy on Captiva Drive, between Blind Pass Bridge and the first "s" curve, will be protected to the greatest extent possible. Trees that are part of the canopy will only be removed if deemed necessary for public health, safety or storm damage. If Australian Pines (or other trees that contribute to the canopy) are removed, they will be replaced by trees that will preserve the canopy." Madden called for a vote after discussion. Motion approved 6-1 (Jensen dissenting).
- 7. Mike Mullins was not present, so there was no update on the progress of the water quality study group.
- 8. Gooderham will include minutes, agendas, and policies under consideration in a CCP note-book to be maintained at the Captiva Library. Miville questioned whether this should be done electronically on the CPOA Website, or whether a CD could be produced and filed at the Library. Gooderham will investigate the feasibility of electronic archiving at the library and report to the CCP.
- 9. Next meeting will be Tuesday, June 9, at 9:00 a.m. This will be an informational meeting to discuss what was accomplished during the past year and look ahead at what will need to be done in the fall. Information on proposed policies will be published in the Captiva Current.
 - The panel will recess for the summer, and will resume in the fall with meetings scheduled for October 14, November 11, and December 9.
- 10. Gooderham reminded the panel that annual financial disclosure updates are due July 1.
- 11. There being no other business or comment, the meeting was adjourned at 10:35 a.m.

June 9, 2003, meeting

AGENDA

Meeting to convene at 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of May 13 minutes
- 3) Panel and public comment on proposed policies for submission September 2003
- 4) Panel discussion of text amendment, possible background materials needed for submission *Ken Gooderham*
- 5) Discussion of potential Land Development Code issues and procedures to implement existing Captiva Plan policies *Ken Gooderham*
- 6) Update on water quality study group progress Mike Mullins?
- 7) Other business and public comment
- 8) Adjourn

Next CCP meeting scheduled for Oct. 14, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

CAPTIVA COMMUNITY PANEL MINUTES

June 9, 2003

Panel Members in Attendance: Hal Miller, Chris van der Baars, Ron Gibson, Rene Miville, Dave Jensen, Harry Silverglide

Panel Members in Attendance by Phone: Peter Koury and Gordon Hullar

Audience: 4

- Roll call was taken at 9:25. Harry Silverglide joined the panel as replacement for Elaine Smith, who resigned.
- 2. The minutes of the May 13, 2003, meeting were accepted as presented. Motion by van der Baars, second by Gibson. Approved 8-0
- 3. Ken Gooderham passed out copies of the policies already approved by the panel, which were printed in the Captiva Current. These policies will be submitted in September. Gooderham will fine-tune the language over the summer months. He will also make an effort to familiarize Tim Jones, Assistant County Attorney, who works with land use issues, with the policies before they are presented.
- 4. Regarding the discussion of potential LDC issues and procedures to implement the existing Captiva Plan policies, Gooderham has already discussed these with Jim Mudd. Gooderham walked the panel through potential methods to implement the existing planning policies, to prepare panel members for the next phase of work to commence in the fall.
- Mike Mullins had to leave the meeting, but notified the group that no progress had been made on the water quality study group.
- 6. Harry Silverglide questioned if the CCP is notified when a zoning variance is applied for on Captiva. Gooderham will request notification of any requests to the panel in the future. It was stressed that the panel must be notified very early in the approval process in order to get involved. A question arose as to what level of permit would the panel want to be involved in? Should we set a dollar amount, i.e., any work requiring in excess of \$75,000, \$100,000? This fall the panel will invite speakers from Lee County to talk to us about types of permits, what kind of input we can expect, etc.

Questions then arose over the general mission of the CCP. Is the panel to function as an architectural review board? What authority does the panel have? Should the focus of the panel be on structures, versus landscaping and vegetation?

Ron Gibson stated that the panel should get the word out to the community about the work being done, and encourage friends and neighbors to get involved by attending meetings or letting their feelings be known to panel members.

A subject for discussion in the fall will be whether there should be "members at large" on the panel, or should the CCP be elected by property owners. Silverglide questioned again the long-term direction for the panel. Miville and Koury will work together investigating this issue and will report back to the panel in the fall when public meetings begin again.

Gooderham reminded the members that financial disclosure forms are due in July, and passed out blank forms to those who had not yet filed theirs.

- 8. The meeting was adjourned at 10:35 a.m. by Hal Miller.
- The next CCP meeting is scheduled for October 14, 2003, at 9 a.m. at the CCA building, 11550 Chapin Lane, Captiva Island, Florida.

PLAN AMENDMENT AND LDC LANGUAGE TIMELINE

May 23, 2003

ASSUMPTIONS:

- Panel will work with Lee County staff and expert LDC consultant in developing LDC language
- Panel wants to provide public at least two opportunities for input on any proposed plan amendment or LDC language
- County submission schedule will not radically change in short term

June Panel meeting June 9

Review policies approved for submission and discuss activities.

Accept public input on policies to be submitted

Discuss LDC requirements for implementing existing policies

July No panel meeting

August No panel meeting

September No panel meeting

Plan amendment submitted to Lee County by Sept. 30

October Panel meeting Oct. 14

Develop guidelines or focus areas for LDC work - to

support existing policies and to make current LDC language Captiva-specific

Organize working groups for LDC issues as appropriate

November Panel meeting Nov. 11

Review options for professional LDC review with Jim Mudd Review findings of working groups, set work plan and schedule

December Panel meeting Dec. 9

Review findings of working groups

Prepare first draft of LDC language for review by professional

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January Panel meeting Jan. 13

Review 2003 plan amendment issues with county staff Approve final draft of LDC language for public input

February Panel meeting Feb. 10

Take public input on draft LDC language, revise as necessary

March Panel meeting March 9

Take public input on revised LDC language, approve

final version of language

Prepare for LPA hearing on second plan amendment

April Panel meeting April 13

Submit LDC language to county for review LPA hearing on 2003 plan amendment?

May Panel meeting May11

LPA hearing (second round) on 2003 plan amendment?

If approved in May, expect transmittal hearing for 2003 plan amendment before the county commission in August or early September.

Oct. 14, 2003, meeting

AGENDA

Meeting to convene at 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of June 9 minutes
- 3) Update on text amendment submission Ken Gooderham
- 4) Discussion of potential Land Development Code issues and procedures to implement existing Captiva Plan policies Ken Gooderham
- 5) Update on water quality study group progress Mike Mullins?
- 6) Other business and public comment
- There will be a presentation on Sanibel drawbridge plans by Paul Wingard (Lee County DOT) on Tuesday, Oct. 28, 7:30 p.m.???, at the beginning of the CCA general meeting. This portion of the meeting will be open to the public.
- 8) Adjourn

MEETING CANCELLED DUE TO LACK OF A QUORUM

Next CCP meeting scheduled for Nov. 11, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

Nov. 11, 2003, meeting

AGENDA

Meeting to convene at 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of June 9 minutes
- 3) Update on text amendment submission Ken Gooderham
- 4) Discussion of potential Land Development Code issues and procedures to implement existing Captiva Plan policies *Jim Mudd & Ken Gooderham*
- 5) Discussion of the Blind Pass project Harry Silverglide
- 6) Set 2004 meeting schedule: If panel stays on second-Tuesday schedule, would be Jan. 13, Feb. 10, March 9, April 13 and May 11 (if needed).
- 7) Other business and public comment
- 8) Adjourn

Next CCP meeting scheduled for Dec. 9, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

Minutes November 11, 2003

Panel Members in Attendance: Hal Miller, Ron Gibson, Dave Jensen, Harry Silverglide, John

Madden, Rene Miville

Panel Members in Attendance via Phone: Gordon Hullar, Peter Koury

Panel Members Absent: Chris van der Baars

Audience: 8

1. Roll call was taken at 9:05 AM.

- 2. The minutes of the June 9, 2003, meeting were accepted as presented. Motion by Gibson, second by Madden. Approved 8-0.
- Jim Mudd and Ken Gooderham presented an update on the panel's most recent text amendment submission. Panel members should have already received their copies on CD. An original is available with Gooderham in printed form and available electronically on CD. The amendments were presented to Lee County on Sept. 30, 2003. The deadline for such submission has now been moved to Feb. 27, 2004, and this change will affect hearing dates in the future. Mudd noted that a copy has gone to DOT for their review, and the county will create a link on their website for public to use.
- 4. Mudd and Gooderham moved on to discussion of potential Land Development Code issues and procedures to implement the existing Captiva Plan policies. Gooderham provided copies of The Captiva Plan to the panel and members of the audience, and briefly explained suggested ways to implement each existing amendment and the work that it will involve.

Conversation ensued about the definition of "mixed use," as applies to land use in the Village of Captiva. The county already has a definition for "mixed use," and Mudd will provide this for the panel.

Concern was also expressed about the need to generate interest among Captiva residents. The panel would like to see more residents in the audience, and to get their input on these issues. Gooderham expressed that the panel has a lot of information to cover this year, and could possibly generate interest by promoting the specific topic of each month's meeting. Miller then questioned the panel as to just what they wanted to cover over the upcoming months.

Miller's question led to discussion of the Blind Pass Project. Silverglide stressed that this
project is a critical issue for Captiva, as relates to quality of life, environmental issues, as well
as beach renourishment. There does not seem to be any one individual or group taking the
PAGE 170 — CAPTIVA COMMUNITY PANEL AMENDMENT

lead on this, although there are many groups who have expressed an interest in the final result. Panel members questioned whether yet another group speaking out would be effective, and just what is the common objective for the project. The county will apply for the permit to open Blind Pass, but many felt that the Sanibel government needs to be more involved and take a leadership role.

Panel members felt that possibly tying the issue of water quality on Captiva to the Blind Pass Project would generate a much greater level of interest among Captiva residents. This would help generate support for both issues. Jensen suggested that the panel should consider sponsoring a public meeting on the issue of water quality within the next several weeks and focus on the Blind Pass Project. Speakers could be present with different levels of expertise on both issues.

After discussion, it was suggested that Gibson would serve as the "go to" person for this project, with assistance from Mike Mullins, and they would work to get representation from Sanibel government. Panel members felt that this approach would provide validity of the panel's role to community members, also. Suggested dates for the meeting were the Monday or Tuesday before Thanksgiving, and it was settled on Tuesday at 10 AM, site to be determined. The meeting will be sponsored by the panel. It was stressed that this meeting should be publicized in as many venues as possible to ensure a large turnout.

Madden made a motion that the Captiva Community Panel prioritize the Blind Pass Project and appoint Gibson as head of the project. The panel will attempt to have a meeting of the community at 10 AM on Tuesday, Nov. 25, location to be announced. Second by Miville. Approved 7-0. (Member Koury left the phone connection at 10:22 AM.)

6. The meeting schedule for the upcoming year will be as follows, and all meetings will be held at the CCA building, 11550 Chapin Lane, Captiva, at 9: 00 AM:

December 9

January 13

February 10

March 9

April 13

May 11 (if needed)

- Miller questioned panel members about their priorities for the year, and it was agreed that the panel's first priority should be the Blind Pass Project, with emphasis on the water quality issue on Captiva, as outlined in Policy 21.5. Gooderham will also draft language to implement three of the existing amendments (21.1, 21.6 and 21.7), and present this to the panel for review, public comment, and approval.
- 8. The meeting was adjourned at 10:42 by Hal Miller. A meeting of the Blind Pass Project team was held immediately after the adjournment, with the media and members of the public invited to attend. At that meeting was chair Ron Gibson; CCP members Hal Miller, Dave Jensen, Harry Silverglide, John Madden and Rene Miville; Ken Gooderham; Mike Mullins; and an audience member. Possible participants in the public forum were discussed, and

Gibson and Mullins set a meeting with Alison Hagerup of the Captiva Erosion Prevention District for Wednesday, November 12 to discuss and begin coordination. The team members dispersed at approximately 11:45 a.m.

 The next CCP meeting is scheduled for December 9, 2003, at 9:00 AM at the CCA Building, 11550 Chapin Lane, Captiva Island, Florida. (This meeting was eventually cancelled in lieu of the Dec. 12 Blind Pass public workshop.)

Dec. 1, 2003

FOR IMMEDIATE RELEASE

Contact:

Ron Gibson - 472-6179

Alison Hagerup – 472-2472 Ken Gooderham – 489-2616

Blind Pass restoration workshop set for Dec. 12

Resident of Captiva and Sanibel islands will be able to get the latest information on the effort to restore the ecological vitality of the Blind Pass system at a special workshop on Friday, Dec. 12.

The Captiva Community Panel will sponsor a public information workshop concerning the proposed Blind Pass Eco-Zone Restoration Project on Dec. 12, beginning at 1 p.m., at the Captiva Civic Association building. This workshop is free and open to all interested islanders.

Among the invited speakers are:

- Dr. Rob Loflin, Natural Resources Director with the City of Sanibel
- Roland Ottolini, Steve Boutelle and Robert Neal, from the Division of Natural Resources,
 Lee County
- Alison Hagerup, administrator of the Captiva Erosion Prevention District

Ron Gibson (a member of the community panel) and Mike Mullins (an interested Captiva resident) will emcee this meeting, and members of the Captiva Community Panel, the Captiva Erosion Prevention District and other governmental entities will be in attendance.

The Captiva Community Panel was authorized by Lee County commissioners in January 2002 to act in an advisory role concerning land use and zoning issues on Captiva. The nine-member panel has overseen the adoption of a Captiva section in the Lee Plan, with a goal, objective and nine initial policies finally adopted in January 2003. The panel is in the process of submitting five additional policies for adoption into the Lee Plan.

The issue of the Blind Pass Project came before the panel under the aegis of its policy

concerning improved water quality in the waters off Captiva. To enhance public awareness and participation in this crucial project, the panel decided to host this Dec. 12 workshop, and has been working closely with Alison Hagerup of the CEPD in bringing this event together to include the three key participants: the CEPD, the City of Sanibel and Lee County.

City, county and CEPD staffers who have been working together on this project will be on hand to address each government's role in this multi-jurisdictional project. Through this workshop, the panel hopes to update residents of Sanibel and Captiva on the status and progress of the project, as well as answer any questions and set the facts straight about what this project entails.

The CCA building is located at 11550 Chapin Lane, Captiva.

Dec. 12, 2003, meeting

BLIND PASS UPDATE AGENDA

Meeting convened at 1 p.m. at the CCA building

- 1) Introductions Ron Gibson & Mike Mullins, moderators
- Overview of Blind Pass Eco-Zone Restoration Project Alison Hagerup, Administrator of the Captiva Erosion Prevention District
- Presentation by Dr. Rob Loflin, Director of the Natural Resources Dept., City of Sanibel
- Presentation by Roland Ottolini, Steve Boutelle and Robert Neal, Division of Natural Resources, Lee County
- 5) Questions from the audience To ensure everyone has a chance to ask questions, we ask that you wait to be recognized by the moderators to state your question, phrase it as directly as possible, and give others a chance to ask their questions before you ask another one.
- 6) Concluding comments Ron Gibson & Mike Mullins
- Other Captiva Community Panel business (if there is a quorum) and additional public comment (if necessary)
- 8) Adjourn

Issues related to the responsibilities of the Captiva Erosion Prevention District may be discussed at this meeting.

Next CCP meeting scheduled for Jan. 13, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

Dec. 12, 2003, meeting

BLIND PASS UPDATE PUBLIC WORKSHOP

Meeting convened at 1 p.m. at the CCA building

Community Panel members in attendance: Chris van der Baars, Peter Koury, Ron Gibson, Harry Silverglide, Rene Miville

CEPD board members in attendance: Chris van der Baars, Rene Miville, Sherrill Sims

Panel:

Alison Hagerup, Captiva Erosion Prevention District
Dr. Rob Loflin, City of Sanibel
Hans Wilson, P.E., Hans Wilson & Associates
Steve Boutelle and Robert Neal, Lee County Division of Natural Resources
Ron Gibson & Mike Mullins, moderators
Audience – approx. 95

Ron Gibson: Introductions. Lee County Commissioner Bob Janes and Sanibel Mayor Steve Brown were invited to today's meeting, but both had to send their regrets as well as express their interest and support for this project. Why is the Captiva Community Panel doing this? We were discussing water quality on and around Captiva. Had questions about Blind Pass, and discovered we didn't really know the status of the project and its bits and pieces. So the panel asked Mike Mullins and myself to head up meeting.

Alison Hagerup — I've been involved in the intergovermental cooperative effort to open inlet and improve water quality in Dinkins and Clam Bayous. This came about after the first effort to dig out the front side of the pass did not work; we realized it was something we had to do to prove a larger project was needed to solve this problem. Talked to Hans Wilson, who was working for Clam Bayou property owners. We realized we should talk to each other and put these projects together. Rob Loflin was interested in putting a culvert between Clam and Dinkins Bayous to help lower water level. When we looked over a scope of work for a feasibility study, it was much of the same info necessary to open Blind Pass. We decided the three government should partner and make this a comprehensive study, we did a feasibility study which was presented to the three boards and supported in principle. Lee County is moving forward with a permit application. We'd like to start off with Hans explaining the feasibility study and the final design we're working on right now. Karyn Erickson did some extensive computer modeling that will help show what needs to be done to address this problem.

Hans Wilson – I've spent two years struggling to resolve Clam Bayou problems. (Showed graphic of Blind Pass Eco-Zone.) Discussed history of Blind Pass movement, showing the various "relic passes" from movement and storm activity. Clam Bayou has been closed for some time now, we're struggling to cope with elevated water levels which is killing off mangroves and causing major water quality issues. We sought permits to do a beach cut to drain bayou temporarily. Regulatory agencies are concerned about that as a long-term answer. We drained bayou twice. It's an interim solution, but we need tidal exchange for Clam Bayou – 200 acres of open water, including 100 acres of mangroves.

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How to solve the problem — three governments looking at big picture, which involved Blind Pass and Pine Island Sound. Did assessment of habitat in Clam Bayou, Blind Pass and Dinkins Bayou, meetings with neighborhoods for input. We looked at alternatives: Re-establishing Clam Pass was not going to work with Blind Pass nearby. Flushing culvert, there were problems with that. Impact on Dinkins Bayou not resolving habitat restoration, you have to exchange water with a larger water body or it won't improve water quality and flushing.

Coastal Planning & Engineering had done initial study. Erickson Consulting Engineers as a subconsultant to, Hans Wilson & Associates did hydraulic model of the area, scientific way to predict what is going to happen in your environment. Karyn Erickson broke it down in to formulas. A tide is like a wave, moving through the little box based on water depths in Gulf, Blind Pass, Clam Bayou, Dinkins Bayou and Pine Island Sound. NOAA tidal collection data incorporated. Placed tide gauges in channel, Dinkins Bayou, Clam Bayou to collect data as well. Compared real tidal data with model formulas, to calibrate the model. Came up with ideas to improve flushing of Clam Bayou and improve Blind Pass.

Physical constraints — Gulf pass to Clam Bayou is keeping it open, political reality to keep pass open vs. using a pass to the north (Blind Pass) with a history of staying open. Political reality of connecting to Pine Island Sound. Where to connect under San-Cap Road? Looked at optimum location. Looked at tide range this area — very small except in summer. Get tidal exchange through constrictions in Blind Pass, Wulfert Channel, etc. Used model to see what it would take to make things happen. Culvert — not about size of culvert but about size of opening adjacent to the culvert. That determined the size of the box culvert. It didn't move enough water through Dinkins Bayou. Open up Blind Pass and Clam Bayou gets better except in parts of Clam Bayou headwaters constricted by islands. Added another flushing channel there, got us close to the exchange rates the state wants to see to avoid pollutants.

Then looked at Blind Pass, changed dimensions, looked at CPE proposals, had to extend dredging into Dinkins Bayou, Wulfert Channel and Roosevelt Channel. Roosevelt is a major contributor to flushing through Wulfert Channel. 12-13 iterations of model to look at exchange time between two water bodies. (Showed PowerPoint of model process.)

History of Blind Pass, a significant pass before Redfish Pass opened, principal pass flushing the western side of Pine Island Sound. Wulfert Channel is a major contributor of tidal exchange – valuable for water clarity, seagrass health, etc. Finding the exchange rate needed to keep the pass open in spite of movement of sand. (Showed graphic model to show tidal exchange rate if Blind Pass and Wulfert open, culverts in place.) Gets us closest to the four-day criteria of exchange given the constraints we have to deal with.

Mike Mullins: Can you model reverse situation if pass is not opened? Growth of stagnation. Wilson: Yes, but it takes time to do model. Can't do it within the budget we have. Mullins: Informed guess of impact of not opening pass? Encroachment of sand in Roosevelt Channel? Wilson: Two goals, drain Clam Bayou to save mangroves, improve water quality in Clam and Dinkins Bayous.

Rob Loflin: Discussed productivity of Blind Pass and bayous when it was being flushed properly, incredible snook hatchery. Very productive estuary for trout, shrimp, etc. Bird species benefited, particularly roseate spoonbills. Study by Mote Marine Laboratory in the 1980s about the diversity of invertebrates, most diverse was Blind Pass when it was open. Extraordinarily productive system. Rubber meets the road in the estuary, passes are the engine of the estuary. So many organisms keyed into that mixing. Happens in other passes, but this was ours. We really like Captiva- the Islands have settled a lot of differences over the years, partners more often than not. But we really don't want to be part of your island, we want a pass between Sanibel and Captiva. (Laughter)

Hagerup: Lee County is the statutory authority in a multijurisdictional project, as well as the inlet management authority. Speaking for the county, we'll hear from Steve Boutelle.

Steve Boutelle: Neither Captiva nor Sanibel wanted the project, so we were stuck with it. Reality is the agencies that protect natural resources have to use precautionary approach, so we have to prove what we're going to do will cause no harm. Put us through a number of different (pause) hurdles ... challenges ... opportunities (additional comments from Wilson and Hagerup). We take the modeling examples, incorporate Sanibel resources on natural biology, look at the sand itself since we have to put it somewhere. Some might say it came off the beach, so just put it back out there Regulatory agencies make us prove it is acceptable to go back out there. Not necessarily acceptable, have to document that it is.

Look at unanticipated consequence in other locations. Erosion just south of inlet isn't there any more, need plan to trade off certain components in ecosystem for other components — a value judgment. System as it exists is a result of when people started to develop on these islands, it isn't what Mother Nature would have done with this system. We should try to mimic what Mother Nature would have done if we hadn't constrained the natural process.

With an aquatic preserve, care is even higher in Pine Island Sound. Not just "do no harm," but "is it in the public interest?" Dredging is an impactful activity, you're taking an established ecosystem, ripping it out and replacing it with something we think is going to be better. Will it be a long-term improvement to that system, not just another mistake?

Process will take some time. Two permits, review from a number of agencies. U.S. Fish & Wildlife, several branches of that agency. National Marine Fisheries Council, people concerned with sea turtles, with shorebirds and wading birds, manatee interests. Stateside as well as federal side. Typically in coastal zone we anticipate permitting will take 18 months, plus or minus. We're trying to shorten that process in this case, to coordinate with the Captiva shore protection project. They need sand, we have sand! Take advantage of that and use beach compatible sand. Get through process no later than November.

Hagerup: Sand in pass is less expensive than that offshore, result in significant savings. Might take some of the pressure off Redfish Pass and ease erosion problems there. Boutelle: Good chance of that. We have good baseline info from study, consensus between Sanibel, CEPD and county to work together. If any of the three players had a problem with any component of this project, it could kill it. Loflin: Interlocal agreement is going to Sanibel City Council Dec. 16 for approval. Wilson: Critical success comes from public support. We're going to want your support heard very loudly to state and federal agencies when the time is right. Hagerup: SCCF and refuge have offered their support.

Sheila Hoen: Would signatures help again like we did before? I obtained approximately 600 signed petitions for the last project. **Hagerup:** Still have the old ones, question could be adapted.

Mike McCray, Dinkins Bayou – Concerned about the impact of dredging. Why not use water to remove sand? **Boutelle**: That's an option in conjunction with a hydraulic dredge. With the volume in place now, there's 280,000 CY of material in order to remove plug. To do it most quickly, need to do hydraulic dredging. Best available technology to move it out quickly. McCray: Can solve all your objections, and then material would go where Mother Nature would like to put it. **Hagerup**: Send proposal to Hans.

Herb Goldenberg: How much will it cost and where is the money coming from? Neal: Can't determine cost until the project is defined. We estimate \$3 million based on similar projects of this nature. Money will come from benefactors of the project, the three governments involved and those who benefit from the project. How they collect it is up to them. Hagerup: Investigating options — grants, state funds, etc.

Kevin Farrell — New culvert into Dinkins.... would it make more sense to tackle as a Phase 1-Phase 2 project. Does it make the whole more process more complex? Wilson: You'll have some irate Clam Bayou residents if it's done last, since the initial impetus was the flooding problem with Clam Bayou. We need to mitigate the environmental impact of dredging the pass vs. restoring the ecology in Clam Bayou. They're all one interrelated water body. Farrell: Water quality is dying in front of our house. Will it slow down process of opening the pass? Hagerup: Being handled concurrently. The permitting agencies have indicated they have to move forward tied together.

Mike Kalinsky — Have history with pass going back 25 years. First got here the pass was closed and the water was clear. Now water literally stinks. Why not, for the time being, seek a permit to dig the pass open by hand? Restore some kind of flow to that pass now. Hire college students 25 people over a weekend could get the job done. Keep it flowing until you get the full dredging project approved. Value of beach vs. value of the resources. Snook a valuable resource – state estimates them at \$62.50 a piece times the tens of millions not being spawned with that pass closed.

Chuck Bruning — When are we going to dredge out Blind Pass? Hagerup: January 2005.

Vernon Frank — Concerned about process of opening Blind Pass and the effect of the groin. Will it be extended? Done to help ensure good work will stay open? Wilson: Haven't finalized design, won't until we go forward with permitting. What's driving configuration of the pass is the ability for it to stay open in an 8-10 year return cycle. To coincide with dredging we do as part of restoration on Captiva. Ad infinitum opening not there because we have storm events. Sediment sink will be maintained adjacent to bridge to trap silt on the Gulf side. There won't be seasonal dredging. Regulators are very concerned about constant dredging.

Steve Wolf — Who is against this project and why? Neal: Not any entity against it, regulators are out there to protect natural resources that are in that area. Our task is to show that we will better preserve the eco-zone. Wolf: Major threats? Hagerup: Met with DEP in Tallahassee, Pine Island Sound head, they recognized it as environmental restoration. We're getting a pretty positive read but we still have to go through all these hoops

Gibson called for a show of hands as to where people lived (rough counts below):

Dinkins — 10

Clam Bayou — 10

Roosevelt — 25

Gulf San - 4

Gulf Cap - 4

Gibson: Good variety of people here, this does affect us all.

Women who lives on Sanibel's back bay — If pass fills in it, will be considered land? Hagerup: At a certain point, yes, and it's getting closer. Boutelle: The longer it stays closed, the more difficult it will be to open it back up.

Rene Miville - Realize the agencies there to protect, question of change vs. restoration. If we're just

taking out what s plugged in there, it's a restoration, not change. **Boutelle**: As much as we're carefully about what we call things, regulatory agencies want to know what is there today and how is it going to be different a year from now. We have to document that we're restoring something. It doesn't change the process but it makes the pathways a little easier to navigate.

Bill O'Neill — Silt came down from restoration on Captiva. To prevent from it happening again, what steps will be taken? Neal: There will always be maintenance when we deal with Mother Nature. Renourishment of Captiva has an impact on Blind Pass, so does development on Captiva and Sanibel. Mother Nature did not want pass to stay right there, we fixed it in place when we built those houses and that bridge. Now we're trying to restore Mother Nature. Boutelle: If we anticipate sand moving in that system, we will be able to model to work with it and we can monitor with surveying to ensure the model is correct. Also, sand outside the preserve and in the Gulf is much easier to deal with than what we have now. Can consider it in the design process. Also, we were not on such friendly terms for the last renourishment, a lot of finger pointing rather than a cooperative look at the system. That's not going to come up with the folks we have working on this project now.

Sarita Van Vleck – I live on the north end of Roosevelt Channel. It used to be sandy, more wildlife in channel. 10-12 years ago, it began to fill in with silt. Now mangroves are being cut off. Will this help? Wilson: Project will restore flushing of Roosevelt Channel silt will remain, it's often detritus dropping from the trees. If you get tidal exchange, silt will get taken out or taken in by organisms that aren't getting there now. The smell comes from not having oxygenated water to break down organics. We hope to remove material to -4 to -5 feet, approx. a quarter mile up channel, but not on the north end. Restore the flushing to get tidal exchange. Break down organics in the system.

Edith Rude – Likes self-help solution to open pass. Could we have a sign-up sheet? Gibson: Can't stop anyone from building sand castles on the beach.

Kevin Farrell: Will permit address maintenance in the future? Hagerup: Yes,

???? — Will Roosevelt Channel be sufficient deepened to allow access to recreational boats? Wilson: Yes, that's a spinoff benefit from the rest of the project, to give us the water flow necessarily throughout the system.

Mullins: If you coordinate with beach renourishment, sand from the pass would be cheaper? Any guess of money we could pass save? **Hagerup**: \$10 per CY for sand offshore, pass sand is \$5 CY and there's 200,000 CY of beach quality sand to be transferred. Mullins: How much sand do we owe Sanibel? **Hagerup**: 200,000 CY, explained agreement with Sanibel. Bowman's Beach has one of the highest erosion rates now in the state of Florida. Mitigation. Mullins: Mitigate a third of the cost of the project.

Gibson: All the agencies are working together on this project. To bring all the communities together hasn't happened in a long time. Boutelle: Potentially it can hurt a project if you sit quietly until the public notice comes out and then you bring up your problem. At that point, we have invested a lot of time and money. If you're concerned about something you heard today, we'd rather work with you at this stage even if we just agree to disagree.

Gibson: Let the political bodies know you support this.

Workshop adjourned at approx. 3 p.m.

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Jan. 13, 2004, meeting

AGENDA

Meeting convened at 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of Nov. 11 minutes
- 3) Update on Blind Pass workshop and project Ron Gibson
 - 4) Presentation by David Felton (Communications Development Services Inc., West Palm Beach) concerning a Lee Plan amendment to permit replacement of the communications tower on island
- 5) Update on text amendment submission and discussion of possible revisions *Ken Gooderham*
- 6) Other business and public comment
- 7) Adjourn

Issues related to the responsibilities of the Captiva Erosion Prevention District may be discussed at this meeting.

Next CCP meeting scheduled for Feb. 10, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

Jan. 6, 2004

FOR IMMEDIATE RELEASE

Contact: Ken Gooderham - 489-2616

Captiva Community Panel meets Jan. 13

The Captiva Community Panel will holds it regular monthly meeting on Tuesday, Jan. 13, beginning at 9 a.m., at the Captiva Civic Association building, 11550 Chapin Lane, Captiva. This meeting is open to all interested islanders.

Among the topics which may be discussed:

- Update on the proposed plan amendment based on feedback from the Lee County Autorney's Office.
- Update on the Blind Pass project based on the Dec. 12 workshop.
- Discussion of a potential request for a plan amendment to allow a taller communications tower on the island.

— 30 —

BACKGROUND: The Captiva Community Panel was authorized by Lee County commissioners in January 2002 to act in an advisory role concerning land use and zoning issues on Captiva. The nine-member panel has overseen the adoption of a Captiva section in the Lee Plan, with a goal, objective and nine initial policies finally adopted in January 2003. The panel is in the process of submitting five additional policies for adoption into the Lee Plan.

January 2004

FROM:

Ken Gooderham

RE:

Response to discussion with County Attorney Tim Jones concerning

the September 2003 text amendment submission

NOTE: Possible revisions to the submitted text amendment language based on feedback from County Attorney Tim Jones to the original language submitted in September. (Also renumbering due to revised insertion of the first amendments into the Lee Plan.) These revisions are not required, but represent a legal opinion that carries a lot of weight with county panels. The panel can choose to submit the language as is, with some of the changes, or with all of the changes – as long as it meets the revised deadline of Feb. 27.

XXXXX

POLICY 13.1.10) New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

JONES: Possible Bert Harris concerns. Ascertain number of properties affected to assess county exposure.

REMEDY: Reiterate that "current zoning" should not trigger Bert Harris issues. This targets rezonings, which do not appear to be covered by FS Chapter 70 (Bert Harris) legislation. Also ascertain extent of possible exposure by listing current zoning categories on the island against the 3-units-per-acre cap. Might suggest rewording to:

POLICY 13.1.10) New requests for residential re-zoning after the adoption date of this policy that would increase density on said property above that allowed by current zoning (or three units per acre, whichever is lower) will not be permitted.

XXXXX

POLICY 13.1.11) Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

JONES: No legal issues

REMEDY: Not needed.

XXXXX

POLICY 13.1.12) 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 the hardship cannot be corrected by other means allowed in the ordinances,
- § Where the variance, if issued, will be corrective and not beneficial,
- § Where the applicant did not cause the need for the variance,
- § Where the variance would not diminish the property value of others and
- § Where the variance is not contrary to the spirit of the ordinance.

JONES: Clarify "unnecessary hardship." All or just some of the bulleted items must be met? What is current status for variances? Look at historic preservation willing to give variances – an issue here? Any Bert Harris problems?

REMEDY:

Possible additions or modifications:

- "unnecessary hardship (i.e, that would deprive the owner of reasonable use and enjoyment of the property under its current zoning and in the same manner as other properties similarly located and zoned)"
- ADD: Granting the variance would require the applicant meets all of the criteria set forth here
 as well as those contained in the county's Land Development Code.
- ADD: "Variances for properties designated as protected under the county's historic
 preservation regulations for actions that would maintain the historic character of the property
 and not result in a substantial alteration of the historic property will be allowed under this
 policy."
- REPLACE: In fourth bullet point, "Where the variance would not diminish the property value of others nor be adverse to the existing developed neighborhood scheme."

Also spell out current variance criteria (below) and why these additions are appropriate.

LDC 34-145(b)(3) Findings.

Before granting any variance, the hearing examiner must find that all of the following exist:

- a. There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question.
- b. The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding the adoption of the ordinance from which this chapter is derived will not be considered self-created);
 - c. The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to his property;
 - d. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and
 - e. The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general or recurrent nature so as to make

it more reasonable and practical to amend the ordinance.

XXXXX

POLICY 13.1.13) Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

JONES: Use "shall propose amendments to" - not "shall amend"

REMEDY: Change language as requested.

XXXXX

POLICY 13.1.14) The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected to the greatest extent possible. Trees that are part of the canopy will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines (or other trees that contribute to the canopy) are removed they will be replaced by trees that will preserve the canopy.

JONES: "trees that are part of the canopy" – specify. Trees that are replaced for safety reasons will not be replaced in the exact location but in a safer site that will still contribute to the canopy. How protected – what about insect infestation?

REMEDY: Possible new language below:

POLICY 13.1.14) The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected *from destruction or alteration caused by humans* to the greatest extent possible. Trees that are part of the canopy *over and adjacent to Captiva Drive* will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the *road* canopy. *Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy.*

Lee Plan
Proposed Language amendment
First Draft

Policy 13.1.2. No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. However, the existing telecommunications facility located in maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet.

Sunshine Towers-Lee Plan-Draft Amendment

Minutes January 13, 2004

Panel Members in Attendance: Dave Jensen, Gordon Hullar, Ron Gibson, Peter Koury, Rene Miville, Harry Silverglide

Panel Members Absent: Chris van der Baars, Hal Miller, John Madden

Audience: 11

- 1. Roll call was taken at 9:00 AM.
- 2. The minutes of the November 11 meeting were approved, with corrections. Motion by Silverglide, second by Gibson. Approved 6-0.
- 3. Gibson summarized the meeting held about Blind Pass as a good meeting, with approximately 100 people in attendance. There were many agencies represented, as well as a number of Sanibel residents. Gibson maintained that all groups will try to keep both Sanibel and Captiva residents informed on an ongoing basis as to progress of the Blind Pass Project. Currently, the target date for reopening the Pass is January, 2005. There is a possibility of another open meeting to take place this spring.
- 4. David Felton, president of Communication Development Services, Inc., was present to make a presentation concerning a Lee Plan amendment to permit replacement of the communications tower located on Captiva Island at South Seas Resort. The current tower at South Seas is approximately 125-150 feet tall, and the proposed replacement would be 170 feet tall. The tower would be owned by CDS, Inc., and would provide access to private wireless companies, as well as Lee County Emergency Services.

The first draft of the Lee Plan proposed language amendment states for Policy 21.2: "No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet about the average grade of the lot in question or 42 fee above mean sea level, whichever is lower. However, the existing telecommunications facility located in maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet. (Proposed revisions are underlined.) Jerry Murphy, a planner with Lee County, was present to answer questions, as was planner Jim Mudd. The proposed amendment will be submitted for adoption at a public hearing by the county commission as part of the current text amendment submitted by the panel. Once approved, CDS would then have to apply for a variance for a wireless facility at that location. Questions were presented by both the panel and the audience as to whether the structure is necessary for emergency services and wireless communication, and whether the new tower proposed for the Sanctuary would be sufficient for improved communication. Murphy cautioned that the language needs to be carefully crafted to allow for future growth on Captiva. Mudd noted that the language needs to be

submitted by the end of February 2004, to be included for the comprehensive plan amendment.

The proposed tower, which would be built by CDS, would be erected on land leased from SSR, and a second story would be added to the old fire station building to house a radio room. Felton emphasized that there would be no impact to wild life or mangroves, and the new tower should not be visible outside SSR property. Gibson made a motion to publicize the tower issue immediately, discuss it again at February's meeting, and call for a vote at that meeting. Second by Hullar. Passed 6-0. Silverglide requested information from Felton regarding the possible impact on wildlife and vegetation, and what types of technology could be included on the proposed tower. Felton will provide this at the February meeting.

5. Ken Gooderham presented an update on the text amendment submission and some possible revisions. The amendments were submitted to Lee County in September 2003, and Gooderham's revisions were based on his response to a discussion with County Attorney Tim Jones regarding same. The amendments were also renumbered due to the revised insertion of the first amendments into the Lee Plan.

<u>Policy 13.1.10</u>. New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

The panel agreed to take no action on a change to this proposed amendment.

Policy 13.1.11. Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

The panel agreed to take no action on a change to this proposed amendment.

<u>Policy 13.1.12</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.,

- s Where the hardship cannot be corrected by other means allowed in the ordinances;
- s Where the variance, if issued, will be corrective and not beneficial;
- s Where the applicant did not cause the need for the variance;
- s Where the variance would not diminish the property value of others; and
- s Where the variance is not contrary to the spirit of the ordinance.

Koury made a motion to add the following statement to the policy, to be inserted after "other-PAGE 188 — CAPTIVA COMMUNITY PANEL AMENDMENT wise occur," "where all of the following are met." Second by Silverglide. Passed 6-0.

Policy 13.1.13. Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

The panel agreed to take no action on a change to this proposed amendment.

<u>Policy 13.1.14</u>. The canopy on Captiva Drive between the Blind Pass Bridge and the first scurve will be protected to the greatest extent possible. Trees that are part of the canopy will only be removed if deemed necessary for public health, safety or storm damage. If Australian Pines (or other trees that contribute to the canopy) are removed, they will be replaced by trees that will preserve the policy.

Hullar made motion too change the policy to the proposed wording, as follows. Second by Miville. Passed 6-0.

The canopy on Captiva Drive between the Blind Pass Bridge and the first s-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall road canopy.

- 6. Miville initiated a discussion about the monthly fee paid to Gooderham & Associates Inc, and suggested that the organizations sponsor just one fund raiser this spring, eliminating "Spring Fling" in favor of the ABC Sale. He suggested that the panel ask CCA to continue this funding to G&A with the \$10,000 they have committed to this. Hullar will approach CCA with this request, and bring the information back to this panel in February.
- Meeting was adjourned at 11:05 AM. The next CCP meeting will be Feb. 10, 2004, at 9:00 AM at the CCA Building, 11550 Chapin Lane, Captiva Island, Florida.

Feb. 2, 2004

FOR IMMEDIATE RELEASE

Contact: Ken Gooderham - 489-2616

Captiva Community Panel meets Feb. 10

The Captiva Community Panel will holds it regular monthly meeting on Tuesday, Feb. 10, beginning at 9 a.m., at the Captiva Civic Association building, 11550 Chapin Lane, Captiva. This meeting is open to all interested islanders.

Among the topics to be discussed will be a continuation of a presentation to allow replacement of the existing communications tower on the island with a taller monopole version. This will required an amendment to the Lee Plan of the existing height restriction policy; Communications Development Services is proposed the following for the amendment (new language <u>underlined</u>):

Policy 13.1.2. No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. However, the existing telecommunications facility located in maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet.

Public participation is invited and encouraged.

-30 -

BACKGROUND: The Captiva Community Panel was authorized by Lee County commissioners in January 2002 to act in an advisory role concerning land use and zoning issues on Captiva. The nine-member panel has overseen the adoption of a Captiva section in the Lee Plan, with a goal, objective and nine initial policies finally adopted in January 2003. The panel is in the process of submitting five additional policies for adoption into the Lee Plan.

Feb. 10, 2004, meeting

AGENDA

Meeting convened at 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of Jan. 13 minutes
- 3) Update on Blind Pass project Ron Gibson
- 4) Second presentation by David Felton (Communications Development Services Inc., West Palm Beach) concerning a Lee Plan amendment to permit replacement of the communications tower on the island
- 5) Update on text amendment submission Ken Gooderham
- 6) Review and adoption of 2004 CCP budget Ken Gooderham
- 7) Other business and public comment
- 8) Adjourn

Issues related to the responsibilities of the Captiva Erosion Prevention District may be discussed at this meeting.

Next CCP meeting scheduled for March 9, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

CAPTIVA COMMUNITY PANEL MINUTES

Feb. 10 2004

DRAFT MINUTES - NOT APPROVED BY THE PANEL

Panel members in attendance: Hal Miller, Dave Jensen, Rene Miville, Ron Gibson, Harry Silverglide, Peter Koury.

Panel members absent: Gordon Hullar, Chris van der Baars, John Madden

Audience: 11

The meeting was called to order at 9 a.m. with a roll cal of members.

A motion to approve the minutes from the Jan. 13, 2004, Captiva Community Panel (CCP) meeting was made by Gibson, seconded by Jensen. Vote was 6-0.

For an update on the Blind Pass project, Ron Gibson called on Alison Hagerup, administrator of the Captiva Erosion Prevention District. Hagerup announced she had scheduled a pre-application meeting in Tallahassee on Feb. 17 to discuss the project with key permitting and approval entities. She said Lee County was moving forward on its efforts, which included seagrass mapping and taking vibracore samples in the Dinkins Bayou area.

After questioning, Hagerup reiterated that this project has to go through numerous layers of permit approvals on the state and federal levels, but that there was a strong commitment from Mike Barnett, the new head of the Florida Department of Environmental Protection, to move this forward and strong support to coordinate the Blind Pass project with the planned renourishment of Captiva's beaches. Discussion closed with the mention of another public forum at the CCA building possible in April.

The next item raised was the status of the Lee Plan text submission. Ken Gooderham said the submission had been revised based on discussions and decisions at the Jan. 13 meeting, and that he was awaiting any decisions made at this meeting before finishing the submittal materials.

Gooderham referred to materials he provided the panelists prior to the meeting concerning potential language to be added to the county's Land Development Code to implement some of the existing Lee Plan policies pertaining to Captiva. He provided this to the panel for their review prior to the next meeting, when public discussion would be appropriate.

Gooderham also referred to a letter he received from Mariner Properties and Plantation Development Ltd. requesting time on the panel's March 9 agenda to make a presentation concerning its property at the northern end of the resort. Discussion among panelists and the audience ensued concerning the potential details of these plans and what additional information or expertise would be useful to the panel to have at the next meeting. Since the scope of the plans was not certain, the consensus was that the panel and audience could listen to the presentation and ask for additional information to be presented at a future panel meeting. By consensus, the panel did ask Gooderham to request that Mariner/PDL make a copy of their plans available to the public in advance of the March 9 meeting, preferably at the Captiva Library a week beforehand. Jensen made a motion to approve the agenda request, seconded by Silverglide. Vote was 6-0.

For the next item, David Felton of Communication Development Services briefly restated his presentation at the Jan. 13 CCP meeting, and mentioned that he had provided materials to be forwarded to the panelists based on questions at that previous meeting. He confirmed the proposed structure would be a 170-foot-tall monopole, to replace the existing guyed tower of between 125 and PAGE 192 — CAPTIVA COMMUNITY PANEL AMENDMENT

150 feet in height. He explained that county officials required the 170-foot height so their equipment could be installed on the top 10 feet for maximum effectiveness.

Under questioning, Felton confirmed that he had discussed the tower with county officials but no commitment to place the equipment on the tower had yet been made. The county anticipated equipping two towers – one on Captiva and one on Sanibel – at a cost of approximately \$3 million each. Felton explained the proposed tower in the Sanctuary on Sanibel was being developed privately by Verizon, and would not be suitable for county needs.

Asked whether the panel could make approval conditional on a commitment by the county to place equipment on the tower, Felton stated he did not know if that was possible but he could commit to saving space for the county on the structure. While an agreement with the county had not been finalized, Felton said he intended to make the cost to the county minimal to locate their equipment on the proposed tower.

Discussion turned to potential environmental issues, where two were identified: Birds hitting guy wires and the use of microwave equipment on towers. Felton noted the proposed monopole would eliminate the existing guy wires on the current tower. No microwave facilities were planned on the structure, but he would prefer any such restrictions be made a condition on any approval of a variance or special exception instead of being placed in the comp-plan language.

He also noted the tower would require approval by state and federal environmental regulators, even though no new development was planned and no destruction of adjacent mangroves or wetlands was foreseen. The monopole itself would require a 10-foot by 10-foot base, while the support equipment would be housed in a structure to be built atop an existing maintenance building.

Captiva Fire District Chief John Bates reiterated the communications issues behind the proposed tower and the county cost. The failings of the current communications system were discussed, and the two-tower solution was reconfirmed in discussions.

Koury introduced language for a new Lee Plan amendment that had been drafted and approved by the CCA's Land Use Committee. It read:

Proposed Captiva Community Plan Policy 13.1.14

Re: New Captiva Communication Tower Facility

Notwithstanding anything pertaining to Captiva Community Plan Height Restriction Policy 13.1.21.2, 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 capability for all wireless carriers desirous of serving Captiva. In keeping with the proposed Captiva Community Plan Policy 13.1.13, pertaining to mangroves, destruction of mangroves will not be allowed in order to build or operate such a tower or related tower facilities.

Discussion ensured on whether this proposal would create a commercial monopoly and thus face county denial. There was also discussion as to the condition of the current tower, its status for reconstruction and how visible it or a replacement would be on the resort or the island.

Silverglide summarized that the issues seemed to be whether cellular service needed to be improved (which he did not feel was crucial), whether public health and safety concerns were at stake due to the failing communications now in place (which he felt was critical and should be ensured if possible) and whether the proposed tower would have any adverse environmental impacts,

particularly from use of microwave facilities.

Bob Lloyd asked that a balloon test be done to determine visual impact and that more public input would be wise. He also inquired whether a "stealth" pole (where transmitters are located inside the structure) had been considered. Felton responded that photos had been sent to panelists showing such a pole, but that county equipment would have to be mounted on the outside of the structure for effectiveness.

Felton also noted he had researched the need for microwave equipment on the tower, and had been assured by Sprint that there was sufficient T-1 capacity to eliminate the need for microwave transmissions in the foreseeable future. County planner Jim Mudd noted that any language the panel submitted could be modified as it went through the approval process, and that it probably could be withdrawn from consideration at any point up to final adoption.

Jensen moved to approve the CCA language, seconded by Gibson. Further discussion on how to prohibit use of microwave equipment ensued, along with discussion of the CCA language. Koury proposed a total ban on microwave facilities, while other panelists pondered whether some conditional language – such as making its use a special exception – would be as effective while accommodating future technology and demand. Gooderham asked for two housekeeping revisions in the language, to correct the citation of the height restriction policy number and to eliminate the reference to a proposed policy in the language. Koury noted that the new policy number was already used and would need to be changed as well. The panel reached consensus that a total ban on microwave equipment would be preferred, with the allowance that county staff and attorneys could send back proposed language that might make such restrictions conditional for consideration during the plan approval process.

The language was restated as follows:

Policy 13.1.15: 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 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. No microwave facilities will be allowed on the structure.

The vote was 6-0 for approval and inclusion in the text amendment.

The next item was called concerning approval of a 2004 CCP budget. This had been included at the request of Hullar, who felt an approved budget would be beneficial when he went before the CCA Board of Governors later in the month to seek the \$10,000 in planning funds committed by the CCA at its Jan. 7, 2003, meeting.

Discussion began concerning county funding for panel activites, and Mudd and Gooderham explained that all allocated county funds had been provided to the panel. In order for additional county funding to be achieved, the panel would have to make a request for new funding – something no other panel had done, but which was expected to occur once any Lehigh Acres community planning got under way. Panelists supported the idea of pursuing additional funding, and the discussion turned on how such funding would be structured. Gooderham explained that the funds were allocated in an agreement with the CPOA, because the county needed a legal entity to provide checks for payment. This then sparked discussion of the steps necessary to incorporate the panel, and

Gooderham said it was a relatively simply process that should cost somewhere in the neighborhood of \$500-\$600. However, county funds could not be used for this endeavor. Mudd explained that the community planning panels in Estero and Boca Grande had incorporated, so there was precedent for this action.

Koury questioned whether the submitted budget was sufficient for the tasks ahead, remembering that the 2003 budget had contained a higher amount. Gooderham responded that he had assembled the budget based on what was now being undertaken by the panel, but that there were a number of other tasks facing the group – including development of Land Development Code language and follow-up on other policy initiatives the panel had expressed interest in the past. Gooderham said he had not included the LDC work since the panel had discussed using chiefly volunteer efforts to draft such language, which meant a professional would not need to be hired until the language was in draft form – likely in 2005.

Koury also expressed reservations about accepting the budget as presented without a more complete explanation of the contract between Gooderham & Associates Inc. and the CPOA for staff services to the panel. Gooderham explained that the CPOA had agreed to a retainer with G&A for all services necessary to staff the panel, but that he was not sure whether this agreement spelled out the details to the extent Koury desired as it had been a while since he had reviewed it.

After further discussion, Jensen moved to accept the budget as presented, with a second by Gibson. The vote was 3-3 (Gibson, Silverglide and Koury against) and the motion failed.

Silverglide asked for additional funds to be included to pay for incorporation of the panel as a not-for-profit Florida corporation, and felt that a 10 percent contingency line item was also warranted. Gooderham proposed that the proposed budget include a line item for panel incorporation that would raise the total to \$14,000, and that a 10 percent contingency fee be added to make the final budget total \$15,400. Koury asked that the CPOA contract with Gooderham & Associates Inc. be attached to the budget. Gibson moved to approve the budget as amended, with a second by Silverglide. Vote was 6-0.

The meeting adjourned at 11:25 a.m.

outdoors

Ron sees a future bright with ripe, home-grown bananas



Island Gardening Ron Sympson car Ron: A friend of mine gave me a copy of an article you wrote on banonas, Well. I planted a tree I received from a friend. It has bore fruit, like you said, after about 1.5 years. I have two hands from two separate stalks. Unfortunately, one of the stalks has fallen over about 2 months after the bananas emerged. None of the bananas has started to turn yellow yet. I cut the hand off the fallen stalk. Now, what do I do with the bananas? Will they ripen? Thanks for your time. -- AI Fox

Dear Al: I see ripe bananas in your future within the next few weeks. In the previous column on bananas you read, I advised leaving a new hand of bananas on the host plant until the upper fruits begin to vellow, and then to cut the hand from the plant. This is so any energy left in the host plant will continue to be directed to the emerging fruit until the plant dies, as it always will.

However, having said that, you can also cut the hand from the tree when all new fingerlings have emerged. After all, that's what the major

banana-producing regions of the Caribbean and South America do; they cut the bananas when South America do; they cut me bahanas when they are green, then ship them off to us. I did that with the last hand of bahanas on one of my plants a couple of months ago. I placed the hand in a shaded area on a patio table and turned the hand every couple of days. About three to four weeks later, the bahanas began turning yellow; all were tree within the next week.

later, the bananas began turning yellow; all were ripe within the next week.

I have another hand on another plant right now that I haven't cut off yet. However, as you experienced with one of your plants, my latest fruit-bearing tree is leaning precipitously close to terra firma, and soon will topple over. So I will be harvesting the fruit very soon. As I mentioned in my previous discourse on bananas, it takes a plant about 12 to 18 months to beir fruit, and once that happens, the plant's life has ended, You'll first notice a solid purplish mass emerging from the center of the plant. Then purple sheaths will begin to peel away, revealing finy banana will begin to peel away, revealing finy banana fingers. At first, the fingers will point downward, but as they develop, they will begin curving upward. After a full hand of bananas is produced,

flowers will emerge from beneath the purple

tracts.

At this point, the fruit production has stopped, and it is best to cut just below the hand so nutrition will be more efficiently directed toward the fruit. After the fruit is picked, you should cut back the plant close to the ground. Ordinarily, two to four new plants will have emerged around the host close.

It is best to leave only one plant at the spot; you can dig up the others and plant them elsewhere. For best results, plant the bananas in locations where they will receive full sun or shifting

Hope this helps, Al. In the meantime, start hunting for a recipe for banana nut bread, because you're going to need it.

If you have a question for Ron Sympson to answer in his column, you can e-mail him a ronsympson@earthlink.net, or by snail mail at P.O. Bax 809, Sanibel, FL 33957.

Wrap-up of the year's snowy plover nesting season

Island nest rates earliest in North America

The 2002 snowy plover nesting season started with a surprise nesting as early as Feb. 17—the earliest recorded nest for the species in North America. This season was also the beginning of a volunteer program aimed at finding more nests sooner in order to get them staked off and protected from disturbance.

We found, staked, and monitored 27 snowy plover nests through the February to August season from a

where from three to four additional nests were not detected before hatching based on finding young chicks at times and in areas that did not fit with known nests. Of the 27 nests monitored, 13 were confirmed to have hatched for a hatch rate of 48 percent. From these hatched nests, we counted a minimum of 35 chicks. Of these, 27 were banded, 11 with U.S. Fish & Widdlife Strategy and 16 near hatch and 16 with USFWS hands only.

Zone 6 (Bowmans Beach) was the hotbed of snowy plover nesting activity with 17 nests. Zones 1 and 3



nests each, followed by zone
2 with two nests and zone 4
with one. Least terns
appeared to have a difficult
nesting season this year.
Colonies were established in four locations between zones 6 and 7 (Blind Pass/Silver Key). At their peak, an esti-mated 50 nests were present.

short by predation. "Though not confirmed, it is believed yellow-crowned night herons were to blame. A second nesting attempt was destroyed by a storm-system in mid-June overwashing beach, sweeping away many nests. Fewer than six nests are believed to have survived in zone 6 and no data are available from

Next year we hope to expand on the volunteer effort. Better coordination will be needed to ensure adequate coverage of some stretches of beach and

Captiva Island Community

Planning Panel Meeting

Tuesday, October 8th @2:00 am

Captiva Civic Association

11550 Chapin Ln., Captiva

Building

standardized recording of sightings. We hope to provide lightweight spotting scopes to aid in the detection of band combinations on birds. We also hope to get more help from volunteers who will be staying on the island through the summer to ensure good monitoring of Bowmans Beach during the busiest months of April, May and June, Plans also are to expand banding efforts headed up by Refuge Biologist Mike Brady of J.N. "Ding" Darling National Wildlife

See PLOVERS

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Oktoberfest coming

to American Legion

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SCCF tees off, Oct. 13

The Sanibel-Captiva Conservation Foundation's second annual golf tournament is coming up Sunday, Oct. 13, at Beachview Golf and Tennis Club. The 4-

person handrap seramble starts with a 730 a.m. reg-person handrap seramble starts with a 730 a.m. reg-stration with a shotgun start at 8 a.m. followed by funch, awards and raille. Event sponsors are Karen Bell Realty and Lawrence Green and Cynthia Smith of the Merrill Lynch Private Client Group, Cost: \$75, Proceeds plays foursomes and teams.

For more information, call SCCF, 472-2329.

John Frank celebrates 90th birthday

Sanibel's John Frank, a veteral of World War II, recently celebrated his 90th birthday. His friends at the Sanibel Capitias Islands American Legion Post surprised him with a party in his honor on Saturday, Sept. 28, John, who was born on October I, 1912, served his country in the Battle of the Bulge.

His island friends served him on loss birthday with a delectible spread.

Jimmy Mac, Herb Chaney, George Spetnegle, Debbie Maddox, a friendly out-of-towner, John Frank, Janice Ulrich, Willie Jones, Buddy Murphy.



Esea vintish L@hotmail.com

ARRANGING SPACES

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EYE CENTERS FLORIDA Chang The Robert but .

gardening.

Safeguard your garden against cold weather damage



Island Gardening Ron Sympson

I may be difficult to think about cold weather when you're still dripping with swear but winter will be here sooner than you think. And when the temperatures dip into the 30s cas it always does for at least a week or two. The landscape over which you've labored so hard can be at risk. risk. Here are some thoughts

about what to do when cold weather again descends upon us, along with some choices for planting native and exotic plants that are cold-tolerant. • Remember where we live

If you are a newcomer to South Florida, try to remem-ber this is not the tropics.
This is the subtropics, a cli-

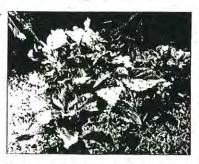
mactic zone that begins somewhere around Sarasota and extends to the northern coast of Cuba. This is not a bad thing, because it gives us a wider spectrum of horticultural choices.

The trend in recent years has been an attempt to stick exclusively to native plants in the South Florida landscape — a good move in terms of water conservation, as well as a safeguard against temperate aber-

Ideal as an all-native planting may be, however, the vast majority of us can't resist a smattering of

the vast majority of its can't resist a smattering of such exotic non-natives as hibiscus. And in most cases, most exotics will survive a light frost.

• Know your plants — Most susceptible to frost damage are the truly tropical plants, such as bananas. These tall, leafy herbs can be cut to the ground by a heavy frost, but most often will send up new shoots. Also in the critical tropical category are many of the popular house plants we also grow outdoors, such as dieffenbachias, aglannemas, draccenas and parfor



The Copperleaf plant, found in abundance in Florida gardens, is susciptible to fdamage from frost.

Naming a few of the more commonly planted shrubs in the "very tender" category are: copperleaf (Acalypha), aralias (Polysclas and Dizygothecu), pitch apple (Clusia), Jamaican dogwood (Piscidia) and the Geiger tree (Cardia).

And in critical danger of frost damage — as much from wind as from low temperatures — are most vegetables and annual flowers.

etables and annual flowers.

* Plant preventively — Preventing frost damage comes in two stages. The first stage is before cold weather threatens, and that involves both the placement and care of certain plants.

If you know a plant is tender, place it in an area of your landscape that will be protected from strong winds. Smaller tropical plants such as dieffenbachias should be placed in hardy locations buffered by taller shrubs and trees.

Secondly, remember that the new growth of all

Secondly, remember that the new growth of all

plants is tender. To avoid too much tender new growth, avoid any serious trimming until next spring. That will allow new growth to "harden off" before truly cold weather settles in.

Heavy mulching of plant beds is another deterrent to cold, because it keeps the temperature of the soil a few degrees warmer than the air. This means mulching over the root zones of plants, not up against

• Watch the thermometer —The time for most concern is when temperatures are forecast to hit 35 degrees or below. When in doubt, take the time and-effort to prevent against possible ill effects. Well before nightfall, give the ground around your tender plants and trees a good sooking. If frost settles in, the warmer temperature of the soil will force the water to rise from the ground like steam.
In some locations, such as citrus groves and vegetable farms, growers keep sprinklers going all night. The resulting thin skins of ice actually lock warmth in the plants, and prevent severe damage.
Covering your plant is the most sensible approach, but remember the most important rule: Do not use plastic. This material will net as a very effective conduit of cold temperatures and cause more damage than if you had left the plants uncovered.
The best materials are paper, old sheets and light blankets. Drape them loosely around susceptible plants and anchor them to the ground. Keep them in place until the temperature again rises over 35 degrees. Watch the thermometer -- The time for most con-

place until the temperature again rises over 35

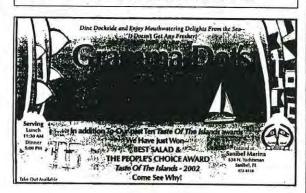
place until the temperature again track and degrees.

And as much of a pain as it may seem to be, it is important to remove the coverings during the day. If you've invested thousands of dollars and hours of sweat in your landscape, that little bit of extra effort during a South Florida winter will bring you just

(If you have a question for Ron Sympson to answer in his column, you can reach him via e-mail at ron-sympson@earthlinknet, by snail mail at P.O. Box 809; Sanibel, FL 33957, or by fur at (239) 415-0577.1

Hours of operation

Wildlife Drive 7:30 a.m., to 5:30 p.m., Saturday lhrough Thursday and closed only on Fridays, at J.N. 'Ding' Darling National Wildlife Refuge.
Refuge tram Tarpon Bay Recreation operates guided fram tours of J.N. 'Ding' Darling National Wildlife Refuge. Naturalist narrates backbay estuary functions and role of U.S. Fish & Wildlife Service in managing the refuge. Tours leave Tarpon Bay parking to levery day but Fridays, departing 9 a.m., 10:30 a.m., noon, 1:30 p.m. and 4:30 p.m. Sunset tour, Monday to Thursday. Cost: \$10, adults; \$5. Info 472.8900



Captiva Island Community Planning Panel Meeting

Tuesday, November 12th @ 9:00 am

Captiva Civic Association Building 11550 Chapin Lane, Captiva



"Our Economy -What Lies Ahead?"

will be presented on Wednesday, Nov. 20 at Schein Hall at BIG ARTS from 1 - 4 p.m. In the wake of the past year's economic downturn, the Sanibel Economic Summit has been formed to explore the factors and the future of our economy.

Experts in various aspects of our economy will present their analyses and ideas in 30-minute talks with question and answer sessions. The seminar will explore local, national and international economic trends and how these might affect our economic outlook here in Southwest Florida.

The scheduled speakers are:

- · Dr. Walter Klages leading area tourism analyst - Future Tourism Trends in SW Florida
- · David Lereah Senior Vice President and Chief Economist National Association of Realtors Real Estate Trends
- · John Tuccillo National Economist Future Trends
- George Nobliski NY Investment firm of Manning & Napier - Stock Market Trends

Tickets are \$20 in advance, \$30 after November 13, and are available at the Sanibel-Captiva Islands Chamber of Commerce, Island Financial Services, the Sanibel-Captiva Association of Realtors and the Islander newspaper offices - the conference's sponsors.

Other major sponsors of the event are Henderson-Franklin attorneys. Oswalde-Trippe & Company and Sanibel-Captiva Community Bank.

Additional sponsorship opportunities are available for interested businesses, Call Dave Owens at 172-1130 a 312

Last week's weather

	High	Low	Rain	Note:
November 21	80	66	0.00	from the
November 22	82	66	n 12	HAPP HOMOW
November 23	74	55	0.00	
November 24	74	54	0.00	
November 25	75	56	0.00	

Rainfall levels are recorded morning of the day given to wing morning.

Source: Island Water Association

Sanibel-Captiva Tides

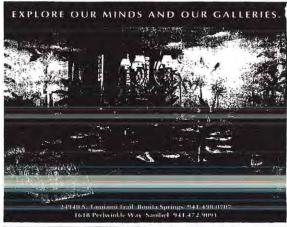
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	Ftl	Sal	Sun	Mon	Tue	Wed	Thu
Punta Rassa							
Hi	8:27a	10:02a	11:23a	12:34p	1:43p	2:54p	_
Lo	2:238	3:30a	4:27a	5:19a	6:08a	6:56a	7:44a
Hi	9:12p	9:40p	10:08p	10:39p	11:11p	11:47p	_
Lo	2:32p	3:15p	3:52p	4;25p	4:53p	5:18p	400
Sanibel Lighthouse							
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Lo	2:30a	3:37a	4:34a	5:26a	6:15a	7:03a	7:51a
Hi	8:23p	B:51p	9:19p	9:50p	10:22p	10:58p	11:370
Lo	2:39p	3:22p	3:59p	4:32p	5:00p	5:25p	-
Blind Pass							
HI	8:08a	9:43a	11:04a	12:15p	1:24p	2:35p	0.40
Lo	3:45a	4:528	5:49a	6:41a	7:30a	8:18a	9:06a
Hi	8:53p	9:21p	9:49p	10:20p	10:52p	11:28p	12:07a
Lo	3:54p	4:37p	5:14p	5:47p	11:37p	6:40p	-
Redfish Pass							
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Lo	2:37p	3:20p	3:57p	4:30p	4:58p	5:23p	-

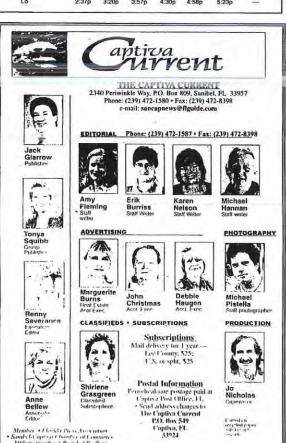
Captiva Island Community Planning Panel Meeting

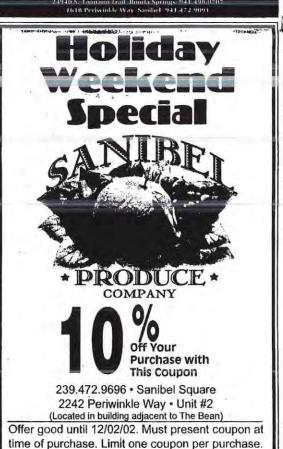
Tuesday. December 10th @ 9:00 a.m.

Captiva Civic Association Building

11550 Chapin Ln. Captiva







Open BUFFAL CODE

Dateline · Week of Dec. 6-12

FRIDAY	SATURDAY	SUNDAY	MONDAY	TUESDAY -	WEDNESDAY	THURSDAY
6 Pottery Sale	7 Audubon Society	Morning Glories Opens	Fitness with Clara 472-2155	Caloosahatchie Camping 466- 5389	Buck Key Kayaking 472-2329	12 Island Writers

Through the month:

 TARPON BAY RECREATION is offering a naturalist led sunset tour on the Tarpon Bay portion of the Ding Darling National Wildlife Refuge for birders, natu-National Wildlife Refuge for birders, naturalists, and enritous people who enjoy being on the water and learning from an experienced naturalist at one of the most beautiful times of the day. Four departs 6 p.m. Monday through Friday nights. 472-8900 "TRAM TOUR OF WILDLIFE DRIVE leaves at 10:30 a.m., 2 p.m. and 6 p.m. everyday except Friday.

Guided trail tour by canon and kayak at 10:30 daily 472-8900. Wildlife Drive is now upon from 7:30 a.m. to 7 p.m. except Fridays.

Fridays.
• CALUSA NATURE CENTER AND

PLANETARIUM in Fort Myers. Museum and trails open Monday through Saturday 9-5p.m., Sunday 11-5 p.m. Guided trail walks Tuesday and Friday 9:30 a.m., Avinry tours Friday 9:30 a.m. Snake feeding. Sunday 11:15 a.m. Planetarium shows Fridays 1:30, Saturday and Sunday 1:30 and 3 p.m. Museum and trails 34 adults/32:50 kids, shows \$3 adults/32 kids.

GOURMET SINGLES SUPPER CLUB meets in finest restaurants in the area. For more info. call 332-8191

WINGS AND THINGS is the theme of this year's antique toy exhibition at the Sanibel Historical Village and Museum beginning Dec. 4. If you have toys you can loan, call 395-2128 or 472-2016.

• EDISON COMMUNITY COLLEGE CONCERT BAND at Barbara B. Mann. PLANETARIUM in Fort Myers. Museum

Annual Fall Concert, Dec. 4, 481-4849.

on exhibit

On EXHIBIT

HEILEN FRANKENTHALER exhibition at the Naples Philharmonic Center. Nov. 8 through Feb. 28.

"NEW FACES" exhibition at the Captiva Civic Center, with Linda Holloway, Judy 1. Kotula, Vanessa Lombardo, J. McIntosh Markle. Open Wed., Thurs. 10 a.m. - noon.

a.m. - noon.

* JULIAN STANCZAK: THE ART OF PERCEPTION Eckert Fine Art in Naples.

Dec. 5 -Jan. 2.
BIG/ SMALL BUY IT OFF THE WALL show at BIG Arts, Dec. 4- Ja Opening reception Dec. 7 5:30 - 7:30.

ur stage

"EVITA" at the Naples Dinner Theatre, opening Nov. 6, playing through Dec. 15.
"FUH-GET-ABOUT-IT!" at the Off Broadway Palm through Dec. 22, 278-4422
"WONDER OF THE WORLD" at

Theatre Conspiracy, through Dec. 8.

"HERE'S' LOVE" at the Broadway Palin Nov. 2 Jan. 4, 278-4422

"THE MOUSETRAP" at the Florida Repertory Theatre Nov. 29 - Dec. 22 332-4488.

Friday 6

every week

• FIT 'n' TRIM ON THE ISLANDS weight management support group meets at Sanibel Congregational United Church of Christ each Friday at 8.30 a.m. and 11:45 a.m. in Heron Hall. Donation of \$1 requested to cover costs. 395-1378

• ANNUAL HOLIDAY POTTERY SALE to benefit the Immokalee Ceramics Studio, hosted by FGCU and the United Arts Council. At the new FGCU Arts Complex, Dec. 6, 5 p.n. - 8 p.m. and Dec. 7 10 a.m. - 4 p.m.

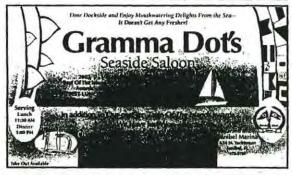
• ANIMAL LOVERS, ART LOVERS, WINE LOVERS Art exhibition of Keith Bradley's sculpture, wine tasting from Eden Vineyards, music by Tom Marcellis. Matsumoto Gallery, Village Shopping Center, 2340 Periwinkle Way. Dec. 20, 4-7 p.m.

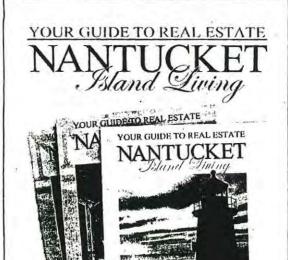
Saturday 7

SAN-CAP AUDUBON SOCIETY
Birding outing Ding Darling Refuge, Dec.
7, 8 a.m.
 BIO/SMALL BUY IT OFF THE
WALL small art work sale at BIG Arts.
DEC. 7, bar.

Dec. 7- Jan. 3.

* ARTS AND CRAFTS SALE Fishers





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Captiva Island Community Planning Panel Meetina

Tuesday, December 10th @ 9:00 a.m.

MINOR SHALL BEEN

Captiva Civic Association Building

11550 Chapin Ln. Captiva



Conservation 20/20 to hold public forums beginning this month

FORT MYERS, Fla. (January 7, 2003) Lee County is asking interested residents to come learn about what's been happening with the Convervation 20/20 Program at one of five public forums beginning Jan.

16. The forums are being conducted by the citizen-led Conservation 20/20 Advisory Committee and are intended to give an update on the results of the program and take input from residents about any changes they'd like to see.

Lee County voters approved Conservation 20/20 in November 1996 through a referendum that increased property taxes by 50 cents for every \$1,000 of taxable property valte. That raises about \$15 million a year to buy, restore and maintain environmentally sensitive lands for long-term preservation.

With the expected closing of a parcel later this month, more than 10,000 acres will have been pur-

chased through the program.

All of the public forums will be held at 6:30 p.m. following: the regular meetings of the advisory committee on the following dates and locations:

- Jan. 16 Cypress Lake Middle School (Cafeteria), 8901 Cypress Lake Drive, Fort Myers,
- Feb. 13 Cape Coral Library, 921 S.W. 39th Terrace, Cape Coral.
- Mar. 13 East County Regional Library, 881 Gunnery Road, Lehigh Acres.
- Apr. 10 Bonita Springs Middle School, 10141 West Terry Street, Bonita Springs.

Mny 8 - Lee County Community Development/ Public Works Bldg., 1500 Monroe St., downtown Fort Myers.

The public forums will include a PowerPoint pre-

scattation on the results of the program (land acquired, money spent, goals reached) and be followed by questions and input from citizens about what they think of the program and any changes they'd like to see made in the renewal effort. It's also an apportunity to gauge public support for the program through a questionnaire that will be handed out.

Conservation 20/20 is a willing seller program to acquire and manage land critical to help sustain: 1) water supply and water quality: 2) flood protection: 3) wildlife habitat; and 4) passive recreation. It is overseen by Lee County taxpagers through the

whome manual: and a passave recreation. It is over-seen by Lee County taxpayers through the Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC or Conservation 20/20 Advisory Committee), with the help of the Board of Lee County Commissioners and county government staff.

mark the calendar

■ The Sanibel & Captiva Islands Chamber of Commerce Box Lunch

Tuesday, January 14, 2003.
Featuring: Butch Perchan & J. Webb
Horton , FGCU Athletic Department
When & Where: 11:30 AM - 1:00

Sanibel Community House

Catered by: La Casita Restaurant
Advance \$10.00 for Chamber
Members & Guests. Please FAX
Reservations to 472-1070, call 472-1966 or

Email: office@sanibel-captiva.org Deadline: 5:00 PM, January 10,

Island Dems to meet

The featured speaker at the next Democratic Club of the Islands will be Doug MacGregor, editorial cartoonist with the Ft. Myers News-Press. The meeting will be 7-9PM at the Sanibel Public Library. 770 Dunlog Rd., on free and open to the public.

Florida Gulf Coast University

■ Florida Gulf Coast University professor to speak at 'Ding'
Dr. Jerome A. Jackson will be speaking at the J.N. 'Ding' Darling National Wildlife Refuge Education Center on Friday, january 17 at 10 a.m. to 12 p.m. The program will be about Sanibel Island vegetation and the effects of exoile species on the native ecosystem. Dr. Jackson is the Director of the Whitaker Center for Science, Mathematics, and Technology Education at FGCU and does a daily public radio feature called "With the Wild Things." In the past, he has served as a member of the South Florida Ecosystems Recovery Team and was us a memoer of the South Florida Ecoxystems Recovery Team and was recently appointed to the National Invasive Species Advisory Committee by Secretary of the Interior Gale Notton.

Monthly Republican Lunch

"The State of Health Care in Lee County" with featured speaker Jim Nathan, CBO of Lee Memorial Health

come of the same agent principles of the beautiful and beautiful and the same and t

the Fort Myers Republican Women's Club Federated. The meeting will be held at the Helm Club in The Landings, beginning at 11:30 n.m. Cost is \$13, the public is invited to attend. Reservations are required by January 16. Call 489-4701

Children and Youth at Saint Michael and All Angels

MICHAel and All Angels
Church School resumed at St.
Michael and All Angels Episcopal
Church on Sunday, January 5, 2003.
The church school program is open to all children ages K-5th grade and meets at 9:45 a.m. in the parish hall.
St.Michael's also offers a Youth
Group program Thursday evenings
from 6:00 to 7:15 p.m. for middle and high school students. New members and visitors are always welcome.

and visitors are always welcome. Please call 472-2173 for more infor-

Sanibel open tennis championships in Feb.

Beachview Golf & Tennis Club announced that it sill conduct the 1st Annual Sanibel City Open Tennis Championships on Feb. 1-3. The tourna-ment to benefit the Make-A-Wish Foundation will

he presented by Mercedes-Benz of Fort Myers. The three-day event, scheduled for the one year-old tennis facility, is open to amateur players in Southwest Florida. The men's open division is by

invitation only.

The tournament format will include doubles and mixed doubles with prize money offered in all divi-

sions.
"Sanibel Island had never had an event of this stature and we intend to develop the tournament in the years ahead, making it a featured event on the tennis schedule for quality tennis players," said Justin Touchstone, Beachview's tennis professional.
Doubles and mixed doubles in 3.5, 4.0 and open will play in separate divisions starting at 8:30 a.m. daily. The entry fee is \$40 per team.

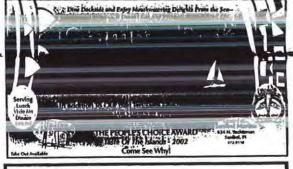
Captiva Island **Community Planning Panel** MEETING

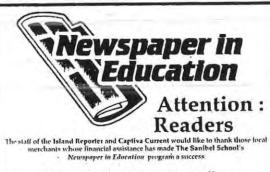
Tuesday, Jan. 14 9 a.m.

The public is encouraged to attend and participate Meeting at

> Captiva Civic Association 11550 Chapin Lane, Captiva







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Newspaper In Education is a worldwid arganization cooperative effort between The Sanibel School and our publications to promote mewspapers as an educational resource.

Thank You!

and be sure to patronize the businesses below who have made this possible.

Bank of the **l**slands





general store

Bob Janes, ter County Commissioner

CAUSEWAY

From page 1

Trucks larger than 34 tons are legal on new roads. The state weight limit is 22,000 pounds per axis, up to a maximum of 80,000 pounds for a tractor trad). Richards said.

a maximum of 80,000 pounds for a tractor trade). Richards said,

Richards said someone from the county, albed and asked that state officers turn trucks around, preventing overweight vehicles from driving on the canseway.

"We're not going to do that," he said, "We're going to take whatever enforcement action is appropriate. It doesn't take very many violations for people to get the word.

The state fine for overweight trucks is 5 + nts a pound or \$100 per ton; they are assessed against owners rather than drivers but until the fine is paid, the truck can't move. The state also can't impose the fine until after a truck has crossed the bridge.

In addition to the state fine, there also is a city fine assessed against vehicles. In fiscal year ending Sept. 30, 2002, the city collected \$895,305 in fines for overweight trucks; in the first three months of the current fixed year, they already have collected \$267,648. It costs the city approximately \$60,000 a year to man the weigh station 64 hours a week with one full-time and one part-time employee, including fringe benefits and other costs.

But the new enforcement program may impact city revenue.

But the new enforcement program may impact city

But the new entorcement program may imprevenue,
"We are watching the revenues very closely," said
Zimomra, "We're very concerned about the ramifications, and we will have to make whatever adjustments
are necessary."

It's unlikely the city will lose all that revenue
because its fines are not based strictly on overweight
fees; they are based on weight per axle.

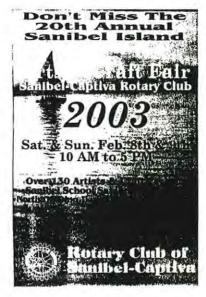


Captiva Island Community Planning Panel - MEETING-

Tuesday, Feb. 11 9 a.m.

> The public is encouraged to attend and participate.

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva

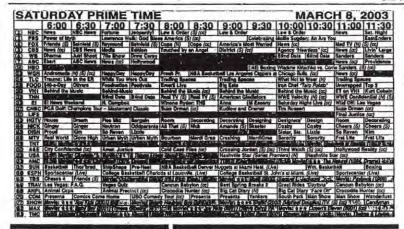


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10	FOOD			Varied	Bert Of	Saras	Minute	Calling	Food Finds	Sereal	Molto Mario	Emerii	Varied
DO	VHI	Varied Prog	rams		-								
122		Miami Vice		The A-Team		The A-Teem		(Regi TV	Real TV	Real TV	Final TV	Real TV	Real TV
ZC	EI	El News		Salurday N	ght Live	Fashion	Fashion	Yarled Prog	rams	-			
O'O	CHEC	Power Lunc	er Lunch				en Exchange	Closing Bal		Closing Bet		Business Ce	nier
(41)	LIFE	Unsolved M	valeries	Movie				Movie		-		Med	Designing
1425	HGTV	Room	Small See	Decorating	Quillis	Duveli	Moom	Designing	Designers'	Decorating	Sentible	Kitchen	Homes
144	NICK	Little Bill	Bob-Bldr	Maggie	Oswald	Tiny Toon	Timy Toon	Rugrata	Thornbert	Hey Arnold!	Hey Amold!	U-Pick	Sponge
23	DISN	Wiggles	Wingles v.	Stanley	Rolle Polle	House	House	Weekand	Lloyd	Sabrina	Proud	Boy World	Sman Guy
48	MTV	(10:00) Mius	ic Videos	MTV Hits	Varied	MTV Spec	Varied Prog	rama	THL		Talldaters	Varied	Bel
NA.	THT	Law & Orde	1	NYPO Blue		NYPD Blue		In the Heat	of the Night	Prelender		X-Files	
50	ASE	City Conflde	entlal	American J	ustice	Movie		Varied Prog	reme	Murder, She	Wrote	Murder	Varied
152	USA	(11:00) Mov	9	JAG		Welker, Taxa	18OCAR 48	Movie	-	-		Walket, Texa	s Ranger
6.9	AMC	(11:25) Mov		Varied Prog	Ta/MS				I(:40) Movie	Varied Prog	ra/ma		(:35) Mayie
371	SUN	Florida Spo	rts News	Varied Prog	/9/00			Paid Frog.	Paid Prog.	Varied	Public Affr	Public Affr	Varied
38	ESPH	Sportscir.				Stronoman	Varied Prog	eme				Horn	Interruption
63)	TRS	Little Hee	Varied	Cosby	Fern, Mat.	Fresh Pr.	Fresh Pr.	Roseanna	Rossanne	Rossanna	Drew Carev	Drew Carey	Home Imp.
666	TRAV	Gr. Hotels	Gr. Holela	Stardom -	Varied Prog		felande	Peagoort	Epicurious	Chels	Chafe	Gr. Hotels	Homes
(64)	ANPL	That's My	That's My	Emergency	Emergency		Breed	Pet Story	Pet Story	Thefa We	That's My	Emergency	Emergency
1700	COM	Salurday Ni		Late Might	-	Seturday Ni		Movie					Daily Show
77	SHOW		Varied Prop		- 20	1-1-1-1	-	1		I(:15) Movie	Verled Prop	ame	-
0Z	MAX		Varied Prog							10.5			
35		Movie	Movie	Varied Prog	ruma.		I/(46) Mercia	Varied Prog	CHANGE .	17-151 Movie	IVaried Progr	sma .	

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21	NBC	fiews	NBC News		Jeopardy!		(N) (S) (cc)				ordan (N) (S)	News	Tonight
3)		Journal	Hens	News-Lahre			oedshow (N)			Great Perto	rmences-	Y	Rose
4)	FOX				Seinfeld (5)			Joe Milions	ire (N) (DC)	News (cc)	and the last	Seinfeld (5)	
5)					Edition	King			Still	CSI: Mixmi			Late Shan
4)		Draw Carny		'70s Show			(N) (S) (cc)	Everwood (I	V) (S) (oc)	Blind Cate	Blind Dale		Spin City
7,1				Entertain	Hollywood			Practice (N)	(S) (cc)	Mireciae Ti	he Patient		Nightline
4			on: In Conce				Memorias: Re	edings	112		The second	10131	4.
1					Will-Grace	BURNES CO.			A	Hens (5) (0			Racklord
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2.60		Minute		Sares	Food 911	Emeril Live			Unwrapped		Beat Of	Errerii Live	
gi	VHI	Driven Hate		Bachelor Pa		Bed Boys-W		Transformet	lone (5)	Bachelor Pa	erty	Transforms	
128	THN	Real TV (S)			Blind Date	Star Train: N		WWE PAW (2000	CSI: Crime S	
E	El	John Behrah		El News			or: True Holly					Howard S.	
77		Business		Brien Willian		Kudlow & C		After Hours-		Brisn Willia		Kudlow & C	
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127			BeforAttr	ExtrmHms		Homes	Sensible	Curb	Designers'		Love	Homes	Sensible
4	MCK	U-PICK (S)	Rocket	Hey Amold!	Rugrate (S)	Sponge	(Inger	Cheere (S)	Cheere (S)	Chests	Cheers	Cheers	Cheers
12	DISN	Sister, Sis.	Even.	Sister, Sis.	Lizzie	Motion of	The Asian	TO BE MOS	Kim	Sieler, Sie.	Lizzia	Even	Boy Work
150	MTV	Ruckey Last	out.	NBA All-Stat	Countdown	Prime Time	Players (5)		Real World	Real World	Clone High	Talldaters	! Bet
o	THT	Charmed		Law & Order	"Monsier"	Law & Orde	t (N) (S) (cc)	Law & Order	(S) (oc)	Law & Orde	* Mad Dog	Law & Order	
d	ALE	City Confide	milial reel	American Ju	istice	Biography:	Jean Harlow	Midsomer M	propers 'A Tau	nted fruit (N	7.(oc)	Third Watch	(S) (ox)
20	USA	Walker, Tung	s Ranger	JAG (S) (cc)		Westminste	r Kannel Club	Dog Show 1	Opening Nigh	(Live)		JAG PHOLE	TOF (CC)
-	AMC	(3:35) Mayle	t + + Great E	spectations /	1008)	Movie: 6 4	Inventing the	Abota 71997.	Drama)	(0:35) Mayle	C * # # 1 530	rins (1954) (cc	1
(7)	SUN	Thor bred	ACC Live	Women's Co	ollege Basket		ti Duke.	Best of Ball	nom Boxing	Florida Spo	rts News	High School	Bankelbal
10		Sportscente			ketball Syraca				kathall Okish			Sportscente	-
-8	TRE	Home Imp.	Seinfeld (S)	Friends (S)	Sainfeld (S)	Movie: we	The Other and	WYTEND CAL	with Lawlet Is	C Partie	I(145) Movie:	ses Trades	Places
4		Destination		Places to G		Ancient Gre		New Zaglane		Tokyo Reve	bela	Ancient Gre	ece
8	ANPL	Animal	Croc Files	Animals	Animala	Pet Psychic	(cc)	Animal Prec	net (N)	AKC-Agility	7.00	Pet Paychic	(pc)
CH	COM	Saturday Ni	aht Live (cc)	Lute Night /	\$) (00)		00/1 A Spane			Trigger	Tripger	Dally Show	Presonis
	SHOW					Movin: Fath	ar of the Erics	Part II	11:45) Movie:	was Whall	Vorsen Want (2000) (Mel.GE	secon)
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71 NBC	News	NBC News	Fortune		Game Show	Moments	France (N)	TAUS A IN	Ringpin INI	Si JAi iost	Hews	Tonight
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		Will-Grace	Raymond	Seinfeld (S)			24 'Oay 2: 7	00 8 00PM	News Incl	St. Iv.	Scinteld (5)	Raymond
51 C85	News (nd)	CBS News	Millionalre	Edition	JAG Trigad		Guardian /7		Judging Am	y (N) icel	News (ccl	Late Shor
e) WB	Drew Carey	Just Shoet	Tos Show	'70s Show	Gemore Girl	s (N) (oc)	Smallytile 1	Prodigal" (N)	Blind Date	Blind Dale	Ellmidate	Spin City
			Entertain		8 Hules	Jim			NYPO Blue		News (CC)	
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MON WON	Home Imp.	Will-Grace	Home Imp.	WIS-Grace		Pride and Ex			News (5) (0		Justice	Rocklott
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E FOOD		Martha a	Saras	Food 911	Emeril Live	Det - C - T	Foodnation	Unwrapped	Food Finds		Emeril Live	
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NINT IS	Real IV (S)		Taboo (N)	Blind Date	Star Trek: N			Crocodila D	under (1986)	(5)	Real TV (S)	fle:
13) E1	Roseanne:		El Hews		Nick Nolle:	True Hollywo	Anne	Star Dales	Wild On.		Howard S.	Mo
371 CNBC	Business	CheckPoint	Brian William	The section	Kudion & C		Capital Rep	hori	Brian Willa		Kudlow & C	78mm
	Golden	Golden	Intimate Por			ysteries (cc)		or to Die For	1996) (FESTI		Golden	Gc
42 HGTV		BelorAltr	ExtemHms		House	Interiors	Room	Decorating		Curb	House	in
44) NICK	U-Pick (SI	Rockel	Hey Arnold!	Rugrata (S)	Sponge	Ginger	3's Co.	3's Co.	3 s Co.	J's Co.	3's Co.	13
45 DISN	Sister, Sis.	Even	Stater, Sie.	Lizie	Movie: + #	Charte (\$000)	foc1 = 2 = 4 = 1	So Raven	Sigler, Sis.	Lizzie	Even	ie.
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SO ALE	City Confide		American Ju	Jelice	Blography:	Kennedy	Cold Case I	Hee (cc)			Third Watch	
AZI USA	Walker, Texa	s Ranger	JAG (S) (CC)		Westminster	Kennel Chi	Dog Show	Closing Night	(Live)		JAG War C	nes
			rina (1954) (o	3		Man Trouble I				I Move	Ovar, Darling	1115
SUN SUN	Fina TV	Golf	Pre-Heat	NBA Barket	ball New Ore	ane Homets a	Marri Heal	(LIVE)	Florida 500	rte flews	GelorZone	Hoe
M ESPN	Sportneenle	1	College Bas	kethall Michig	ann State at W	esconsin.	College Bar	sketball Georg	sa n' Kentuc's	K ILAMI	Sportagente	ii.
21 TBS	Home how.	Scinleld Si	Friends (S)	Scinfeld (S)	Movie: 4 4 4	Bom on the	Fourth of Ju	ey (1987) (PA)	(Tom Cruise)	(ac)	(115) Hearth	reak flet.
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OF AUDIL	Animat	It'ros Files	Animals	Animala	Almighty An	rphiblans (N)	Zoo Bables		Joey Called	Jack	Almighty Ar	annighige
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NOV!	YOUTHOUTHW'S	Children	Croile	Singestion 1	Key-David	Or Floyd	Hillbilles	HADDYDAY	Coaby	Costy	Nightman "	Ring of Fire"
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9 HICK	Timy Toon	They Toom	Cruzy Mids	Calu .g (S)	Flugrate (S)	Rugrais (5)	Sponge	Sponge	Oddparents	Neutron	Rocket	Rocket
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REFERENDUM

From page 1

we've been responding to that 10 percent fringe, and that's been a mistake. Now were trying to look at the more common sense people and discovering what we have in common."

more common sense people and uncovering what in have in common."

Miller advised pro-incorporate islanders to take:
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Miller advised pro-incorporate islanders to take:
I have advised pro-incorporate islanders and how making up for budget shortfalls could affect Sanibel's cit

ing up for budget shortfalls could affect sambet's cit izens.

"If anything, it's going to cost them money," he said. "Is being a city all that good?"

Capiva's House Representative, Jeff Kottkamp, R. Cape Coral, also takes a dim view of Capiva's proposed incorporation, voting against sending the bill to Tallahassee in December's Local Delegation meeting. "I think its never going to come close to having thin number of citizens necessary to incorporate," he said. Regarding communities that incorporated with a few as 24 citizens, Kottkamp said that many of their were incorporated before current regulations were inplace, and had a fragmenting effect on surrounding communities and governmental services.

Concerning issues of controlling land use of Captiva, he said "they can play an active role righnow in Lee County's Comprehensive Plan."

"For all practical purposes, there's not a whole too fland left to develop on Captiva, it's for the mospart already built out. That hardly seems a compelling reason to ignore all requirements of the law and rust it through."



BOAT RENTALS OR RIDES

To Cabbage Key, Cayo Costa and North Captive Fishing and Shelling - Closest to Outer Islands

472-5800

Jensen's Marina Captiva Island



Captiva Island **Community Planning Panel** - PUBLIC MEETING -

Tuesday, March 11

Beginning at 9 a.m.

The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva

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LANE

From page 1

are 17 tons for single unit trucks and 24 tons for com-bination unit vehicles. Between 1 and 5 a.m., those restrictions are eased for trucks with valid overweight permits. The three-ton limit was chosen because trucks of that size with loads can exceed the 17-ton limit.

Trucks without a valid permit or weight ticket will not be allowed to cross the Causeway starting March.

31.

But even with traffic delays anticipated, traffic on the Causeway has been lighter than a few weeks ago.

Essential services and construction vehicles now are required to travel between 1 and 4 a.m. Cars also are allowed to mix with the trucks in both directions.

Until recently, trucks were allowed to cross at six minute intervals but the DOT has reduced the interval.

minute intervals but the DOT has reduced the interval to one minute. However, trucks still are required to maintain a 500-foot interval.

Signs at the Causeway, however, warn drivers of delays between 1 and 6 a.m., but that's just temporary, said Paul Wingard, deputy director of the Lee County DOT.

DOT.

"It was taking us longer to clear the trucks off the island," he said. "One morning, we didn't get the last ones off til 6:30 a.m. so we changed the message boards to warn drivers, mostly those trying to get off the island, that they might be delayed."

Starting March 31, all trucks weighing more than three tons empty or with three axles or more will be required to have six-month renewable "restricted load" permits from the DOT to travel to Sanihel. Any trucker violating the weight restrictions will lose his permit and will no longer be allowed to cross the Causeway.

Wingard said the DOT is now telling truckers they must be at the flagman to leave the island by 4 a.m.

Wingard said the DOT is now telling truckers they must be at the flagman to leave the island by 4 a.m. "The last two days everything has run very smoothly," he said, Wednesday morning.

The DOT also has modified the permit process. The information hotline is 335-2852. The county has application forms for the permits on its website at www.lee-county.com/publicwork/hotes.htm. Or drivers can go to the DOT Operations office at 5560 Zip Drive in Billy's Creek Industrial Park.



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Captiva Island **Community Planning Panel** - PUBLIC MEETING -

Tuesday, April 1

Beginning at 1 p.m.

ISSUES WILL INCLUDE:

Water quality study group findings & proposed Captiva Plan policies

The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva

BOAT RENTALS OR RIDES

To Cebbage Key, Cayo Costa and North Cauliya Fishing and Shelling - Closest to Outer Islands

472-5800 Jensen's Marina Captiva Island

Sanibel Library Children's World

To enter the library's magical realm of childhood, turn right at the tup of the stairs, or as you leave the elevator. There, at the east end of the building, is a charming spot where the furniture and the book shelves are appropriately-sized and the atmosphere is happy and relaxed. Distanced from the adult areas, the youngsters participate in reading programs, stoppelling essessors and numers. storytelling sessions and pupper plays, as they learn to love and appreciate the world of books. For more information, call 472-2483



Captiva Island Community Planning Panel - PUBLIC MEETING -

Tuesday, May 13

Beginning at 9 a.m.

ISSUES MAY INCLUDE:

Responses from planner to RFI mailing. water quality study group findings & proposed panel policies The public is encouraged to attend and participate

Meeting at Captiva Civic Association

11550 Chapin Lane, Captiva

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Zēbis 395-9324



Mother's Day Champagne Brunch

Sunday, May 11, 2003 9am - Zem \$24.95 adults & \$12.50 children 4-12

Complimentary for children under 4

Price includes champagne mimosas for Mom. Join us for dinner! Taste of Captiva Buffel available 6:00pm - 9:30pm

472-7575 Reservations recommended.

CHADWICK'S

Located on brautiful Captive Island at the entrance to South Seas Resort.

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FISHING

From page 5

From page 5

Similar to going hiking, biking, or birding; its an opportunity to share our national heritage with the next generation. They'll never forget it." Jess said.

For more details about events during National Fishing and Boating Week, please visit the website www.nationalfishingandboatingweek.org or southeast.fws.gov.

The U.S Flsh and Wildlife Service is the principal federal agency responsible for conserving, protecting and enhancing lish, wildlife and plants and their habitats for the continuing henefit of the American people. The service manages the 94 million acre National Wildlife Refuges, thousands of small wetlands, and other special management areas. It also operates 69 national lish hatcheries, 64 fishery resource offices and 78 ecological services field stations.



Bahama Shutters

Eurex Shutters come with a 20 year limited warranty!

15% discount when you mention this ad.





Captiva Island Community Planning Panel
— PUBLIC MEETING —

Monday, June 9

Beginning at 9 a.m.

ISSUES MAY INCLUDE:

Review of and public input on proposed amendments to the Lee Plan

The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva

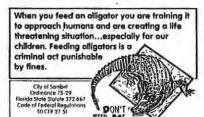


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13		Drew Carey	Just Shoot		70s Show	7th Heaven	(cc)	17th Hoeven	(ac)				Dherma
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26		Minurie	Mortha	Saras	Uttimala	Emeril Live	(N)	Unwrepped	Ummapped	Too 5 (N)	IBest Of	Emerli Live	
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33		Richard Pry		El News		Good to Be	Good to Be	Colebrittee I	Uncensored	Showgirle	Showahis	Howard S.	Digward S.
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BOAT RIDES

By the Hour Sightseeing Dolphin Watching Cabbage Key Lunch

472-5800

Jensens Marina Captiva Island .



HOLIDAY WATER SPORTS Jet 5his & Parasalling South Seas Plantation 239-472-2938



Captiva Island
Community Planning Panel
— PUBLIC MEETING —

Tuesday, Nov. 11

Beginning at 9 a.m.

ISSUES MAY INCLUDE:

Work plan and timetable to implement the Captiva Plan, update on status of new plan policies The public is encouraged to attend and participate

Meeling at Captiva Civic Association 11550 Chapin Lane, Captiva



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All that fizz: test your knowledge of your favorite soft drinks



(NAPSI)-America's love affair with soft drinks dates

(NAPSI)-America's love affair with soft drinks dates back to the late 1700s. At the time, it was believed that mineral waters bubbling up from natural springs could cute everything from arthritis to indigestion. It was discovered the bubbles fizzing in these waters were simple carbon dioxide. Soon afterwards, scientists perfected a way of producing man-made carbonated water.

With this invention, pharmacists began experimenting with the bubbly water to determine what types of healthful conoccitions they could develop. They combined the water with a multitude of ingredients from birch bark to dandelions. And while no miracle cutes were developed, some very interesting flavors and tastes were discovered, including root beer, ginger ale and satsuparilla. These popular flavors combined with carbonated water led to the invention of today's favorite sodas.

"Today's best known soft drinks have been arround for quite a while and are fundly etched in our culture and memories," said John Sicher, editor and publisher of Beverage Digest. "These products — and the music and imagery that are part of their heritage-have been warning our hearts and quenching our thirsts for decades or longer."

Over the next two years, several of America's laxorite.

our hearts and quenching our tursts to occure longer.

Over the next two years, several of America's lavorite brands will be celebrating milestone birthdays-including Snukist Orange Soda, which turns a robust 25 years old in 2003, and granddaddy Canada Dry Ginger Ale, which

hits the blg 100 in 2004.

Are you up to shuff when it comes to the history of our favorite soft drinks? Lest your knowledge with this

1. What grapefruit-flavored soft drink did Herb Bishop create during the Great Depression? a. Crush; b. Squirt; c. Sunkis; d. Stewart's. 2. What soft drink brand was onboard the Gemini 9 space flight? The astronauts used it to mix their dry foods, a Canada Dry; b. 7 (19; c. Hawaiian Punch; d. IBC Roott Beer.

foods, a Canada Dry; b. 7 UP; c. Hawaiian Funch; d. IBC Root Beer.

3. What soft drink was created by the General Cinema Corporation in 1978? a Welch's; b. 10 Pepper; c. Canada Dry; d. Sunkist Orange Soads.

4. What did Hawaiian Ponch's beloved massed Punchy do in 1992? a. He served as a goodwill ambas-sador to the United Nations; b. Punchy bad an unsur-exsful bid for President; c. He joined the circus to become a flon tamer; d. Punchy set up a Hawaiian Punch theme park in his native Hawaii.

5. Lanuched in 1958, what was the first diet soft drink? a. Diet 7 UP; b. Diet RC Cola; c. Diet Rie; d. Diet A&W Root Beer.

Answers

1. b. Squirt was the grapefruit-flavored soda created in 1938 at the height of the Great Depression. Squirt, which is celebrating its 65th birthday in 2003, got its name because inventor Herb Bishor thought his drink "squirted" into your mouth, just like a freshly squeezed agnefruit.

squirted into your mouth, just like a freshly squeezed grapefruit.

2. a. Canada Dry was used aboard the Gemini 9 flight. Canada Dry Ginger Ale has been loved by consumers for almost a century. During Prohibition, law enforcement officers were so impressed with Canada Dry's popularity that they analyzed it for alcoholic content.

3. d Souther Organization of the property of the second of the property of the pro

Dry s popularity that mey analyzed it for meconotic content.

3. d. Sunkist Orange Soda was created in 1978 in the U.S. As a relatively young soft drink-Sunkist turns 25 this year —it shares its name with a variety of other Sunkist products. The Sunkist trademark is wholly owned by Sunkist Growers, the oldest and largest fresh citrus cooperative.

4. b. Punchy ran an unsuccessful campaign for president in 1992 as part of the brand's marketing campaign. Although Hawaiian Punch has been around for more than-60 years, the popular Punchy mascet did not make his debut until 1961.

5. c. Diet Rite was launched in 1958 by the Royal Crown Company as the first diet soft drink. Going into its 45th year, Diet Rite continues to offer health-conscious consumers an alternative soft drink choice.

WATER

From page 6

Sanibel River, however, is showing signs of increased nutrients, possible the result of septic effluent or leaking sewerage. Department of Natural Resources suggests that nutrient loading is most prevalent near areas of greater development. However, these findings are based on a one-year study rather than a longitudinal one and standards used were the same as those for a flowing river. The Sanibal River is more of an elongated pond.

The Sambel River is more of an elongated pond.

During the review of the research surrounding the lower Charlotte Harbor Estuarine system it became clear tower Charlotte Harbor Estuarine system it became clear that much of the research is directed toward examining the freshwater input from the Caloosahachee River rather than the restuary, due to a concern about authropogenic impacts on the water quality of the river. However, there seems to be a gap in fully understanding the water quality at the mouth of the river where it flows into the estuary. There are fittle or no current efforts to compile all of the water quality data from the estuary for the analysis of trends throughout the system. The anticipated Water Quality Consortium coordinator position will be instrumental in combining this data to identify these trends, said Dr. Bortone. With a rapidly developing coast, there needs to be more attention paid to large-scale effects of seasonal sadinity shifts and increasing mutrient loading, be concluded. onding, he concluded.

RECYCLE SANIBEL



Bring recyclables to the Sanibel Recycling Center on Dunlop Road across from the Sanibel Public Library.

Captiva Island Community Planning Panel - PUBLIC MEETING -

INVITED SPEAKERS & GUESTS INCLUDE -Dr. Rob Loflin, City of Sanibel Roland Ottolini, Steve Boutelle & Robert Neal, Lee County Alison Hagerup, Captiva Erosion Prevention District MODERATORS: Ron Gibson & Mike Mullins

Friday, Dec. 12

Beginning at 1 p.m.

Issues related to the responsibilities of the Captive Erosion Prevention District may be discussed at this meeting.

The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva

SUSAN BLUEHS Health Care Services



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sushi bar open

open daily, 4:30-10:00 pm

Sam Ogiso sushi chef



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BUSINESS-

PEOPLE

Bank president named Principal for a Day

Lee County School Superintendent James W. Browder named Bank of the Islands President Robbie Roepstorff Principal for a Day of The Sanibel School. In her Day of The Sanibel School. In her bonorary capacity, Roepstoff assumed the duties usually per-formed by the school's principal, Barhara Von Hatten – greeting chil-dren as they were dropped off in the morning, monitoring the bus line, reviewing the progress at the con-struction site, sitting in on classres, taking cafeteria duty, and completing office work. office work.

- 104 F F F F F

"It's a true honor to be selected the it's a true notion to be selected the Robine Roepstorii first 'Principal for a Day' at The Sanibel School,' Roepstorff said. "The teachers and students work very hatd, and we can all be proud of them. Many thanks to Dr. Browder and Principal Von

Harten for this wonderful program."

Bank of the Islands recently contibuted \$10,000 to The Sanihel School "For Kids Sake" Campaign, Contributions to the campaign may be made by calling 472-1617 or by visiting www.SanihelSchoolFund.org.

Nick Gleason to receive Oerter Trophy

Sanibel resident Nick Gleason was one of 13 Lee County high school students nominated to receive the 2003 Oerter Trophy. This trophy is presented by the Lee County Coalition for a Drug-Free Southwest Florida to the high school student who best epidomizes excellence in an individual sport, excellence in academics, and commitment to a drug-free lifestyle which reaches out to belon others.

to help others.

Nick was nominated by the Cypress Lake High School athletic director, Doug Jennett, for his qualifications and for setting an outstanding example to other student athletes.

The 13 nominees were honored at a Red Ribbon function on Oct. 28, where the trophy was awarded to Nick's friend and fellow swimmer. Colleen Heaty of Cape Coral High School.

Sanibel & Captiva Islands Chamber of Commerce

Box Lunch Tuesday, Dec. 9, 2003

11:30 a.m. - 1 p.m. Sanibel Community House. 2173 Periwinkle Way

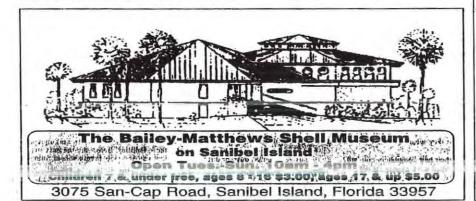
Selection 1: The Olympus Wrap: Greek salad, hummus, lettuce and Greek dressing on a spinach wrap. Chips and Chocolate brownie.

Selection 2: Selection 2: Coronation Chicken: Chicken breast, grapes and celery in a lite curry and honey mayo topped with toasted almonds on a Sub roll with lettuce and tomato. Chips and Chocolate brownie.

ADVANCED RESERVATIONS ONLY Fee is \$10.00 for Chamber Members & Guests. Email: office@sanibel-captiva.org

Dendline: 5 p.m. Friday, Dec. 5, 2003

PLEASE NOTE: If you attend without reservations, you will be Cancellations must be 24 hours prior to the event for refund,



MUNICIPAL CLOSING AND GARBAGE PICK-UP

Sanibel City Hall offices will be closed in observance of Christmas on Thursday & Friday, December 25 & 26, 2003, and will re-open on Monday, December 29, 2003.

Sanibel City Hall will be closed in observance of New Years on Thursday & Friday, January 1 & 2, 2004 and will re-open on Monday, January 5, 2004.

Garbage, recycling and vegetation waste collection by Florida Recycling Services (FRS) scheduled for Christmas and New Years Day will be one day later. Therefore, if your normal pick-up day is Thursday, December 25, 2003, your waste will be picked up on Friday, December 26, 2003, and the regularly scheduled Friday pick-ups will be done on Saturday. If your normal pick-up day is Thursday, January 1, 2004, your waste will be picked up on Friday, January 2, 2004, and the regularly scheduled Friday pick-ups will be done on Saturday. The normal waste collection schedule will resume on Monday, January 5, 2004.

The City of Sanibelts Recreation facilities (Civic Center and Recreation Center) will be closed in observance of Christmas on Thursday and Friday, December 25 & 26, 2003. The Civic Center offices will resume normal office hours on Monday, December 29. 2003. The Recreation Center will re-open Saturday & Sunday, December 27 & 28, 2003, from 1:00 p.m. until 5:00 p.m. and will resume regular office hours on Monday, December 29, 2003.

The City of Sanibelis Recreation facilities (Civic Center and Recreation Center) will be closed in observance of New Years on Thursday & Friday, January 1 & 2, 2004. The Civic Center offices will resume normal office hours on Monday, January 5, 2004. The Recreation Center will re-open Saturday & Sunday, January 3 & 4, 2004 from 1:00 p.m. until 5:00 p.m. and will resume regular office hours on Monday, January 5, 2004.



Captiva Island Community Planning Panel **PUBLIC MEETING -**

- INVITED SPEAKERS & GUESTS INCLUDE -Dr. Rob Loflin, City of Sanibel Roland Ottolini, Steve Boutelle & Robert Neal, Lee County Alison Hagerup, Captiva Erosion Prevention District MODERATORS: Ron Gibson & Mike Mullins

Friday, Dec. 12

Beginning at 1 p.m.

Issues related to the responsibilities of the Captiva Erosion Prevention District may be discussed at this meeting.

The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva

HANNAN

From page 6

create a win-win situation, and to do that we have to create synergy among the team. All our efforts have to be focused on an articulation makeover. Does this

be focused on an articulation inakcover. Does this sound like a plan?

Admittedly, mistakes have been made in the past, but with steadfast determination we can effect an about face. We have been blindsided by this creeping finsidiousness because it came in under the radar. But now we are about to embark on a historic opportunity to bring closure to the unprecedented erosion — one of epic proportions, I might add — of clarity, Studies have shown that when elarity is sacrificed for expediency, there is collateral damage to mainstream thinking. So the buck stops here. There must be a zero sum tolerance for any words tacking cutting-edge clarity; anything less is unconscionable.

So the ball is now in our court. The game is on the line. Everyone has to be a team player and remember: there is no "I" in the first of our jersey, not the name on the front of our jersey, not the name on

472-5800

Jensens Marina

the name on the from of our jersey, not the name on the back of it. We have to empower each other to level the playing field to kick some butt. We not only have to talk the talk, but we also have a walk but we also have to walk the walk. Do I make myself clear?



Captiva Island Community Planning Panel PUBLIC MEETING -

Tuesday, Jan. 13

Beginning at 9 a.m.

ISSUES MAY INCLUDE:

Fine-tuning the current text amendment language, Implementing the Captiva Plan The public is encouraged to attend and participate

Meeting at Captiva Civic Association. 11550 Chapin Lane, Captiva



The staff of the Island Reporter and Captiva Current would like to thank those local merchants whose financial assistance has made The Sanibel School's Newspaper in Education program a success.

When Education benefits, we ALL benefit.

Newspaper In Education is a cooperative effort between The Sanibel School and our publications to promote newspapers as an educational resource.

Thank You!

and be sure to patronize the sponsor that has made this possible.



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Their bills really can hold more than their bellies can

By Michael Hannan Staff Writer

The Brown pelican, also called American Brown pelican or conimon pelican, inhabits the Atlantic, Pacific, and Gulf Coasts of North and South America. On the Atlantic Coast, it can be found from Virginia south to the mouth of the Amazon River in Brazil; on

the mouth of the Amazon River in Brazil; on the Pacific, it ranges from central California to south-central Chile and the Galapagos Islands; and on the Gulf of Mexico, in Florida, Alabama, Louisiana, and Texas. It is rarely seen inland or far out at sea.

At 42 to 54 inches long, weighing 8 to 10 pounds, and with a 6 1/2- to 7 1/2-foot wingspan, Brown pelicans are the smallest members of the pelican family (there are seven species worldwide). They can be identified by their chestnut-and-white necks; white heads with pale yellow crowns; town-streaked back, runp, and tail; black-town-streaked back, runp, and tail; blackbrown-streaked back, rump, and tail; black-ish-brown helly; grayish bill and pouch; and black legs and feet. Immatures are gray-brown above and on the neck, with white

The Brown pelican has a long, straight The Brown pelican has a long, straight bill with an enormous pouch attached to it. This pouch holds up to three gallons of water, almost three times as much as its stomach can. The pelican uses the pouch to catch fish, feed its young, and cool itself (it is full of blood vessels, which lose heat near the surface of the skin).

Pelicans bunt during the day. They are

the surface of the skin).

Pelicans hunt during the day. They are primarily fish eaters, requiring up to four pounds of fish a day. They eat herring, sheepshead, pigfish, mullet, sraelt, grass minnows, silversides, and anchories. They have also been known to eat some crusticents.

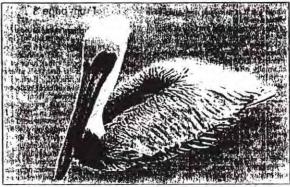
threans, usually prawns.

Brown pelicans have extremely keen eyesight. Flying over the ocean, they can spot a school of small fish or eyen a single spot a school of small tisn or even a single lish at heights of 60 to 70 feet. They can dive headfirst from that height, submerging com-

height of the dive, coming to the surface with fish in their bill. Air sacs beneath the pelican's skin cushion the impact and help it surface. Once on the surface, they tilt their

surface. Once on the surface, they fill their bills down to drain water out of pouch, then toss their heads back to swallow the fish. Brown pelicans are strong swimmers; young ones barely able to fly have been timed swimming at three m.p.h. On land they are rather clumsy, but they are effortless fliers, flying with their necks folded, resting on their backs, using slow, powerful wing-

They fish shallow waters along the



immediate coast, especially on sheltered bays. They nest on islands, which may be either bare and rocky or even covered with mangroves or other trees.

Pelicans are gregarious. Males and females, juveniles and adults, congregate in large flocks for much of the year. Brown pelicans nest on the ground, in bushes, or in the tops of trees. On the ground, a nest may be a shallow depression lined with a few feathers and a rim of soil built up 4 to 10 inches above ground, or it may be a large mound of soil and debris with a cavity in the top. A tree-ton nest are built of reeds, grass.

mound of soil and debris with a cavity in the top. A tree-top nest are built of reeds, grass, and straw heaped on a mound of sticks interwoven with the supporting tree branches.

They first breed at about three years, producing one brood a year. All courtship behavior is confined to the nest site. The male carries nesting materials to the female, and she builds the nest, Both share in incu-

hation and rearing duties. In most of the pelici In most of the pelican's U.S. acting large, peak egg inying occurs in olarch and April. Two or three chalky white eggs hatch in approximately one month. Like many birds, newly hatched pelicans are blind, featherless, and altricial — completely dependent upon both parents for food. They soon, however, develop a soft, silky down, followed by feathers. Average age at first light is 75 days.

Young relicans may leave ground nests

Young pelicans may leave ground nests after about five weeks and gather in groups, where returning parents apparently can recremain in tree nests longer (perhaps up to nine weeks) before clambering about in

Brown pelicans, in 1903, President Theodore Roosevelt designated Florida's Pelican Island as the first national wildlife Pelican Island as the first national wildlife refuge, a move that helped reduce the threat of plume hunters. Passage of the Migratory Bird Treaty Act in 1918 gave protection to pelicans and other birds and helped curb illegat killing. Studies proving the pelicans were not harming commercial fisheries helped to stop their wholesale slaughter by fisherness. In 1970, the U.S. Fish and Wildlife

Ervice listed the Brown pelican as an endangered species (under a law that preceded the Endangered Species Act of 1973), meaning it was considered in danger of extinction through all or a significant portion of the present

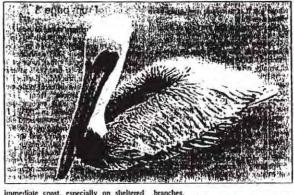
ion of its range.
In 1972, the Environmental Protection In 1972, the Environmental Protection Agency banned the use of DDT in the U.S. and placed heavy restrictions on the use of other pesticides. Since then, there has been a decrease in the level of chemical contaminants in pelican eggs, and a corresponding increase in nesting success. The Brown pelican was the first species to recover from the effects of pesticides.

In 1985, Brown pelican populations on the Atlantic Coast of the U.S. (including all of Florida and Alabama), had recovered to the point where it could be removed from the Endangered Species List in that part of its range. The 'U.S. Gulf Coast population, which is still considered endangered, was recently estimated at nearly 6.000 breeding

which is still considered endangered, was recently estimated at nearly 6.000 breeding pairs. The Brown pelican is also endangered in the Pacific Coast portion of its range, and in Central and South America. The southern California reconstitute of the content California population of Brown pelicantoday is estimated at 4,5(x) to 5,0(x) breed-

ing pairs.

Other factors affecting the eastern subspecies include human disturbance of nesting colonies and mortalities that result from the birds being caught on fish hooks and be birds being caught on fish books and obsequently entangled in manufoldancial arc. Oil and chemical spills, crosion, plant succession, hurricanes, storms, heavy tick infestations, and unpredictable tood avail-ability are other fureats.



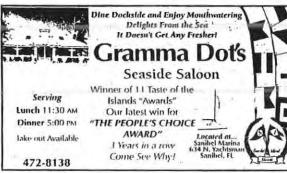
The species is considered to be longlived; one pelican captured in Edgewater. Florida, in November 1964, had been banded in September 1933, over 31 years earlier.

Brown pelicans have few natural enemies. Although ground nexts are sometimes destroyed by hurricanes, flooding, or other natural disasters, the biggest threat to a peli-

natural disasters, the biggest threat to a peli-can's survival comes from man. In the late 19th and early 20th centuries, pelicans were hunted for their feathers, which adorned women's clothing, particularly hats. During the food shortages following World War I, lishermen claimed pelicans were decimat-ing the commercial fishery resource and slaughtered them by the thousands. The nests were also frequently mided for eggs. With the advent and widespread use of pes-ticides such as DDT in the 19-10s, pelican populations plumaneted. DDT, picked up by pelicans enting contaminated fish, caused the birds to tay cargos in duells on this they

broke during incubation.

Several efforts in the early part of the century were meant to curb the decline of





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Susan Bluehs, R.N. (239)472-3327



Captiva Island Community Planning Panel - PUBLIC MEETING -

Tuesday, Feb. 10

Beginning at 9 a.m.

- ITEMS MAY INCLUDE -

Continuation of a presentation by Communications Development Services Inc. concerning a Lee Plan amendment to permit replacement of the existing communications tower on the island. Proposed amendment as follows (new language underlined): "Policy 13.1.2. No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. However, the existing telecommunications facility located in maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet."

The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva

— 11 — CAPTIVA COMMUNITY PANEL MEMBERS & DISCLOSURE FORMS

CAPTIVA COMMUNITY PANEL CURRENT MEMBERS

February 2004

Hal Miller, chairman P.O. Box 656 Captiva, FL 33924

Dave Jensen, vice chairman P.O. Box 191 Captiva, FL 33923

Ron Gibson P.O. Box 456 Captiva, FL 33923

Gordon Hullar P.O. Box 667 Captiva, FL 33923

Peter Koury P.O. Box 41 Captiva, FL 33923

John Madden P.O. Box 305 Captiva, FL 33923

Rene Miville P.O. Box 9 Captiva, FL 33923

Harry Silverglide P.O. Box 764 Captiva, FL 33923

Chris van der Baars P.O. Box 194 Captiva, FL 33923

Resigned members:

Lou Rossi Pau McCarthy Elaine Smith Rober Brace

LEE COUNTY SUPERVISOR OF ELECTIONS OFFICE P O BOX 2545

FORT MYERS FL 33902-2545 239-339-6300 (OFFICE) 239-339-6310 (FAX)

MEMORANDUM

TO

Ken Gooderham

FROM:

Qualifying Officer Berner

DATE :

December 10, 2003

RE

Form 1 and Form 2 Financial Disclosure Filings of Members of The

Captiva Community Panel

Accompanying this memorandum are the copies you requested of Form 1 Statement of Financial Interests for current members of the Captiva Community Panel. I have provided a copy of the current year's filing.

There were no Form 2 Quarterly Client Disclosure filings for the list of members you provided whether current or past.

I have provided a copy of the current Form 1 and Form 1F Final Statement of Financial Interests available for the past members listed.

The following individuals do not have a Form 1 Statement of Financial Interests on file with the Lee County Supervisor of Elections Office:

- 1. Harry Silverglide (current member) (should have filed within 30 days of appointment)
- 2. Paul McCarthy (past member)
- 3. Lou Rossi (past member)

I have researched archived records going back to 1997 for Paul McCarthy and Lou Rossi and was unable to find evidence of filing of Form 1 Statement of Financial Interests or Form 2 Quarterly Client Disclosure for Mr. McCarthy or Mr. Rossi.

FORM 1		STATEM	ENT OF	2002	
Please print or type your name, malli address, agency name, and position	ng below:	FINANCIAL	INTEREST	rs /	
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		to that location. Local officers/emp	nployees file with the Supervisor	appointment of ment. Appoin	or of the beginning of employ- ntees who must be confirmed by
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WHAT TO FILE: After completing all parts of this form, includ signing and dating it, send back only the f sheet (pages 1 and 2) for filing.	rst on Ethics or a	FILE: ad the form by the Commission County Supervisor of Elections disclosure filing, return the form	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 employ-
NOTE:	of Elections of the nently reside. (If	nployees file with the Supervisor ne county in which they perma- you do not permanently reside th the Supervisor of the county	ment. 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.
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second Form 1 for the same year. However candidate who previously filed Form 1 because	a 15709, Tallahass se	ee, FL 32317-5709.	Thereafter, local officers/employees, state officers, and specified state employees are
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		ine what category your position he "Who Must File" Instructions	tions. 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.

FORM 1	STATEMENT (OF -	2002
Please print or type your name, mailing address, agency name, and position belo	FINANCIAL INTE	RESTS	
AST NAME - FIRST NAME - MIDDI HULLAR GORDON MAILING ADDRESS: PO BOX 667 CAPTIVA SLAND CITY: NAME OF AGENCY: LEE COUNTY NAME OF OFFICE OR POSITION HE CAPTIVA SLAND CONCERNING OR	33924 Leg county:	FOR OFF	
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1	buildings owned by the reporting person]	A, FL	FILING INSTRUCTIONS for wher 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. OTHER FORMS you may need to file are described on page 6.

CE FORM 1 - Eff. 1/2003 (Continued on reverse side)

PART D — INTANGIBLE PERSO TYPE OF INTANG	NAL PROPERTY (Stocks, bonds, cert		ICH THE PROPERTY RELAT	TES .
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PART E — LIABILITIES (Major of NAME OF CRED	lebts] ITOR		ADDRESS	OF CREDITOR	40.1
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				240	r .
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PART F — INTERESTS IN SPECIF	FIED BUSINESSES BUSINESS I		sitions in certain types of businesse BUSINESS ENTITY # 2		S ENTITY#3
NAME OF BUSINESS ENTITY					
ADDRESS OF					
PRINCIPAL BUSINESS					171
ACTIVITY POSITION HELD					
WITH ENTITY					
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NATURE OF MY OWNERSHIP INTEREST			la de la companya de		
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SIGNATURE (required):			DATE S	GNED (required):	
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WHAT TO FILE: After completing all parts of this signing and dating it, send back sheet (pages 1 and 2) for filing.	form, including only the first	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.		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 he appointment or of the beginning of employ	
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candidate who previously filed Fo of another public position must at le of his or her original Form 1 when	east file a copy	qualifying papers.		officers, and specified sta required to file by July calendar year in which the	1st following each
			ne what category your position ne "Who Must File" Instructions	tions. Finally, at the end of office each local officer/employee specified state employee if final disclosure form (Form of leaving office or employed).	e, state officer, and is required to file a 1F) within 60 days

FORM 1	STATE	MENT OF	2	002
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CE FORM 1 - Eff. 1/2003 (Continued on reverse side)

PART D — INTANGIBLE PERSONAL PROPERTY TYPE OF INTANGIBLE	Stocks, bonds, certifie	cates of deposit, etc.) BUSINESS ENTITY TO WHI	ICH THE PROPERTY RELATES	
5tick>		Personal		
Bonds		1.1		
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PART E — LIABILITIES [Major debts] NAME OF CREDITOR	1	ADDRESS	OF CREDITOR	
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PART F — INTERESTS IN SPECIFIED BUSINESSE	S IOurorchin or posi	lions in cartain hungs of husinesses	el	_
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NAME OF BUSINESS ENTITY	me			
ADDRESS OF	,			
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FORM 1	STATEMENT OF	2002
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NAME OF AGENCY: Caption Frontion De	Street / Capture Community Paval	SUBERNIS -8 PH 3: 04 ID No. Conf. Code P. Req. Code
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JRM	P.O. Box 141 Carpling FL3	AND Roal Estate Restal
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PART E — LIABILITIES [Major debi			ADDRESS	OF CREDITOR	:
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PART F — INTERESTS IN SPECIFIE	BUSINESSES [Ownership or positi	ons in certain types of businesses	3	
	BUSINESS EN	TITY#1	BUSINESS ENTITY #2	BUSI	NESS ENTITY # 3
NAME OF BUSINESS ENTITY					
ADDRESS OF BUSINESS ENTITY					
PRINCIPAL BUSINESS					
POSITION HELD					
I OWN MORE THAN A 5%					
INTEREST IN THE BUSINESS					
NATURE OF MY OWNERSHIP INTEREST				6.1	
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		ills under, see the n page 3.	"Who Must File" Instructions	each local officer/emp specified state employ	f office or employment, ployee, state officer, and yee is required to file a Form 1F) within 60 days ployment.

	STATEM	ENT OF	2002
Please print or type your name, malling address, agency name, and position bel	FINANCIAL	INTERESTS	TTE
GIBSON R	ENACOL E	FOR OF USE ON	
P.O. BOX 456)		ID Code SUF
CITY:	COUNTY:		RECEIVED 2003 JUN -9 PH 12: SUPERVISOR UF ELELI D No. Conf. Code P. Req. Code
NAME OF ACTION.		34	-9 <u>m</u>
COMMUNITY SE	ECTOR PLANOING	COMMINE	VISOR UF ELECT PH 12:
CHECK IF CANDIDATE OR	■ NEW EMPLOYEE OR APPOI	NTEE	SHONS
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PART A - PRIMARY SOURCES OF NAME OF SOURCE	GE) THRESHOLDS INCOME [Major sources of income to SO	OR The reporting person] URCE'S	R (check one): DOLLAR VALUE THRESHOLDS DESCRIPTION OF THE SOURCE'S
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PAGE 1

CE FORM 1 - Eff. 1/2003 (Continued on reverse side)

PART D — INTANGIBLE PERSO TYPE OF INTANG	NAL PROPERTY	[Stocks, bonds, certificates	of deposit,	etc.] ENTITY TO WHIC	CH THE PROPERTY RELATES	
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PART E — LIABILITIES [Major of NAME OF CRED	debts] DITOR			ADDRESS C	OF CREDITOR	
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		IN.				
PART F — INTERESTS IN SPECI		S [Ownership or positions in		pes of businesses]	BUSINESS ENTITY # 3	
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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 OF	N A SEP	ARATE SHEE	T, PLEASE CHECK HERE	
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After completing all parts of this signing and dating it, send back		If you were mailed the fo			Initially, each local officer/employee, officer, and specified state employee mu	
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		to that location. Local officers/employees file with the Supervisor		appointment or of the beginning of emplo ment. Appointees who must be confirmed		
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NOTE: MULTIPLE FILING UNNE	CESSARY:	in Florida, file with the Supervisor of the county where your agency has its headquarters.)				
Generally, a person who has file calendar or fiscal year is not re-	d Form 1 for a	State officers or speci	ified state	e employees	must file at the same time they file their qualifying papers.	
second Form 1 for the same ye candidate who previously filed F	ar. However, a	file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709.			Thereafter, local officers/employees, state	
of another public position must at of his or her original Form 1 when	least file a copy	Candidates file this for qualifying papers.	rm togeth	er with their	officers, and specified state employees ar required to file by July 1st following eac	
of the or not originary out a mile.	qualifying.	To determine wha			calendar year in which they hold their tions.	posi-
		falls under, see the "Who on page 3.) Must File	" Instructions	Finally, at the end of office or employeeach local officer/employee, state officer	
					specified state employee is required to final disclosure form (Form 1F) within 60 of leaving office or employment.	

FORM 1 F

FINAL STATEMENT OF FINANCIAL INTERESTS

2003

(TO BE FILED W	TITHIN 60 DAYS OF LEAV	ING PUBLIC OFF	ICE OR EMPLOYMENT)
BRACE DO	ERT-JAMES	APTIVA COMY	Person's agency: Nunity bane
MALHING ADDRESS: 900 CIPTURE TL 33	FINAL REPORT	LOCAL OFF	OLLOWING (see "Who Must File" on page 3): PICER STATE OFFICER STATE EMPLOYEE FON HELD: Panel Mexilon
MANNER OF CALCULATING RETHE LEGISLATURE ALLOWS FILERS FEWER CALCULATIONS, OR USING further details). PLEASE STATE BELL	NANCIAL INTERESTS FOR THE PERI BED ABOVE, WHICH DATE WAS	THRESHOLDS THAT ARE A	2003 AND THE LAST DATE I HELD THE PUBLIC , 2003. (Date must be prior to 12/31/03) BSOLUTE DOLLAR VALUES, WHICH REQUIRES ON PERCENTAGE VALUES (see instructions for s):
COMPARATIVE (PER	CENTAGE) THRESHOLDS	OR 🚨 DO	DLLAR VALUE THRESHOLDS
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Stobie Grow W	241 Sovereign Ct.	Ballum Mo63011	Kretadvaptising
PART B SECONDARY SOURCE NAME OF BUSINESS ENTITY	ES OF INCOME [Major customers, of NAME OF MAJOR SOURCES OF BUSINESS' INCOME	clients, and other sources of in ADDRESS OF SOURCE	PRINCIPAL BYSINESS ACTIVITY OF SOURCE
Home - 11530 Goge	and, buildings owned by the reporting p Ln. Captiva PL339: Hages, South seas Reso	24	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 of this packet. OTHER FORMS you may need to file are described on page 6.

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1 H 1 S M 1 M 1 M 1 M 1 M 1 M 1 M 1 M 1 M 1	
ED ON A SEPARATE SH	EET, PLEASE CHECK HERE
DATE	SIGNED: -2T-03
STRUCTIONS:	
E: cifile with the Supervisor of ounty in which you perma- u do not permanently reside the Supervisor of the county has its headquarters.)	NOTE: If you are leaving office or employment during the first half of the year, you may not have filed Form 1 for the previous calendar year. In that case, this is not the last form you will file, even though the Form 1F cov-
or specified state employ- Commission on Ethics, P.O.	ers the final portion of your term of office or employment. You will be required to file Form 1 for the previous calendar year by July 1 of this year.
hassee, FL 32317-5709.	
what category your position "Who Must File" Instructions	SOO3 JUL - 1 I
	nassee, FL 32317-5709. that category your position "Who Must File" Instructions

FORM 1 F

FINAL STATEMENT OF FINANCIAL INTERESTS

2003

(TO BE FILED WITHIN	60 DAYS OF LEAV	ING PUBLIC OFFI	CE OR EMPLOYMENT)	
LAST NAME - FIRST NAME - MIDDLE NAM		NAME OF REPORTING P	Control of the Contro	
SMITH ELAINE A		LEE CO	UNTY	
MAILING ADDRESS:	-	CHECK ONE OF THE FO	DLLOWING (see "Who Must File" on page 3):	
POBOX 1133		X LOCAL OFFI	CER STATE OFFICER	
CAPTIVA FL 3392		SPECIFIED:	STATE EMPLOYEE	
CITY: ZIP:	COUNTY:	E.O. O. FIOL OIL FOR	1	
	ST. 1873	1 NA NA		
DISCLOSURE PERIOD: THIS STATEMENT REFLECTS MY FINANCIAL OFFICE OR EMPLOYMENT DESCRIBED ABOUT THE LEGISLATURE ALLOWS FILERS THE OPFEWER CALCULATIONS, OR USING COMPA further details). PLEASE STATE BELOW WHE	INTERES SEARTH PERIOD VI. OH THE DATE WAS BLE INTERESTS: TION OF USING REPORTING RATIVE THRESHOLDS, WHI THER THIS STATEMENT REF	THRESHOLDS THAT ARE AI CH ARE USUALLY BASED FLECTS EITHER (check one	2003 AND THE LAST DATE I HELD THE PUBLIC	
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SCE ENTERPRISES PO BOX 12		CAPTIVA	PROPERTY MGMT	
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NAME OF NAM	NCOME [Major customers, c IE OF MAJOR SOURCES F BUSINESS' INCOME	ients, and other sources of ir ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE	
PART C REAL PROPERTY [Land, build			FILING INSTRUCTIONS for when and where to file this form are locat-	
TIME SHARE WK 3	4+35 SSPL	ANTATION	ed at the bottom of page 2.	
PLANTATION BEACH	CLUB #101	7	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.	

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PART E — LIABILITIES [Major debts]		0.50	a Para de maior de maior
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WHAT TO FILE: After completing all parts of this form or pages 1 and 2, including signing and dating it find back only the first sheet for filing (you need not return any of the instruction pages).	WHERE TO FILE: Local officers: file with the Elections of the county in when the property where your agency has its head.	ctions: the Supervisor of hich you perma- ermanently reside sor of the county departments.)	NOTE: If you are leaving office or employment during the first half of the year, you may not have filed Form 1 for the previous calend year. In that case, this is not the last for you will file, even though the Form 1F corers the final portion of your term of office
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CAPTIVA COMMUNITY PANEL

Hal Miller, chairman
Dave Jensen, vice chairman
Ron Gibson
Gordon Hullar
Peter Koury
John Madden
Rene Miville
Harry Silverglide
Chris van der Baars

Former panel members:

Bob Brace
Paul McCarthy
Lou Rossi
Elaine Smith

GOODERHAM & ASSOCIATES INC.

5460 Beaujolais Lane, Fort Myers, FL 33919-2704 (239) 489-2616 • Fax: (239) 489-9917 E-mail: KateGAPR@cs.com or KenGooderham@cs.com

CPA2004-09 GOAL 13 - CAPTIVA BoCC SPONSORED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

LPA Public Hearing Document for the April 25, 2005 Public Hearing

> Lee County Planning Division 1500 Monroe Street P.O. Box 398 Fort Myers, FL 33902-0398 (239) 479-8585

> > April 15, 2005

LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2004-00009

	Text Amendment Map Amendment
1	This Document Contains the Following Reviews:
/	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: April 15, 2005

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

B. APPLICANT

THE CAPTIVA COMMUNITY PLANNING PANEL REPRESENTED BY GOODERHAM & ASSOCIATES

2. REQUEST:

Amend Goal 13 - Captiva, of the Lee Plan to incorporate the recommendations of the Captiva Community Planning Panel.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff.

The applicants original submittal language is shown below in underline format. Staff's recommended language is provided below, with changes to the applicant's language highlighted in strike through, double underline format.

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. The maximum allowable density on Captiva Island is three dwelling units per acre.

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply.

POLICY 13.1.12: 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, if issued, will be corrective and not beneficial,
- 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 would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Policy 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

POLICY 13.1.143: The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy. 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.

POLICY 13.1.15: 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 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. No microwave facilities will be allowed on the structure.

POLICY 13.1.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. Notwithstanding that height restriction, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area that location 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 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. No microwave facilities will be allowed on the structure.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Captiva Island Community Plan was submitted in September, 2002 by the Captiva Property Owners Association, Inc. (CPOA).
- The Captiva Island Community Plan resulted in a proposed amendment to the Lee Plan specific to Captiva.
- After the Captiva Island Community Plan was submitted to Lee County the Captiva Planning Panel (CPP) was formed to continue working on the Lee Plan amendments.

- After the CPP was formed the Board of County Commissioners provided \$25,000.00 financial
 assistance to the CPOA as reimbursement for work already completed on the community plan and
 to finance additional consulting services.
- The Captiva Island Community Plan resulted in a new Lee Plan Goal for Captiva that was adopted by the BoCC on January 9, 2003.
- Subsequent to adoption, the new Goal for Captiva was assigned as Goal 13 of the Lee Plan.
- After adoption of Goal 13 for Captiva the CPP continued to hold public meetings in an effort to revise and refine the Goal.
- On February 27, 2004 The CPP submitted five policies that are revisions of policies that were not transmitted for review by the BoCC during the original amendment cycle. A few weeks later the CPP submitted one new policy (Policy 13.1.14) for consideration during this amendment cycle.
- Policy 13.1.14 was added in March, 2004, several months prior to the arrival of Hurricane Charley on the afternoon of August 13, 2004.
- The damage caused by Hurricane Charley eliminated the need for a policy intended to protect the tree canopy.

C. BACKGROUND INFORMATION

The Captiva Property Owners Association originally contracted with Morris-Depew, Inc. to assist in the preparation of a community plan for Captiva in early 2001. The Captiva Island Community Plan was submitted by the CPOA to the Division of Planning on September 27, 2001.

The plan submittal was accompanied by a request for \$25,000.000 of County funds to partially finance the planning process. As required by administrative code 13-3, "Administrative Procedures Governing Community Planning Efforts Receiving Financial Support from the BoCC", the community formed a Community Planning Panel to represent residents of Captiva. The BoCC approved that funding request on January 8, 2002, after the Captiva Planning Panel was formed.

The Captiva Island Community Plan included proposed amendments to the Lee County Comprehensive Plan. Several of the amendments proposed by the CPOA were either modified or were not transmitted by the BoCC for review. Those modified amendments were adopted on January 9, 2003.

Following the January 9, 2003 adoption hearing the Captiva Planning Panel began holding Panel meetings to discuss revising some of the policies in Goal 13 that the BoCC did not transmit for review and to add one new policy. This proposed amendment to the Lee Plan is a result of the outcome of the Community Planning Panel meetings.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

The proposed privately-initiated amendment application was received by the County on September 29, 2002. Planning staff provided copies of the proposed amendment to Goal 13 and requested comments from various County departments, including:

- Community Development
- · County Attorney's Office
- Department of Transportation
- · Environmental Sciences
- · Natural Resources
- · Smart Growth
- EMS

Comments or replies were received from the Department of Community Development Division of Zoning, Division of Environmental Sciences, Department of Transportation, Smart Growth, EMS and the County Attorney's office.

Staff recommends transmitting the following policies, as revised:

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. The maximum allowable density on Captiva Island is three dwelling units per acre.

Density in Lee County is primarily controlled by the Future Land Use category designation. In some instances, zoning caps density below the density allowed by the Future Land Use category because of lot size requirements.

There are three Future Land Use Categories on Captiva that are covered by this plan amendment. South Seas Resort is located within the Outlying Suburban and Wetlands Future Land Use categories, but is limited to 912 dwelling units. The Captiva Fire Station is located within the Public Facilities Future Land Use Category. The remainder of Captiva Island that is covered by this plan amendment is located in the Outlying Suburban Future Land Use category. The Outlying Suburban Future Land Use category allows up to three dwelling units per acre.

There are a handful of lots on Captiva with commercial zoning designations that do not allow residential development, thereby capping the density on those lots at zero. In addition, there are approximately 57 parcels that are zoned RSC-2 which requires a minimum lot size of one acre. Many of these RSC-2 zoned lots could achieve higher densities through the rezoning process.

An Assistant County Attorney has advised that any property owner considering a rezoning to allow for a higher density, remaining within the limits of the Future Land Use category, could have a Bert J. Harris claim against the County because of this policy.

Because of the exposure to Bert J. Harris claims against the County that this policy would create, staff recommends that the policy should not be transmitted as written. Staff is not opposed to language that reinforces the density limits that are controlled by the Outlying Suburban Future Land Use category and recommends transmitting the double underlined sentence.

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply.

The same language contained in Policy 13.1.11 was submitted for consideration with the original Captiva Community Plan amendment, CPA2001-10. That language was not adopted by the BoCC. Instead, the BoCC chose to adopt the following language to provide an additional opportunity for public participation:

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.

Staff believes that the proposed language to limit public hearings for rezoning, variance and special exceptions to November 1 through May 1 would present an unfair burden to individuals wishing to develop property requiring a rezoning, variance or special exception. Staff recommends that the proposed Policy 13.1.11 should not be included in this amendment.

POLICY 13.1.12: 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, if issued, will be corrective and not beneficial,
- 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 would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

Policy 13.1.12 would provide additional criteria that must be met to obtain a variance for property on Captiva over what is required in the Land Development Code.

Staff recommends striking the third bullet because variances are by their nature beneficial to property owners. Therefore, that requirement would prohibit variances. Staff recommends inserting a requirement for property owners to demonstrate that the approval of a variance will not grant them a privilege that is not afforded to other property owners on the same street. Finally, staff recommends striking the language that the variance would not diminish the property value of others. Zoning staff and the Hearing Examiner would have no practical way of evaluating that requirement.

Staff recommends transmitting Policy 13.1.11, as amended.

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Policy 84.1.4: By the end of 2006, Lee County will amend the Lee County Land Development Code to establish a sufficient setback requirement for the placement of fill adjacent to existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Techniques to accomplish this include, but are not limited to: setbacks; stabilized slopes; retaining walls; and, rip rap revetments.

During staff review of the original proposed Lee Plan amendments that were submitted in September, 2001, staff recommended language to protect mangroves. At the September 4, 2002 transmittal hearing for CPA 2001-10 the BoCC transmitted the following language:

Mangroves on Captiva Island should be protected.

Following the September 4, 2002 transmittal of CPA 2001-10 the State Department of Community Affairs commented that "This policy is vague and should be revised to establish the guidelines that will be applicable to development activities on Captiva Island, and shall direct negative impacts away from

mangroves, so as to ensure that this vital environmental resource is protected." In response to that comment staff recommended the following language for adoption:

County discretionary acts involving development of Captiva Island shall not permit the destruction or alteration of mangroves. (This is not intended to limit the rights of individual owners to provide access to docks through mangroves if otherwise lawful).

At the January 9, 2003 adoption hearing the BoCC voted to not adopt that language. Instead, staff was directed to further evaluate the proposed language in the context of the entire County, not just for Captiva. The language in Policy 84.1.4 that staff has recommended for transmittal is a result of that further evaluation.

POLICY 13.1.143: The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy. 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.

The tree canopy along Captiva Drive was virtually destroyed by Hurricane Charley making policy 13.1.14 irrelevant. Staff recommends adopting the changes to that policy listed above that was provided by the Division of Environmental Sciences.

POLICY 13.1.15: 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 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. No microwave facilities will be allowed on the structure.

With the exception of the phrase "in such area" staff is not opposed to the language in Policy 13.1.15, but thinks the language is better suited as an exception to Policy 13.1.2. Staff recommends amending existing Policy 13.1.2 as follows:

POLICY 13.1.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower.

Notwithstanding that height restriction, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area that location 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 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. No microwave facilities will be allowed on the structure.

If this policy language is adopted it will be necessary for the applicant to submit amendments to Table 34-1447; Sec. 34-1447(d)(2)b; Sec. 34-1447(d)(2)e and Sec. 34-2175 (2) of the Land Development Code for staff to review. The referenced Table and Sections of the Land Development Code limit the height of communication towers and structures on Captiva below the requested 170 feet and will have to be changed before any tower exceeding those limitations can be permitted.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: April 25, 2005

A.	LOCAL	L PLANNING AGENCY REVIEW	
В.	LOCAL SUMMA	L PLANNING AGENCY RECOMMENDATION AND FINDING IARY	S OF FACT
	1.	RECOMMENDATION:	
	2.	BASIS AND RECOMMENDED FINDINGS OF FACT:	
C.	VOTE:		
		NOEL ANDRESS	
		MATT BIXLER	
		DEREK BURR	
		RONALD INGE	
		RAYMOND SCHUMANN, ESQ.	
		CARLETON RYFFEL	
		VACANT	

PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

	DATE	OF TRANSMITTAL HEARING:
A.	BOAR	D REVIEW:
В.	BOAR	D ACTION AND FINDINGS OF FACT SUMMARY:
	1.	BOARD ACTION:
	2.	BASIS AND RECOMMENDED FINDINGS OF FACT:
C.	VOTE:	
		JOHN ALBION
		TAMMY HALL
		BOB JANES
		RAY JUDAH
		DOUG ST. CERNY

PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

	DATE OF ORC REPORT:
A.	DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS
В.	STAFF RESPONSE

PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

	DATE (OF ADOPTION HEARING:
A.	BOARD REVIEW:	
В.	BOARI	ACTION AND FINDINGS OF FACT SUMMARY:
	1.	BOARD ACTION:
	2.	BASIS AND RECOMMENDED FINDINGS OF FACT:
C.	VOTE:	
		JOHN ALBION
		TAMMY HALL
		BOB JANES
		RAY JUDAH
		DOUG ST. CERNY

From:

Lindsey Sampson

To:

Noble, Matthew 3/24/04 6:53PM

Date: Subject:

Re: 2004 Lee Plan Private Amendments - Summaries...

Matt,

I don't have any objections to the requested amendments that are summarized below.

Lindsey

Lindsey J. Sampson Lee County Solid Waste Division sampsolj@leegov.com Ph. 239-338-3302 Fax 239-461-5871

>>> Matthew Noble 03/23/04 07:50AM >>> Good morning all,

Here is a brief summary for the Plan amendments that I email late yesterday:

 CPA 2004-01 - Small Scale Amendment (from General Commercial Interchange to Central Urban)-Leeward Yacht Club L.L.C., Leeward Yacht Club Mixed Use Planned Development (Hansen's Marina property @ S.R. 80 & I-75).

(EAR ROUND OF AMENDMENTS PRIVATE REQUESTS:)

- 2. CPA 2004-02 Text Amendment, Sue Murphy, AICP, Estero, allow outdoor storage over one acre within a portion of the General Interchange land use category at Corkscrew & I-75.
- CPA 2004-03 Text and FLUM Amendment, Weeks Landing L.L.C., Michele Pessin, Manager, Creation of the "Public Marine Mixed Use" category and application to Weeks Fish Camp property (23 acres).
- 4. CPA 2004-04 FLUM Amendment, William Fitzgerald, Trustee, Amend from Outlying Suburban to Urban Community (54 acres) from Rural to Outlying Suburban (55 acres), located near Daniels Parkway & I-75.
- 5. CPA 2004-05 Text Amendment, Pine Island, Pine Island Agriculture & Landowners' Association, Inc., Amend Policy 14.2.2.
- CPA 2004-06 FLUM and Text Amendment, Florida Citrus Corporation, North East Lee County (Alva), Creation of the Rural Village land use category, Amend from Rural and Open Lands to the new Rural Village category for a 3,713 acre property.
- CPA 2004-07 Text Amendment, Watermen Development Group Corp., Buckingham, Amend Policy 17.1.3 to "allow lots to be clustered as part of an Agricultural Planned Development."
- 8. CPA 2004-08 FLUM Amendment, Advance Homes, Inc., Mill Creek Florida Properties No. 3, L.L.C., Richard D. Fernandez, SW Florida Land 411 L.L.C., Development known as Oak Creek, Amend Rural to Suburban (10 acres), and Suburban to Rural (10 acres), North Fort Myers (near Raymond Lumber)
- 9. CPA 2004-09 Text Amendment, Captiva Community Panel, Captiva, Proposing six additional policies.
- 10. CPA 2004-10 FLUM Amendment, Hawks Haven Investment, L.L.C., East Lee County (off S.R. 80),

Amend approximately 1,623 acres of Rural and 79 acres of Suburban to Outlying Suburban with a density limit of 2 units per acre and Public Facilities (20 acres).

Matthew A. Noble, Principal Planner Lee County Department of Community Development Division of Planning Email: noblema@bocc.co.lee.fl.us (239) 479-8548 (941) 479-8319 FAX

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APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D 2-27- APPLICATION FEE NIK	
THE FOLLOWING VERIFI Zoning Designation on FLUM	ED: Commissioner District
Plan Amendment Cycle:	Fo be completed by Planning Staff) NormalSmall ScaleDRIEmergency
Request No:	
If additional space is needenumber of sheets in your a Submit 6 copies of the com	letely and accurately. Please print or type responses. ed, number and attach additional sheets. The total pplication is: uplete application and amendment support haps, to the Lee County Division of Planning.
Additional copies may be re	equired for Local Planning Agency, Board of County nd the Department of Community Affairs' packages.
application and the attache	r authorized representative, hereby submit this d amendment support documentation. The provided are complete and accurate to the best of my
DATE SIGNATURE	OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

APPLICANT Captiva Community Panel

ADDRESS CITY STATE ZIP TELEPHONE

FAX

AGENT* Gooderham & Associates Inc.

ADDRESS 5460 Beaujolais Lane

CITY STATE ZIP Fort Myers, FL 33919-2704

TELEPHONE (239) 489-2616 FAX (239) 489-9917

E-MAIL kengooderham@cs.com

OWNER(s) OF RECORD List of owners attached

ADDRESS CITY STATE ZIP TELEPHONE

FAX

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

^{*} This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule) A. TYPE: (Check appropriate type)

☐ Text Amendment

☐ Future Land Use Map Series Amendment

(Maps 1 thru 20)

List Number(s) of Map(s) to be amended

B. SUMMARY OF REQUEST (Brief explanation):

On behalf of the Captiva Community Panel, we propose five additional Captiva-specific policies to be amended to the Lee County Comprehensive Land Use Plan to address land use and zoning issues on Captiva Island. These polices have been developed in public meetings by the Captiva Community Panel, an advisory citizens group authorized by the Lee County Board of County Commissioners and operating in compliance with Lee County Administrative Code 13-3.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: List attached 2. STRAP(s): List attached

B. Property Information

Total Acreage of Property: 724±
Total Acreage included in Request: 724±

Area of each Existing Future

Land Use Category:

Total Uplands:

Total Wetlands:

No change
684± acres
40± acres

Current Zoning: See enclosed map for breakdowns
Current Future Land Use Designation: Outlying Suburban, Wetlands

Existing Land Use:

- Estate residential
- Multi-family residential
- Resort commercial
- Community facilities

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: N/A
Airport Noise Zone 2 or 3: N/A
Acquisition Area: N/A
Joint Planning Agreement Area N/A
Community Redevelopment Area: N/A

D. Proposed change for the Subject Property:

Additional Lee Plan policies to specifically address Captiva issues in conjunction with existing community plan, goals, objectives and policies

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 2,052± units (3 units per acre)

Commercial intensity N/A Industrial intensity N/A

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 2,052± units

Commercial intensity N/A Industrial intensity N/A

NOTE: No additional development density is proposed in this amendment. There is the slight potential for density reduction based on Policy 21.10.

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 each 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.

POLICY 13.1.10) New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

POLICY 13.1.11) Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

POLICY 13.1.12) 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 the variance, if issued, will be corrective and not beneficial,
- Where the applicant did not cause the need for the variance,
- Where the variance would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

POLICY 13.1.13) Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

POLICY 13.1.14) The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy.

POLICY 13.1.15) 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 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. No microwave facilities will be allowed on the structure.

An analysis of each policy is enclosed. Existing Captiva-specific Lee Plan policies are also enclosed.

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

Enclosed

3. 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.

Enclosed

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

Enclosed

5. The legal description(s) for the property subject to the requested change.

Not applicable – requested change is for Captiva Island in its entirety. STRAP numbers for the island's properties are enclosed.

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

Not applicable – requested change is for Captiva Island in its entirety.

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

Enclosed

8. 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 and under a contract with the panel's sponsoring group, the Captiva Island Property Owners Association Inc.

B. Public Facilities Impacts

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

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:

Long Range - 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long-range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range - 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;

Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);

- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

We do not foresee any change (positive or negative) in this pattern resulting from the proposed policies. See attached analysis of existing traffic patterns.

- 2. Provide an existing and future conditions analysis for:
- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space.

Analysis should include (but is not limited to) the following:

- · Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- · Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

No impact anticipated, but conditions and issues are discussed in the attached analysis.

- 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;
- c. Solid Waste;
- d. Mass Transit; and
- e. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

Service letters and correspondence enclosed.

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:

- 1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
- 2. A map and description of the soils found on the property (identify the source of the information).
- 3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
- 4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
- 5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

The requested maps and FLUCCS information is attached. We foresee no negative environmental impact stemming from the proposed policies, while there are positive environmental outcomes likely in two of the policies:

- Policy 13.1.13 will have a beneficial effect on the island's mangroves, strengthening protection and specifically targeting inappropriate filling for regulation.
- Policy 13.1.14 could result in the eventual replacement of Australian pines (deemed an exotic species by the county) in the Captiva Drive canopy, while replacing them with appropriate native vegetation that would enhance the canopy's beneficial and aesthetic impact on the island.
- Policy 13.1.15 will allow replacement of an existing guy-wired communications tower with a monopole structure. Elimination of the guy wires could be beneficial to migratory and resident birds in the area, who often are killed by flying into wires they are unable to see.

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:

- 1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
- 2. A map showing the subject property location on the archeological sensitivity map for Lee County.

A copy of the archeological sensitivity map for Lee County is enclosed. There are no historic districts on Captiva, and we did not incur the expenses and time of a search for sites on the Florida Master Site List as nothing that would impact any such sites is being proposed in this amendment.

E. Internal Consistency with the Lee Plan

- 1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
- 2. 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.

Response:

- Nothing proposed in this amendment would affect the population projections cited.
- 2. See attached analysis for further explanation
- 3. This proposal has no impact on adjacent local governments and their comprehensive plans.
- 4. There are not any goals or policies of the Regional Policy Plan directly relevant to this proposal, although they generally supports this proposal's intent to preserve mangroves adjacent to a region environmental resource, reduce density (or prevent increasing density) on a barrier island, and finding an environmentally and aesthetically sound way to eventually reduce Australian pines and encourage native vegetation in the Captiva Drive canopy.

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)

- a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
- b. Provide data and analysis required by Policy 2.4.4,
- c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

Not applicable.

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

a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

Not applicable.

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

Not applicable.

4. 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. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee -- \$2,000.00 each
Map Amendment > 20 Acres -- \$2,000.00 and \$20.00 per 10 acres up to a
maximum of \$2,255.00
Small Scale Amendment (10 acres or less) -- \$1,500.00 each
Text Amendment Flat Fee -- \$2,500.00 each

Fee is waived as this amendment is sponsored by an advisory panel to the Lee County Board of County Commissioners.

AFFIDAVIT	
1. Ken GODERLAL	certify that I am the owner or authorized
representative of the property described he questions in this application and any sketch matter attached to and made a part of this best of my knowledge and belief. I also au Community Development to enter upon the for the purpose of investigating and evaluations.	ches, data, or other supplementary application, are honest and true to the athorize the staff of Lee County e property during normal working hours
application_	ating the request made through the
	2/23/04
Signature of owner or owner-authorized a	gent Date
Ken Guseren	
Typed or printed name	
STATE OF FLORIDA) COUNTY OF LEE) The foregoing instrument was certified and day of Submung 20 004,	d subscribed before me this
by Ken Goodenham	, who is personally known to
me or who has produced	
as identification.	
Sandia & Pellock	
(SEAL) Signature of notary public	SANDRA E. PELLOCK Notary Public - State of Florida My Commission Expires Feb 9, 2007 Commission # DD156597
SANDRA E PELLOCIC	Bonded By National Notary Assn.
Printed name of notary public	

CAPTIVA COMMUNITY PANEL

2004 LEE PLAN TEXT AMENDMENT

POLICY ANALYSIS

Proposed policy

POLICY 13.1.10) New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

Approved by the Captiva Community Panel (CCP) at its Dec. 12, 2002, public meeting.

Analysis

The CCP originally proposed the following policy in the 2001 amendment cycle:

POLICY 21.1: New requests for residential rezonings at a density exceeding one unit per acre, will not be permitted. (Nothing in this policy will be deemed to prevent the replacement of an existing dwelling unit or commercial use in the event of a natural disaster, hurricane, flood, fire, or other similar occurrence.)

In the April 18, 2002, staff report for the Local Planning Agency and the Aug. 21, 2002, staff report for the Board of County Commissioners, the following was included:

"Staff generally supports this policy, given the likely road constraints during a possible evacuation; however, while this policy may be justifiable, there are potential Bert Harris implications involved. Property located in the Outlying Suburban land use category can be developed at up to 3 dwelling units per acre. Decreasing the allowable density to one dwelling unit per acre may reduce the value of personal property, which could trigger Bert Harris litigation."

However, at the Sept. 4, 2002, county commissioners voted to remove this policy after the county attorney raised concerns over potential Bert Harris Act litigation. The concern was expressed that this was a *de facto* downzoning from the existing islandwide three-units-per-acre density without going through the actual rezoning process, including public hearings. Given the value of Captiva dwelling units, the potential loss of the right to build two additional units on an acre could justify taking legal action against this policy in many instances

In response, CCP members drafted this new language as a way to reflect the long-standing desire of Captivans to ensure that density on the island could not be increased above the three-units-per-acre enacted in the 1980s. This new

language prohibits such an increase but avoids Bert Harris Act concerns by not seeking density restrictions below that which now exists (while not permitting any above those now in place). Thus, no "taking" is possible since existing density is affirmed and litigation fears should be alleviated.

This policy would allow for voluntary down-zoning and density reduction at the owner's discretion, but would bar action that would increase density – which has always been the documented aim of a majority of Captivans and is certainly understandable under the space constraints of a barrier island.

In a 2001 survey by Morris-Depew Associates on behalf of the Captiva Island Property Owners Association Inc. (CPOA), 93 percent of those responding supported the three-units-per-acre cap in place on the island. Similar support has been seen from the Captiva Civic Association (CCA), which reaffirms such a density cap in its long-standing land use policies.

This is not the first time the island has sought to limit density. Aside from the aforementioned reduction to three units per acre in the early 1980s (and a similar voluntary reduction of density by the developers of South Seas Plantation in the early 1970s), these also was an islandwide rezoning in the late 1980s which eliminated unused and unnecessary commercial zoning on many parcels that had a long history of residential use at that time.

This long-term tendency can be taken as confirmation that the island has (and will continue to have) sufficient diversity in zoning to handle current and expected uses. This effort to reduce future density at whatever scale is even more understandable given that there is little capacity for new development on the island, shifting the pressure to redevelopment which (as is the case on Captiva) is a vehicle for refining existing development patterns to reflect current needs and demand. That's why, for example, more and more commercial property on Andy Rosse Lane is being redeveloped into residential uses – a case of both the market (people's desires) and the money (sales revenues) driving redevelopment on the island.

In discussion with Tim Jones of the County Attorney's Office while preparing this submission, a concern about Bert Harris Act implications was raised – certainly legitimate on a barrier island where homes can generate millions of dollars per sale. In response to that, we offer the following:

The island is now listed as Outlying Suburban in the Lee Plan Future Land Uses Categories chart, which allows a maximum density of 3 dwelling units per acre. (This designation is further reinforced by Lee County Ordinance 82-44.) Therefore, we should use that density as the baseline for any density discussion.

The attached Captiva zoning analysis of the current zoning categories (attached) does not indicate any zoning that offers significant capacity to increase density

(above the 3du cap in place) via rezoning. In other words, there do not appear to be any parcels zoned rural, agricultural, outer island or other designations that could conceivably be re-zoned to a higher density.

The only significant undeveloped – and undevelopable – area, the mangrove forest within South Seas Resort, is currently zoned RM-2 and, more important, is covered by an administrative interpretation of the de facto Planned Unit Development of the resort to cap the unit county there at 912. It, therefore, is off the table in this discussion.

The zoning analysis shows both a relative homogeneity of zoning and categories that could be developed at densities above 3 units per acre were the 3 du cap not in place. Therefore, it does not appear there is any parcel on the island that could be re-zoned to a density greater than is currently allowed – or 3 units per acre – without a legal firestorm taking place (and with little chance of success).

That said, then why propose this policy at all? Frankly, for the historical and emotional conditions discussed above. Captivans have long been sensitive to higher density development on the island, as evidenced by county ordinances dating back to the 1970s proposing density caps by both the island in general and specific property owners in particular.

Having such language endorsed by the Lee Plan – a legally defensible document with real meaning and real consequences – may be the best way to offer assurances to islanders now and in the future that the face of the island – at least in terms of development density – will not be altered for "the worse" – i.e., increased beyond what is in place today.

The panel believes this proposed language does just that, while eliminating the Bert Harris concerns raised about earlier versions of this policy detailed above.

Proposed policy:

POLICY 13.1.11) Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

Approved by the CCP at its Dec. 12, 2002, public meeting.

Analysis

The CCP originally proposed the following policy in the 2001 amendment cycle:

POLICY 21.9: Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

In the April 18, 2002, staff report for the Local Planning Agency and the Aug. 21, 2002, staff report for the Board of County Commissioners, the following was included:

"Staff believes that this Policy would present an unfair burden to individuals wishing to develop property requiring a zoning or rezoning request, a variance or special exception. Staff recommends that this proposed policy should not be included in the amendment."

The Local Planning Agency concurred with the staff position at its April 22, 2002, hearing, deleting the submitted policy and replacing it with language establishing a document clearinghouse on-island and requiring an on-island informational meeting for proposed planned developments.

However, CCP members felt there was sufficient islandwide support for limiting public hearings to those months when more Captiva property owners might be in residence on the island to warrant re-introducing this policy. Such a limitation was supported by 84 percent of those responding to a February 2002 CCA survey, and the idea had been consistently supported in CPOA surveys and public workshops held in advance of the 2001 text amendment submittal.

Let's re-examine the concerns raised during the last amendment review, and provide answers to each of those issues:

 Such restrictions would create an unfair burden to individuals seeking to develop property requiring rezoning or variance.

County staff's own analysis of the demand for such requests from June 1998 to April 2003 revealed the following

- Rezonings 1 request
- Variances 11 requests

This confirms both the low demand and the relative lack of development pressures on the island (redevelopment, admittedly, is another matter). It seems difficult to ascribe an "unfair burden" when the incidence is so low and the limitations relatively mild (50 percent of the year would be blacked out for hearings).

What would be the impact of such limitations? Tracking decisions by the Lee County Hearing Examiner dating back to 1995, we found 16 cases that went to public hearing. Of those, seven hearings were held in the time frame being proposed by the CCP, while nine were held outside that window (five in July, two each in August and September). This is hardly burdensome (except perhaps for staff who'd have to review more cases in a busier time of year), as almost half of the recent hearings would have already complied with the proposed policy.

As to the other cases, it is not clear from the county's numbering systems or records when the cases heard in the summer months were actually filed, and how long the time routinely is between filing and public hearing (which can vary for a variety of reasons). However, it might be that some of these cases were heard in the summer due to delays in the hearing examiner's schedule (or that of staff and consultants), and that these hearings might actually have been able to be held during the proposed hearing window otherwise without hardship to the applicant, staff or the hearing examiner.

Also worth noting is the trend over this time period toward fewer rezoning and variance requests:

1995 - 0

1996 - 0

1997 - 3

1998 - 3

This decline also undermines the "unfair burden" claim, as more people are seeking to work within existing restrictions in redeveloping properties – perhaps realizing the near-unanimous community response to anything that is viewed as an unreasonable request. As demand for rezonings drops, the burden of moving them to a time when more public participation is possible (not guaranteed) proves less and less burdensome – and might help assuage public concern over such requests in the process by making the process appears to become more accessible and public-friendly.

Nevertheless, the issue of holding such hearings during the summer – when a vast majority of Captiva property owners are not on the island, thus making attending such hearings burdensome if not impossible – has not been addressed by staff.

Since the applicant in a variance or rezoning is seeking to exceed (or at least revise) existing development rules that have been established for the good of the community, it certainly makes sense to take all appropriate steps to ensure community members have ample opportunity to be heard as to whether these proposed changes would be supported by the community itself. Rather than weight all rights on the side of the applicant, shouldn't they be distributed to enhance the value and opportunity for community and citizen participation in the variance process?

Since the premise of holding public hearings is to ensure public involvement in land use and zoning decisions that hold the potential for change, it would be incumbent on the county to support steps to enhance involvement by adjacent property owners who might be affected by any rezoning or variance decision. While some property owners can hire legal representation to ensure their interests are protected at these summertime hearings, it seems imprudent to establish a policy that requires such action and discourages direct public participation when a viable alternative is clearly available.

The "unfair burden" issue cuts both ways – and encouraging public hearings on these important issues when public participation is more feasible and achievable would seem to be in the greater public interest.

This restriction would be unenforceable on a widespread application.

That's why this is a Captiva-specific land use request.

Captiva is unique in unincorporated Lee County in that so many of its property owners do not reside on-island full-time (or even a majority of the time), even though their property holdings may represent a significant investment on their part. Their absence does not reflect a lack of interest in the island, but instead is a reflection of their lifestyle, business realities and other obligations.

As an example, of the approximately 1,100 properties on the island, only 138 have filed for homestead exemption – a number that has been steady to slightly increasing over the past four years. This is an indicator of permanent (or majority) residency – especially on Captiva, where home values have arisen to a level that would encourage people to file for Save Our Homes protection if at all possible. Yet barely 12 percent of property owners have done so – a sign of low residency that, anecdotal evidence tell us, is clearly concentrated in the winter months between November and April.

Because of this unique situation, this public hearing policy addresses a singularly Captivan concern in what the CCP believes is an effective yet positive way.

In a county that must operate 12 months of the year and in the face
of business pressures that often require timely county response on
such matters, it was felt any hearing restrictions would be
unenforceable.

Even the county takes a portion of the summer off – either officially (in cancelled meetings) or unofficially (in vacation patterns and demands on staff time). And the county operates (or should operate) on the basis of public service and participation, not solely business pressure and timely response. Certainly, in other aspects of the county's official actions, timeliness is not the driving force as much as is protecting and promoting the public health, safety and welfare.

Often, public hearings conducted by the Lee County Hearing Examiner are not held on the applicants' timetable, as efficacious as that might be to the business interests at hand. They are held when the facts (and the staff and consultants to provide them) are available and a full and fair hearing can be conducted. It is in this spirit the CCP believes this policy promotes public welfare through participation in vital and important public hearings on land use and zoning matters in a context unique to this portion of Lee County.

Such actions cannot be restricted to certain times of the year.

Since other official government activities of equal or greater import face similar (or even greater) restrictions, this is hard to accept.

Consider:

 The Florida Legislature meets in official session only 60 days of the year (excluding the increased special sessions needed lately).

- Amendments to the Lee Plan are only accepted and considered once a year (even more restrictive than state statutes allow).
- Budget issues are routinely confined to the period between adoption of the millage rate (traditionally in June) and adoption of the budget itself (September) – with the public hearings on that budget held only in September (with consequent low attendance in seasonal communities).

These restrictions work because the process is in place to accommodate them and because it is determined that public participation has not been impaired by such limitations. That same acceptance should be extended to Captiva's unique land use and zoning concerns – especially when public participation could actually be enhanced in the process.

Proposed policy:

POLICY 13.1.12) 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 the variance, if issued, will be corrective and not beneficial.
- Where the applicant did not cause the need for the variance,
- Where the variance would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

Approved by the CCP at its Dec. 12, 2002, public meeting. Minor phrasing added at the panel's Jan. 13, 2004, public meeting.

Analysis

The CCP originally proposed the following policy in the 2001 amendment cycle:

CCP 12.) No variances, deviations or administrative relief pursuant to chapter 22 of the Lee County Land Development Code (LDC) will be granted for new or expanded developments, including single-family homes, on Captiva unless it can be demonstrated that the absence of such relief will result in a regulatory taking of the property in question.

In the April 18, 2002, staff report for the Local Planning Agency and the Aug. 21, 2002, staff report for the Board of County Commissioners, the following was included:

"The effect of this Policy would be to effectively eliminate all relief from the requirements of the Land Development Code. Staff believes it would be advisable to allow for some potential relief from the Land Development Code over what is proposed in this Policy. Staff has not received input from the County Attorneys Office on this newly added Policy, and is not recommending changes to the proposed language at this time, but will be consulting with County attorneys for advice on the potential legal problems that may occur with the Policy, as written."

The Local Planning Agency concurred with the staff position, and voted not to transmit this policy. During discussions before the county commission, the county attorney noted that, while specific exclusions from variances were defensible (the existing height ordinance was cited), a blanket prohibition without any option for relief was not. Commissioners agreed and voted not to transmit as well. (However, in discussions commissioners expressed an interest in looking at tighter restrictions on the variance criteria countywide.

The minor revision – adding "where all of the following are met" – was approved by the panel at its Jan. 13, 2004, public meeting based on comments received from Tim Jones of the County Attorney's Office concerning the original submission language. It is intended to clarify the panel's intent in drafting the language that all the criteria must be met to be considered to receive a variance.

The CCP believed this policy had widespread support among Captivans, as reflected in both the CPOA planning workshops and the CCA survey (84 percent in favor). Members drafted this revised policy to address the county's concern over reasonable relief while maintaining some requirements above those already in place applicants must meet when seeking a variance.

Establishing criteria for variances is hardly new – even Lee County has a list of five areas where applicants must provide proof before a variance can be granted, and Sanibel has an more extensive list with criteria that mirror some of what is being sought here. But the premise behind community planning is to allow a community to establish more specific criteria – on a number of land use and zoning issues, not just variances – which are tailored to community concerns and codified in a way that ensures both security and specificity.

Such criteria must have a planning principle undergirding them, of course — which is why those from many communities often sound similar, striving to refine the process rather than define it. Such is the case with this policy, which offers criteria that build upon those already in place in Lee's Land Development Code (Sec. 34-1544), but reflective of unique community concerns such as need, cause and impact on property values.

This policy reflects the community's desires for enhanced and specific protection from unwarranted variances by setting achievable criteria for applicants that still offer relief instead of outright prohibition.

Proposed policy:

POLICY 13.1.13) Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Approved by the CCP at its March 11, 2003, public meeting.

Analysis

The CCP originally proposed the following policy in the 2001 amendment cycle:

POLICY 21.9: Mangroves on Captiva Island should be protected.

In the April 18, 2002, staff report for the Local Planning Agency and the Aug. 21, 2002, staff report for the Board of County Commissioners, the following was included:

Staff recommended a rewrite of this policy, as follows:

Mangroves on Captiva Island will be protected to the greatest extent possible. Previously approved projects with impact to mangroves that have not been constructed are required to reduce impacts through redesign.

The motivation for this change was that the county has almost no regulatory say over mangroves, which are instead governed by state and federal agencies. This revised language, they felt, better accomplished the intent of mangrove protection. The LPA, however, did not concur and supported the CCP language.

Staff reiterated their objections and revisions in the BOCC report, and the board first considered that language. Ensuing discussions between the board and the county attorney resulted in further deletions – both due to the regulatory impotence of the county and the potential liability in any "takings" – until the BOCC left the single sentence in the final version.

Discussion by commissioners indicated they felt further exploration of this issue could be handled when LDC language was being drafted for review and consideration. However, the issue still remains that state and federal agencies control mangrove regulations affecting Captiva, and county language will do little to contravene those regulations.

In the April 18, 2002, staff report for the Local Planning Agency and the Aug. 21, 2002, staff report for the Board of County Commissioners, the following was included:

"The County does not undertake independent review of impacts to wetlands. Permits to impact wetlands are granted by the Southwest Water Management District, the Department of Environmental Protection and the Army Corps of Engineers. If permits are issued by those agencies, the County's current practice is to incorporate that permit in the development order approval. The County currently has indigenous species requirements that afford protection to mangroves and other indigenous species in certain instances. Planning staff agrees that mangroves located on barrier islands should be afforded the highest level of protection.

"The language in parenthesis indicating that the Policy is not intended to limit the rights of individual owners to provide access to docks through mangroves if otherwise lawful would also apply to corporations, and may not provide the protection to mangroves that is desired. Staff believes that the Policy, as it is worded, will not accomplish the intended goal, and that it should be removed or changed in a way that will effectuate the desired outcome. Staff believes the revised policy language better achieves the desired outcome of reducing impacts to mangroves.

"The Lee Plan includes numerous policies that strive to protect the natural resources of the County. For example, the Plan's vision statement provides the following:

The county will protect its natural resource base in order to maintain a high quality of life for its residents and visitors. This will be accomplished through an aggressive public land acquisition program and by maintaining and enforcing cost-effective land use and environmental regulations that supplement, where necessary, federal, state, and regional regulatory programs.

"Objective 74.1, Environmentally Critical Areas, includes wetlands, such as mangroves, and provides that the county will manage and regulate these areas to conserve and enhance their natural functions. Policy 74.1.1 provides that development will be "strictly controlled in wetlands in the coastal planning area." The Plan contains other relevant portions addressing protection of wetlands including Goal 77, Goal 83, and Goal 84.

"However, as stated in Policy 84.1.2, the 'county will not undertake an independent review of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD.' These conflicting provisions of the Plan afford staff an opportunity to preserve indigenous wetlands through the rezoning process. At the time of local Development Order approval, staff merely incorporates the agency's permit requirements into the approval."

In the staff report prepared for the Jan. 9, 2003, adoption hearing of these policies, staff addressed an issue raised by the Florida Department of Community Affairs during its review of the amendment and laid out in the department's ORC report:

"A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

"The Department of Community Affairs provided the following comment:

"...the Department raises the following comment regarding the amendment for Captiva Island. While the proposed Objective 21 requires the county to develop and maintain incentives and/or regulatory programs to ensure the long-term protection of resources on Captiva Island, the associated Policy 21.9, regarding mangrove protection states that "mangroves on Captiva Island should be protected", without providing any guideline on how they should be protected. This policy is vague and should be revised to establish the guidelines that will be applicable to development activities on Captiva Island, and shall direct negative impacts away from mangroves, so as to ensure that this vital environmental resource is protected."

"B. STAFF RESPONSE

"Staff notes that the placement of fill adjacent to mangroves and other wetlands has been a chronic code compliance issue. In the development process it is not unusual for fill material to erode, slough, or wash into adjacent wetland areas. A setback between the fill placement and the wetland or the inclusion of appropriate interface practices would greatly reduce this inadvertent impact to wetlands. The County's Land Development Code could be amended to address this issue with a variety of options.

"In lieu of the DCA comments, and in an attempt to satisfy Captiva residents expressed desire to further protect mangroves on the island, staff is recommending that the following language be used for Policy 21.9:

"Amend the Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

"Staff recommends that the Board of County Commissioners adopt the amendment as transmitted with the exception of Policy 21.9. Staff recommends that the language above be included for Policy 21.9."

However, Lee County commissioners felt further study and input from the CCP was necessary prior to adopting such language, so the policy was deleted at the Jan. 9, 2003, adoption hearing. Subsequent to that hearing, the CCP organized a working group to address a new mangrove protection policy. This group reviewed

state and federal policies regarding mangrove protection on the island, met with the appropriate county staffers and developed draft language that was brought back before the CCP in a public meeting for discussion and approval. (A copy of the working group's findings is enclosed.)

Ultimately, the CCP returned to an earlier version of the original mangrove policy that had been supported by Captivans at the time of introduction, amending it with the language developed by county staff in response to DCA concerns.

Mangrove protection is a long-term issue for Captivans, reflected in work done by both the CPOA and the CCA and in the activism of Captivans to support the preservation of existing mangroves whenever possible. That concern is reflected in the CCP language, which opts for the most specific protection feasible from among the linguistic choices offered – for the simple reason that Captivans feel strongly about this issue.

This proposed option also addresses the DCA's concern about vagueness, and incorporates the specific staff suggestion to develop targeted language will address potential impingement of fill on adjacent mangrove areas in a scientifically justified fashion (likely through the Land Development Code process subsequent to adoption of this policy).

The CCP intends this policy to reflect the long-standing concern for mangrove protection of islanders ("will be protected to the fullest extent possible"), while recognizing the limited scope of county control over mangrove regulation at this time ("county discretionary acts") and the desire to avoid cross-jurisdictional issues. It also offers a specific action (the staff recommendation above) within a specific time frame for action (one year of adoption), to eliminate any inference of vagueness in intent.

Proposed policy:

POLICY 13.1.14) The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy.

Initially approved by the CCP at its May 13, 2003, public meeting. Revised language approved by the panel at its Jan. 13, 2004, public meeting.

Analysis

The CCP originally proposed the following policy in the 2001 amendment cycle:

POLICY 21.14: Any resurfacing of Captiva Drive shall be done in a fashion that decreases the possibility of roadway wash-out and other damage that would result from storm or flooding; no such resurfacing shall result in widening the road, increasing the speed limits, or affecting the tree canopy adjacent to and overhanging the road.

In the April 18, 2002, staff report for the Local Planning Agency and the Aug. 21, 2002, staff report for the Board of County Commissioners, the following was included:

"DOT staff found no supporting data and analysis for this policy in either the Discussion and Analysis or the Traffic Analysis sections of the draft plan. The only explanation that DOT staff found was in the Service Availability Letters section, which offered to the service providers some brief rationale for each proposed policy. The identified intention is to 'insure that Lee County will consider maintenance and reconstruction options that help limit the roadway's vulnerability to storm damage' - however, there is no analysis of the extent of vulnerability, or what type of improvements would limit that vulnerability. The explanation notes that the requirement could increase the cost of roadway improvements. This is a significant understatement. The cost of resurfacing Captiva Drive would be fairly easy to determine and should fit within the county's annual budget for countywide road resurfacing. However, if the roadway has to be elevated 2 feet or 4 feet or whatever is determined necessary to decrease 'the possibility of roadway wash-out and other damage,' then the cost would be significantly greater, perhaps in the millions of dollars and could go way beyond the county's available resurfacing budget. Supporting data and analysis needs to

be provided for this policy, and some measurable standard needs to be included. Staff recommends that this proposed policy should not be included in the amendment."

Both the Local Planning Agency and the Board of County Commissioners concurred with the staff position and the policy was not transmitted. Throughout the discussion of Captiva Drive issues dating back to the CPOA's initial efforts in the spring and summer of 2001, it was clear the problem often was in casting too wide a net through the proposed policies being debated and reviewed by county transportation staff. By striving to address every issue concerning Captiva Drive in a single policy, the laws of unintended consequences often prompted county staff to raise objections when policy language conflicted with departmental mission and responsiveness.

However, no real objection to canopy protection itself was raised, although DOT officials were concerned about language that could limit their ability to respond effectively in a storm or other natural disaster – a concern shared by Captivans, of course. However, the CCP knew that some means to ensure protection for the canopy (particularly on the southern third of the island) was widely supported by Captivans – 88 percent support in the CPOA survey, 84 percent in the CCA survey – so work for a compromise continued.

In the spring of 2003, CCP members discussed the issue with DOT representatives, who provided input on the final language developed for this policy. This language offers a specific concern (preservation of the canopy) for a specific area (south of the southern S-curve) with a specific solution (replacement if removal is necessary) and appropriate relief to allow DOT to uphold its very worthy mission to keep Captiva Drive open pre- and post-storm.

The revision approved by the panel at its Jan. 13, 2004, public meeting reflects comments made by Tim Jones with the County Attorney's Office in response to the original submission language. It seeks to offer greater specificity and acknowledges public safety concerns while more accurately reflecting the panel's intent in drafting the amendment.

Proposed policy:

POLICY 13.1.15) 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 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. No microwave facilities will be allowed on the structure.

Approved by the CCP at its Feb. 10, 2004, public meeting.

Analysis

David Felton of Communication Development Services of West Palm Beach requested time on the CCP agenda for Jan. 13, 2004, to make a presentation concerning a request to amend the existing Lee Plan policy 13.1.2 to allow for the replacement of an existing guyed communications tower with a taller monopole tower at the same location. Minutes from that meeting are enclosed.

The existing policy states:

POLICY 13.1.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower.

Felton proposed the following language:

POLICY 13.1.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. However, the existing telecommunications facility located in maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet.

After discussion, the panel requested that the request be carried over to its Feb. 10, 2004, meeting, and that the proposed language be advertised in the island newspaper to encourage public participation and comment. (A copy of that advertisement is enclosed.) Owing to the unique public safety considerations, the panel felt public input was crucial to helping them determine how to address what was a contentious issue on the island (e.g., height restrictions).

The Land Use Committee of the Captiva Civic Association also addressed this issue at a meeting subsequent to the direct panel presentation, drafting alternate language to put into the Lee Plan as a separate amendment while leaving the original Policy 13.1.2 unchanged. The CCA's language was as follows:

Proposed Captiva Community Plan Policy 13.1.14

Re: New Captiva Communication Tower Facility

Notwithstanding anything pertaining to Captiva Community Plan Height Restriction Policy 13.1.21.2, 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 capability for all wireless carriers desirous of serving Captiva. In keeping with the proposed Captiva Community Plan Policy 13.1.13, pertaining to mangroves, destruction of mangroves will not be allowed in order to build or operate such a tower or related tower facilities.

At the CCP's Feb. 10, 2004, meeting, Felton continued his presentation, addressing a number of questions from the previous meeting while answering queries from the panel and the audience. (A copy of the draft minutes from that meeting is enclosed, as are materials from Felton's presentation.)

At the end of the discussion, panelist Peter Koury introduced the CCA's proposed language for discussion. After comments from the audience, Felton and the panel, two minor changes were made to the CCA's original draft and the final sentence prohibiting microwave facilities was added. The amended policy was approved by the panel in a 6-0 vote.

This policy recognizes the unique situation on the island relating to emergency services communication occasioned by the county's change in operating systems for its radio network. This need was reinforced by testimony from emergency services personnel at the panel meetings on this issue (minutes enclosed).

It responds to the stated interest of the county (see enclosed letter from Michael Bridges, deputy director of the Division of Public Safety) in placing communications equipment on the proposed tower, while recognizing that the decision to do so falls under budgetary concerns and constraints. Thus, it requires the developer to save space for county equipment rather than making construction of the tower itself conditional on a county commitment to place such equipment (as was discussed by panelists and the public).

The policy also acknowledges the potential interest of private telecommunications carriers in locating equipment on any proposed tower, which would have the ancillary benefit of enhancing cellular and other telecommunications service to island residents and visitors. While not a primary concern warranting codification in the Lee Plan, it is nonetheless a side benefit that will improve communications infrastructure to Captivans without foreseeable impact on the island itself.

Environmental concerns were raised over any new structure, and they were answered in a number of ways:

- As to the impact on wildlife (specifically birds), anecdotal evidence was
 presented by both the requester and panel members that eliminating the
 existing guy wires in favor of a monopole structure would improve the
 conditions for migratory and resident birds, who often are killed in
 collisions with wires that are invisible to them in flight.
- Given the location of the current facility and its proposed replacement (adjacent to a mangrove forest), the language addressing mangrove destruction was included. This is a long-standing concern of Captivans, as is clear by other policies presented herein as well as historic sensitivity to mangrove destruction and ongoing efforts to minimize such impacts.
- Finally, concern was raised over the potential inclusion of microwave facilities on any proposed monopole structure. The requester offered assurance that no need for such facilities was foreseen and that communications providers had assured him there was sufficient capacity using existing T1 lines serving the island, and hoped such a restriction would instead be left to conditional implementation during the variance or special exceptions process. However, panel members and the public in attendance all agreed that stronger language in the Lee Plan would assure that microwave equipment (and its attendant environmental impact) would not be looming in the island's future.

Why offer a new policy instead of modifying the existing height restrictions? The hope was that by leaving the current long-standing height restrictions in 13.1.2 in force and addressing a unique circumstance by means of a unique policy, it would be clear now and in the future of the island's unwillingness to see its height limitations broached for anything but a pressing and public-spirited need.

Should such a need arise in the future (understandable given the evolution and revolution of technology), that could similarly be addressed in a unique and specific fashion – without running the risk of eroding the islandwide limits on building height in the process.

Again, height restrictions have a long history of support on the island, and it was felt by the overwhelming majority that any abrogation of those limits should be severely limited in scale and scope.

This proposed policy addresses a specific and legitimate need in a direct way, while leaving similar restrictions in the Land Development Code as a means of ensuring appropriate public input and comment during any request for variance or special exception for the proposed structure. With airing at two public meetings and input from a separate island organization forming the basis of the policy's language, the general support is evidence – as is the general concern for technological proliferation and the island's height restrictions. The panel believes this language strikes a careful balance from among those competing concerns.

(Photos of the existing telecommunications facility are enclosed, as are examples of the proposed monopole structure and a representative photo of the type of equipment that would be at ground level for this proposed structure.)



BOARD OF COUNTY COMMISSIONERS

(941) 335-1600 Writer's Direct Dial Number

John E. Manning

April 10, 2003

District One

Douglas R. St. Cerny

District Two

David C. Felton

Ray Judah District Three Communication Development Services, Inc.

Andrew W. Coy

224 Datura Street, Suite 1008

District Four

West Palm Beach, FL 33401

John E. Albion District Five

Dear Mr. Felton:

Donald D. Stilwell County Manager

James G. Yaeger County Attorney

Diana M. Parker County Hearing Examiner

As we've discussed during various meetings and telephone conversations, Public Safety continues to plan for enhancements to our 800 MHz radio system. As you're aware, hand-held radio coverage on the barrier islands, most notably Sanibel and Captiva, is very poor. That's because we don't have any transmit/receive antenna structures on those islands.

Our research and radio frequency propagation study's have shown that it will take 2 such sites to provide the coverage we need. One site would need to be located near the middle of Sanibel Island and the other at the North end of Sanibel or somewhere on Captiva.

It's our understanding that you're involved in a potential project to locate a cellular antenna structure on Captiva. If the structure could be approved for a height above ground of 170 feet, and the 170 foot level be reserved for Public Safety's radio system use, we'd be interested in discussing a public/private partnership to support our mutual needs.

Sincerely,

DIVISION OF PUBLIC SAFETY

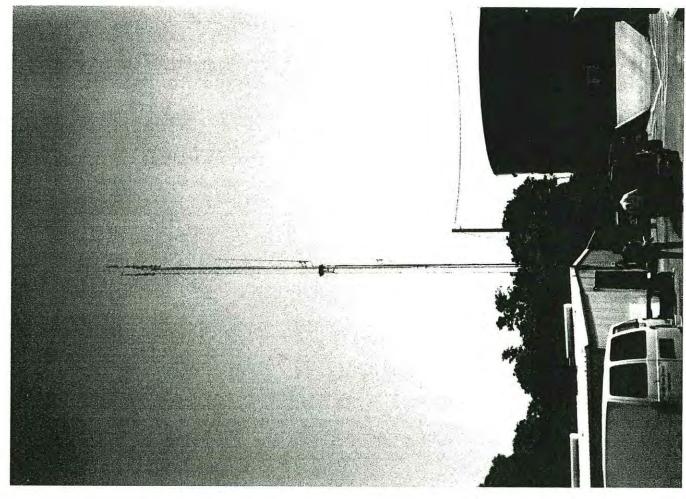
Michael C. Bridges, Deputy Director

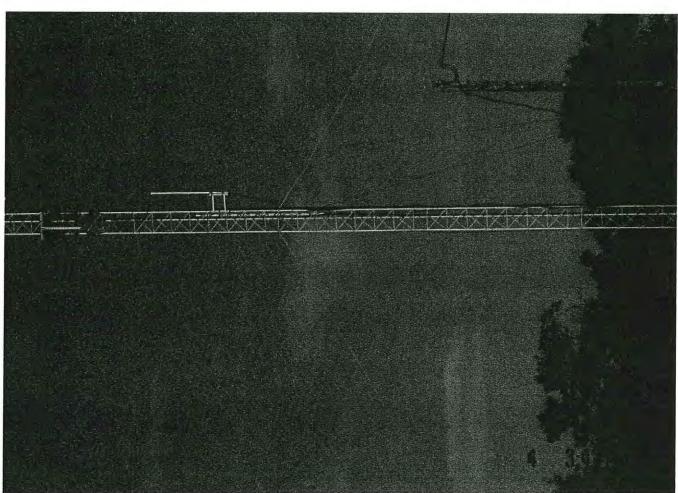
cc: John Wilson, Director





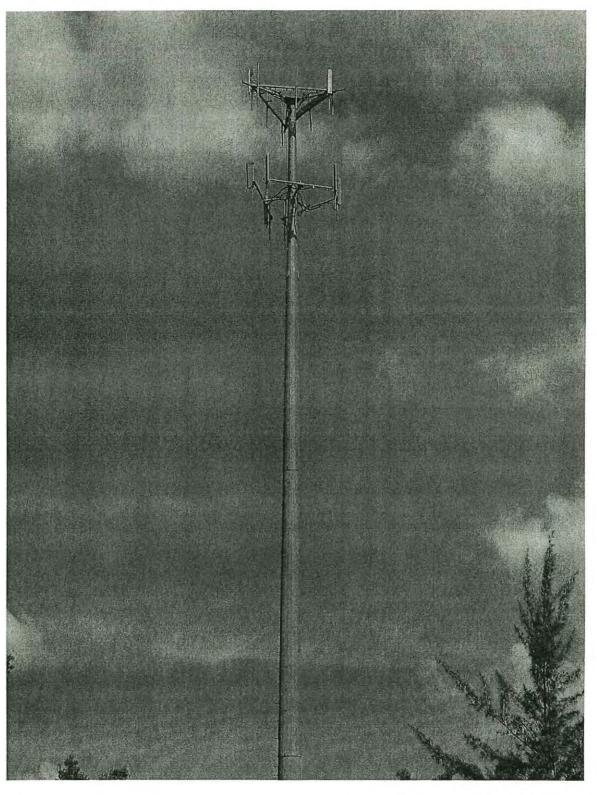
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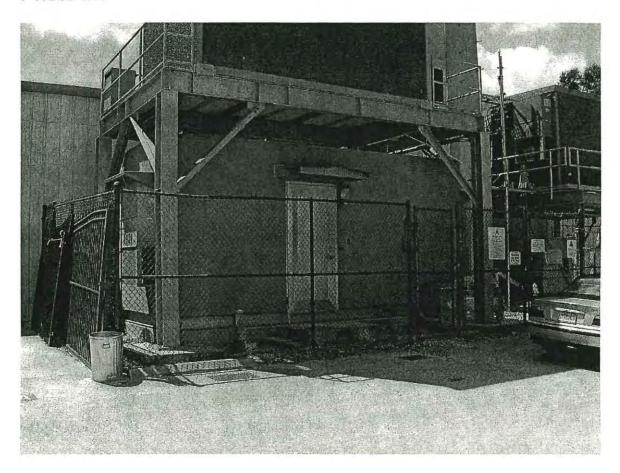
Styls tower Source styl

Communications Development Services Photo #1



MONOSONE EXAMPLE

Communications Development Services Photo #2



MONUPOLE

Captiva zoning analysis

February 2004

Categories on island, and no. of properties under each.

C-1	72
C-2	1
CPD	1
CS-1	1
CT	4
RM	6
RM-1	1
RM-2	94
RPD	58
RS-1	1
RS-2	123
RSC-2	12
TFC-2	126
TRC-2	1
Unknown	596

SOURCE: Lee County Property Appraiser's data 2003

Additional categories from zoning maps

CM

3

Current future land use designations:

Outlying suburban – 1 du per gross acre minimum / 3 du per gross acre maximum / no bonus density

Wetlands - No minimum densities / 1du per 20 acres maximum / no bonus density

Description of zoning categories

C-1 zoning

- Lot area: 7,500 square feet minimum (if residential, 7,500 SF for the first two units and 3,000 SF for each additional unit)
- Lot width: 75 feet minimum
- Lot depth: 100 feet minimum

Setbacks:

- Street: Variable minimum based on use
- Side yard: 15 feet minimum
- Rear yard: 25 feet minimum
- Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

C-2 zoning

- Lot area: 10,000 square feet minimum (if residential, 7,500 SF for the first two units and 3,000 SF for each additional unit)
- Lot width: 75 feet minimum
- Lot depth: 100 feet minimum

Setbacks:

- Street: Variable minimum based on use
- Side yard: 15 feet minimum
- Rear yard: 20 feet minimum
- Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

CPD zoning

 Based on planned development agreement

CS-1 zoning

Lot area: 20,000 square feet minimum

- Lot width: 100 feet minimum
- Lot depth: 100 feet minimum

Setbacks:

- Street: Variable minimum based on use
- Side yard: 20 feet minimum
- Rear yard: 25 feet minimum
- Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

CT zoning

- Lot area: 7,500 SF for the first two units and 3,000 SF for each additional unit
- Lot width: 100 feet minimum
- Lot depth: 100 feet minimum

Setbacks:

- Street: Variable minimum based on use
- Side yard: 20 feet minimum
- Rear yard: 25 feet minimum
- Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

RM-2 zoning

- Lot area: 6,500 square feet minimum for single-family home; 7,500 squar efeet for duplex
- Lot width: 65 feet minimum for SF home; 37.5 feet for duplex
- Lot depth: 100 feet minimum

Setbacks:

- Street: Variable minimum
- Side yard: 7 feet minimum
- Rear yard: 20 feet minimum

- Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

RPD zoning

 Based on planned development agreement

RS-1 zoning

- Lot area: 7,500 square feet minimum
- Lot width: 75 feet minimum
- Lot depth: 100 feet minimum

Setbacks:

- Street: Variable minimum
- Side yard: 7.5 feet minimum
- Rear yard: 20 feet minimum
- Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

RS-2 zoning

- Lot area: 12,500 square feet minimum
- Lot width: 75 feet minimum
- Lot depth: 100 feet minimum Setbacks:

0.

- Street: Variable minimum
- Side yard: 10 feet minimum
- Rear yard: 20 feet minimum
- Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

RSC-2 zoning

- Lot area: 43,560 square feet minimum
- Lot width: 100 feet minimum
- Lot depth: 200 feet minimum

Setbacks:

- Street: 50 feet minimum
- Side yard: 10 feet minimum
- Rear yard: 20 feet minimum
- Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 25 percent

TFC-2 zoning

- Lot area: 7,500 square feet minimum (SF home or duplex)
- Lot width: 75 feet minimum
- Lot depth: 100 feet minimum

Setbacks:

- Street: Variable minimum
- Side yard: 7.5 feet minimum
- Rear yard: 20 feet minimum
- Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

CM zoning

- Lot area: 20,000 square feet minimum
- Lot width: 100 feet minimum
- Lot depth: 100 feet minimum

Setbacks:

- Street: Variable minimum based on use
- Side yard: 20 feet minimum
- Rear yard: 20 feet minimum
- Gulf of Mexico: 50 feet minimum
- Other water body: 25 feet minimum
- Max. lot coverage: 40 percent

Zoning categories not covered in current LDC:

TRC-2, RM, RM-1 zoning

CAPTIVA COMMUNITY PANEL Mangrove Working Group

Policy Recommendations Report March 2003

The Mangrove Working Group, formed to study options to enhance mangrove protection on Captiva Island as part of the Captiva Plan, having researched existing local, state and federal regulations regarding mangroves and having met with county staff and others interested in such protection, makes the following recommendation to the Captiva Community Panel:

We support adoption of the language drafted by the Division of Planning staff of the Lee County Department of Community Development and presented to the Lee County Commission as part of its response to the ORC report by the Florida Department of Community Affairs at the adoption hearing Jan. 9, 2003. That language is:

Amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

The Mangrove Working Group supports inclusion of this language for the following reasons:

- 1. It satisfies the DCA's desire for mangrove-specific language in the Captiva Plan.
- 2. It will have the support of planning staff, which should expedite approval.
- 3. It offers specific protection measures against fill impact on mangroves, often as destructive for mangroves as improper trimming (which is already regulated).
- 4. It establishes a higher standard of protection for Captiva than the already substantial state and federal regulations now in place, and may serve as a new benchmark for mangrove protection countywide.
- 5. It can serve as a building block upon which to craft additional mangrove protections fr the Lee County Land Development Code in the future.

The Mangrove Working Group proposes that the Captiva Community Panel debate and approve language that incorporates this specific protection in a broader statement of policy concerning mangroves on Captiva. We recommend such a policy language be drawn from that already crafted previously as either CCP Policy 13 (as submitted to the Local Planning Agency in April 2001) or the staff recommendation to the LPA made in a April 2001 staff report. Both are listed below, as is the Policy 21.9 language flagged by the DCA as too vague (included for comparison only).

For discussion purposes only the Mangrove Working Groups offers the following policy language for panel consideration:

Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

Reference:

CCP POLICY 13: County discretionary acts involving development on Captiva Island shall not permit the destruction or alteration of mangroves. (This is not intended to limit the rights of individual owners to build provide access to docks through mangroves if otherwise lawful).

STAFF RECOMMENDATION TO THE LOCAL PLANNING AGENCY:

Mangroves on Captiva Island will be protected to the greatest extent possible. Previously approved projects with impact to mangroves that have not been constructed are required to reduce impacts through redesign.

BOCC POLICY 21.9: Mangroves on Captiva Island should be protected.

5/13/03 HULLAR

Protection of the Canopy on Captiva Drive

Original Proposal

CCP 14.) Any resurfacing of Captiva Drive shall be done in a fashion that decreases the possibility of roadway wash-out and other damage that would result from storm or flooding; no such resurfacing shall result in widening the road, increasing the speed limits, or affecting the tree canopy adjacent to and overhanging the road.

RESULT: Officials with the county Department of Transportation objected to this policy before both the LPA and the BOCC, and both staff reports recommended deletion. The chief concern was the implications of the phrase "the possibility of roadway wash-out and other damage" and the potential costs that could be incurred based on a strict interpretation of this. In particular, elevating the roadway sufficiently to accomplish this goal could exceed the county's budgetary bounds.

No real objection to canopy protection was raised, although DOT officials were concerned about language that could limit their ability to respond effectively in a storm or other natural disaster. Both the LPA and BOCC concurred with the DOT objections and deleted the policy.

Revised Proposal

CCP 14.) No resurfacing or widening of Captiva drive will be done in a way that increases the speed limit or requires the removal of any trees that contribute to the tree canopy adjacent to the road.

Panel Decision: No action taken. The DOT has rejected the proposed language. Could possibly be handled in LDC.

Proposal #3

CCP 14.) The canopy on Captiva Drive will be protected to the greatest extent possible. Trees that are part of the canopy will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines (or other trees that contribute to the canopy) are removed they will be replaced by trees that will preserve the canopy.

Discusson leading to Proposal #3

I met with Dave Loveland and Paul Wingard of the DOT and Jim Mudd of the Lee County Planning Department on April 28, 2003 to seek plan language that would preserve the canopy yet fully deal with DOT concerns.

The DOT will not agree to any language that links the speed limit with the canopy. They consider speed limit a different subject and consider the two unrelated.

The DOT will not agree with any language that would prevent them from removing trees which are in the "clear zone", (essentially the road right of way) and which they deem to compromise the safety of people driving on Captiva Drive.

We discussed the possibility of getting Captiva Drive designated as a historic road. Dave and Paul indicated that this was rarely done, generally opposed by governments and in their opinion would not be possible. To get MacGregor designated as a historic road, the City of Ft. Myers had to have a special bill passed by the Florida legislature.

The proposed plan language is designed to <u>begin</u> the process of protecting the canopy by limiting the basis for removal of trees which are part of the canopy and requiring that if trees are removed they will be replaced by native trees that will preserve the canopy.

We would then deal with specific approved native trees, set backs and other details in the LDC.

This policy would preserve DOT's ability to remove trees which were felled by storms or deemed to compromise the safety of people driving on Captiva Drive while ensuring that the canopy would be preserved by the planting of new trees which would contribute to the canopy whenever existing trees that contribute to the canopy are removed.

CPA2001-10 BoCC SPONSORED AMENDMENT TO THE LEE COUNTY COMPREHENSIVE PLAN

- GOAL 21: 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.
- **OBJECTIVE 21**: 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 21.1**: 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.
- **POLICY 21.2**: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower.
- POLICY 21.3: 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.
- **POLICY 21.4:** 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.
- **POLICY 21.5**: 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.

POLICY 21.6: 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.

POLICY 21.7: 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.

POLICY 21.8: 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.

POLICY 21.9: 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



Captiva Planning Survey Summary July 31, 2001

Tentative summaries of the latest planning survey have been completed. The final tally will certainly change somewhat as they relate to the split between South Seas condominium owners and time share owners, but these numbers are pretty firm as of this date.

A total of 567 responses were received, 40 from the South Island (Gold Coast), 22 from 'Tween Waters, 83 from the Village, and 422 from South Seas, of which 250 were identifiable as timeshare owners.

The three dwelling unit cap (question 10) was supported by 490 respondents and opposed by 34. (Totals may be different because of non-response surveys or undecided responses.)

Stricter enforcement of building and zoning codes (# 11) was supported 369 to 120, and better land use planning and growth management (# 12) was supported 394 to 112.

One of the highest questions supported in the survey was # 13 regarding the size of new and redeveloped homes on the Island. There were 464 responses supporting limitations on the size of houses compared to 74 responses against such limitations.

Question # 14a regarding possibilities for better sewage treatment in certain areas of the Island, as long as the density limits were not exceeded, was supported with 327 positive responses to 123 negative.

Question # 14b, the one suggesting that existing densities and intensities of use be preserved as they currently exist on the ground was another big winner with 473 responses in support compared to 50 against. Likewise, more local input for the permitting process was supported with 468 responses for and 34 against.

Concern for preserving the commercial and business activities on the Island as they currently exist (# 18) were expressed with 415 responses favorable and 60 negative.

Question # 19 regarding the possibility of renting out guesthouses was the most evenly divided of the survey. There were 224 respondents in favor of the rental of guesthouses with 282 against. There was some concern

expressed that the question was not clear in that it was intended to suggest an "either-or" situation. In other words, either the guesthouse or the main house could be rented, but not both.

The related question regarding other rental issues needing to be addressed (# 20) suggests that most Captivans do not feel that there are a great deal of other issues associated with rentals with 115 respondents feeling that there are other issues to consider and 232 stating that there are not.

Overall, as question # 21 was worded, Captivans feel the height limitation, even for cupolas and captain's walks, is adequate. There were 198 respondents that felt such architectural features were okay, while 316 felt that such things should not be permitted.

Clearly the Australian Pines along Captiva Drive are deemed to be a special aspect of the Island with 387 positive responses to the special status proposed in question # 22 as opposed to 131 negative responses. Going further, it is also clear that Captivans support the idea of enhancement of the overall Island tree canopy with 447 positive responses and 61 negative responses to the idea of undertaking current efforts for replacement trees.

Finally, there were 375 respondents that supported additional pedestrian and bicycling opportunities on the Island (# 24) as opposed to 146 responses against.

Currently, the 'essay' portion of the survey is still being evaluated. The number of responses reported here will likely change, but the issues being articulated are remarkably consistent across all neighborhoods of the Island.

Without question, the most overwhelming concern is the traffic along Captiva Drive. Virtually everyone that made comments mentioned the increased traffic and concerns regarding traffic congestion.

The second greatest concern to arise is the need to explore additional opportunities for bicycling and pedestrian paths. Many of the Islanders felt that the traffic problems are connected to the lack of bicycling and pedestrian facilities, although some respondents also mentioned the need for a public trolley system to reduce the number of cars.

Overall, there was also a great deal of concern related to the redevelopment of residential properties with large houses. Most respondents felt that the larger dwellings were out of character for the Island, and some even noted that they appeared to be a way to establish a small resort in single-family neighborhoods.

There is a general recognition that the commercial areas of the Island, especially in the Village along Andy Rosse Lane, needs general support and some kind of incentives in order to maintain the retail and dining options currently available. Additional commercial opportunities were not seen as critical, but preservation of the existing commercial uses was viewed as quite important. Additionally, the mixed-use nature of the village was deemed to be part of the overall charm of the area, although there was also recognition that parking opportunities were limited and could be expanded.

There were also some folks that wanted all jet ski operations removed from the Island entirely. There were some concerns raised about the need to place some kind of limitations on rentals (although there is not yet an overall consensus on what those limitations might be). There were quite a number of respondents concerned about an overall decline in the levels of civility among Captivans in general.

Interestingly enough, there were some folks that were concerned about placing limits on further development at South Seas, as well as about a dozen that wanted to stop all development entirely across the Island. Not surprisingly the timeshare and shorter term seasonal residents wanted more recreational activities including tennis courts, a boat or canoe launching ramp, movie theaters, etc.

Not surprisingly, there was some concern regarding the maintenance of beach preservation activities, and there have been concerns raised about the re-closure of Blind Pass. Finally, apparently raccoons are a problem for at least one Captivan.

Today's meeting will discuss these responses, and some proposed land use policies resulting from the survey responses. From there, another meeting or two will be held in August and early September, with any potential Comprehensive Plan policies being submitted to Lee County in late September.

From there, it is likely that the County will hold hearings in October or November, and send potential amendments to Tallahassee for review during December and January. Another round of local hearings and possible adoption of such amendments will then be held in February or March 2002.

Of course, the further away the date, the fuzzier the time frame, and it should be remembered that some of these dates are not under the control of either Captivans or even Lee County. Further updates on timing will be passed along as they become tied down.

CAPTIVA COMMUNITY PANEL

2004 LEE PLAN TEXT AMENDMENT

TRAFFIC ANALYSIS

We believe that, given the scope and direction of the six policies being proposed here, there is no need to address in full the questions raised under "Public Facilities Impact." Neither the 20-year nor the 5-year traffic planning horizon will be changed from their current projections by the policies herein proposed.

These policies will not increase density or development from the level currently in place on the island; in fact, one policy (13.1.10) stands to reduce density on Captiva, albeit marginally. In reality, it will have a negligible impact on traffic in light of current traffic patterns, island development and the forces that instigate traffic on the island now and into the future.

The current traffic status on the island has been stable for the past decade, as evidenced in the periodic count station data (attached). When viewed in combination with the traffic analysis charts from Permanent Count Station 26 (attached), it's easy to conclude that the main traffic instigators affecting Captiva are:

- Service personnel looking at the late-day peak southbound flow bohth in season and out of season.
- Day-trippers which accounts for the more compressed span between north- and south-bound peaks in season (and a less prominent but similar profile off-season).
- 3. Island workers and deliveries which generate the 9 a.m. non-season spike and contribute to the 9 a.m. plateau in season.

All of these are constants unaffected by the proposed policies – particularly since the island is essentially built-out and now faces the very different pressures of redevelopment and the impact that can carry for traffic.

Nevertheless, for these reasons we see the need for no further traffic analysis to support the policies being proposed here.

CAPTIVA COMMUNITY PANEL

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PERMANENT COUNT STATION 26 CAPTIVA RD NORTH OF BLIND PASS 2002 AADT = 5900

90

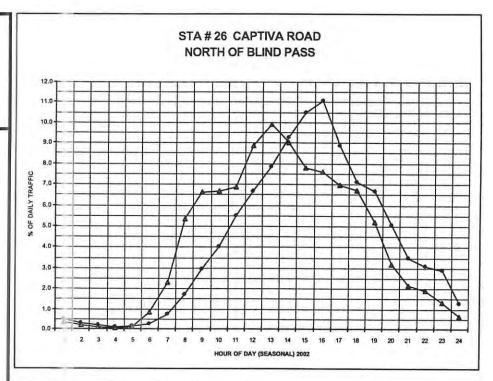
1. Monthly ADT as a %	of Annual ADT
January	102
February	118
March	123
April	116
May	101
June	97
July	101
August	91
September	81
October	87
November	93

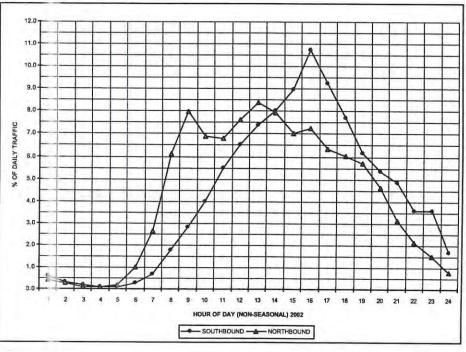
December

. Day of Week ADT as % of Annual ADT							
Monday	100						
Tuesday	101						
Wednesday	102						
Thursday	101						
Friday	107						
Saturday	102						
Sunday	87						

3.	Peak Flow Characteristics	Non-Season		Season		
a)	Peak Flow between 7 am and 9 am					
	(1) as a % of weekday traffic	5		4		
	(2) directional Split	26 %	SB	31	% SB	
		74 %	NB	69	% NB	
b)	Peak Flow between 4 pm and 6 pm					
100	(1) as a % of weekday traffic	7		7		
	(2) directional Split	60 %	SB	59	% SB	
		40 %	NB	41	% NB	

NOTE: THE USUAL PEAK PERIODS, 7-9 & 4-6, MAY NOT BE THE ACTUAL PEAKS AT THIS STATION, CHECK THE GRAPHS





	PEI	RIO	DI	CCC	DUN	TS	TAT	ION	I DA	TA					
STREËT	LOCATION	Sta- tion #	M A P	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	NOTE	PERM- ANENT STATION
RIVER RANCH RD	S OF CORKSCREW RD	466	Н					2200	2400	1900	3000	3700	1800		15
SAN CARLOS BLVD (SR 865) (FMB AREA)	N END OF MANTAZAS BRIDO S OF BAYSIDE BLVD	GE	H H	21800 25300	22500 27000	15600 27400	20700	23100	n la d			To see the see	Hybrid .		
	S OF PRESCOTT ST N OF SUMMERLIN RD	8 379	G	14800	14700	15000	14900	20200 17000	23900	24400 14300	24400 13000	24700 14800	25100 12600		37
16 17 5 No. 15 No.	S OF GLADIOLUS DR		G	21400	21200	15000	14500		14300	14300		14000	12000		
SAN CARLOS BLVD (SAN CARLOS PARK AR	E OF US 41	423	. н			5400	5500	4800	5100	4700	5200	5600	4900		25
SANIBEL/CAPTIVA RD	N OF BLIND PASS BRIDGE W OF TARPON BAY RD	26 383	1	6000 10400	6500 10600	6200 11800	6500 10700	6400 10400	6300 10400	6400 10500	6300 10000	6300 10300	5900 9600	4. 1	26
SANIBEL CAUSEWAY	N OF WULFERT RD N OF PERIWINKLE RD			7300	7600										
SANIBEL BLVD	E OF US 41	467	Н	#1				8800	9000	7700	7400	9400	N/A	3	10
SANTA BARBARA BV	S OF SW 22 TERR S OF SW 28 ST	54 55					17.35			to the fact.	4 1, 4, 4		21800 21500	1	
SHELL POINT BLVD	N OF MCGREGOR BLVD	385	G	2700	2700			3100	2800	3500	4300	4100	4300	104	36
SENTINELA BLVD	E OF MOORE AVE	478	F					100	100	100	100	400	500		6
SIX MILE CYPRESS PARKWAY	E OF US 41 E OF METRO PKWY	386 387	G G	22900 11500	17800 9300	19600 10800	24600 11700	26900	26700	29800	30300	33800	33100	micella.	31
	N OF DANIELS PKWY S OF COLONIAL BLVD	388 18	GE	8800 6800	7900 7800	9900	9800 8300	14000 10000 8500	9800 9800 8300	16100 11900 9100	17800 11100 9900	19700 13000 10400	20300 14600 10000		31 18
SLATER RD	N OF BAYSHORE RD (SR 78)		D	5900	5800	5900	6000	5800	6400	5700	57 0 0	5600	6300		4
SOUTH POINTE BLVD	N OF CYPRESS LAKE DR	390	G	9800	8500	9700	10100	9800	9900	9800	9700	9600	9800		35

CAPTIVA COMMUNITY PANEL

2004 LEE PLAN TEXT AMENDMENT

SEWER & WATER ANALYSIS

We believe that, given the scope and direction of the six policies being proposed here, there is no need to address in full the questions raised under "Public Facilities Impact" concerning sanitary sewer, potable water, surface water and parks/recreation/open space. However, we will briefly discuss each area to place this in some context.

Sanitary sewer:

Currently, the island's sewage needs are addressed by a combination of individual septic systems (for the southern two-thirds of the island), small-scope package plants (at 'Tween Waters and other cohesively developed areas) and a full-scale treatment plant (at South Seas Resort).

These five policies propose no activity that would impact current sanitary sewer needs, nor suggest any modifications to current methodologies in use to address those needs.

Potable water:

Currently, the island's potable water needs are handled through service provided by the Island Water Association (see attached); a service which has proven more than adequate over the years it has been in place. In fact, IWA officials have been exploring ways to expand service (or constrict use) to address increases in water usage driven by individual redevelopment activities on the island and to anticipate future issues as redevelopment pressures potentially pose problems to the potable water system.

These six policies propose no activity that would impact current potable water needs, nor suggest any modifications to current methodologies in use to address those needs.

Surface water & drainage basins:

Given the topographic conditions inherent in a barrier island such as Captiva, surface water management is crucial. Typically, problems surface only in times of significant rainfall, and usually are most noticeable along roadways and in low-lying areas adjacent to existing water bodies. Lee County has worked to address the former as they arise, including a major drainage project along the Village segment of Captiva Drive that has alleviated numerous trouble spots.

The other major surface water concern of Captivans is runoff and maintaining an estuarine equilibrium. That was the impetus behind the already approved Lee Plan policy:

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.

It is also the impetus behind the mangrove protection policy (13.1.13) proposed in this amendment. Surface water concerns will likely be addressed by the Captiva Community Panel in greater depth during the Land Development Code implementation phase.

In sum, however, these five policies propose no activity that would impact current surface water and drainage issues, nor suggest any modifications to current methodologies in use to address those issues.

Parks, recreation and open space:

As a barrier island, Captiva's recreational offerings are inevitably water-oriented, although other recreational options (such as golf and tennis) are offered on the island. Public facilities, however, are confined to beach accesses at the south end (Turner Beach), the northern end (adjacent to South Seas Resort) and limited accesses at street ends throughout the Village (although no public parking is provided). Of course, residents and visitors staying on the island have access to the Gulf through their accommodations. Access to Pine Island Sound is available through five commercial marina facilities on the bayside.

These six policies propose no activity that would impact current parks, recreation and open space needs, nor suggest any modifications to current methodologies in use to address those needs.

CAPTIVA COMMUNITY PANEL

2004 LEE PLAN TEXT AMENDMENT

ANALYSIS OF THE INTERNAL CONSISTENCY WITH THE LEE PLAN

From the June 2003 electronic version of the Lee Plan:

"Captiva – This community includes the major islands of Captiva Island, Upper Captiva Island, Cayo Casta Island, Useppa Island, Buck Key, and Cabbage Key and the surrounding smaller islands. Although Captiva itself is a seasonal resort community, in comparison to the other islands in this community it is the center of activity. Due to the nature of this community, residents must satisfy their major commercial and industrial needs outside of this community. Conversely, the commercial aspects of the Captiva Community are utilized by many residents and tourists from outside of the Community. The population of Captiva is not expected to greatly change by 2020. Furthermore, the area will look much as it does today in the absence of a major hurricane or other natural disaster. (Added by Ordinance No. 99-15)"

As would be expected, the six proposed policies conform and support the intent stated in Goal 13 and Objective 13, which were amended to the Lee Plan on behalf of the Captiva Community Panel and the Captiva community on Jan. 9, 2003. They read as follows:

"GOAL 13: 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."

"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."

Here's how the various proposed policies compile with other goals, objectives and policies as stated in the Lee Plan:

 POLICY 13.1.10) New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. This supports the desire in Policy 1.1.6 to maintain the Outlying Suburban Area (the bulk of the developable land on Captiva) as a lower-density developed area. It is also squarely in concurrence with Policy 75.1.2: "Rezonings to allow higher densities will not be permitted on barrier and coastal islands if the capacity of critical evacuation routes would thereby be exceeded (see Objective 79.1)." (Objective 75.1 addresses coastal development issues, while Objective 79.1 is concerned with enhancing evacuation times.)

• POLICY 13.1.11) Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

This supports the intent of Objective 19.5 to encourage public input and participation in zoning approvals (among others) while recognizing the unique seasonality of residents and property owners on Captiva. It adheres to the spirit of Policy 21.7 (establishing on-island informational sessions for rezonings, etc.) and Policy 21.8 (encouraging public input to plan amendments affecting Captiva), by carrying this intent to the next logical level. It likewise supports ongoing county efforts (though not stated in the Lee Plan) to encourage public participation in governmental decisions affecting their neighborhoods.

- POLICY 13.1.12) 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 the variance, if issued, will be corrective and not beneficial,
 - Where the applicant did not cause the need for the variance,
 - Where the variance would not diminish the property value of others and
 - Where the variance is not contrary to the spirit of the ordinance.

This is in accordance with Objective 2.6 concerning redevelopment – particularly Policy 2.6.2, which seeks to ensure that redevelopment works to the "protection of adjacent residential neighborhoods and historic and natural resources." The Captiva Community Panel believes that clearly delineated criteria for variances (usually occasioned by redevelopment activities on the island) will work to protect existing neighborhoods and natural resources.

POLICY 13.1.13) Mangroves on Captiva Island will be protected to the
greatest extent possible, and county discretionary acts involving
development on Captiva Island shall not encourage the destruction or
alteration of mangroves. Within one year of adoption of this plan
amendment, Captivans working in conjunction with county planning staff
shall amend the Lee County Land Development Code to establish a
sufficient setback requirement to place fill near existing mangroves or
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existing mangroves to eliminate impacts from fill sloughing or washing into
mangrove areas. Development designs in this context include setbacks,
stabilized slopes, retaining walls, rip rap revetments, etc.

This supports the intent in Objective 77.1 (resource management) and 77.2 (plant communities) to ensure protection of natural and nurturing mangrove communities – even more critical in the Pine Island Sound Aquatic Preserve. It certainly works in the spirit and intent of Goal 83 and Objective 83.1 concerning protection of resources existent in coastal planning areas.

This policy also builds on Policy 21.3 (protection of native vegetation) and Policy 21.5 (water quality enhancement) by further supporting mangrove protection in the waters adjacent to the island.

• POLICY 13.1.14) The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy.

This concurs with Policies 2.9.1 and 2.9.2, which seek to recognize unique and scenic road segments that warrant special criteria to govern and enhance their special character – certainly applicable when discussing the historic canopy along Captiva Drive.

It also conforms with Objective 22.2 concerning constrained roads (such as Captiva Drive) by maintaining current conditions in a fashion that might reduce speeds (albeit not usage) along this constrained road segment. It supports Objective 25.3 concerning landscaping along Lee County roads by seeking an eventual replacement of those Australian pines deemed to be hazardous while preserving the overall canopy.

• POLICY 13.1.15) 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 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. No microwave facilities will be allowed on the structure.

This policy acknowledges in its text the Lee Plan policy 13.1.2 it specifically seeks to preclude for reasons of public health, safety and welfare, to allow an enhanced telecommunications tower which will allow the county's emergency services broadcast scope to be improved for the island and adjacent islands.

If we view this upgrade as a capital improvement, this policy conforms with Policy 2.3 by keeping such infrastructural improvements on existing developed area (replacement of an existing facility) to serve already developed areas (Captiva, nearing buildout, can comfortably be considered as "already developed." It also supports the intent of Goal 70 by working to provide an adequate level of service to existing developed areas/residents of this port of the county, as well as what limited new development might occur on the island.

As a commercial redevelopment, it is not clear whether this policy must conform to the criteria of Goal 6 (even though it appears to do so anyway).

The policy has worked in concert with 13.1.7 and 13.1.8 by holding informational session before the Captiva Community Panel on Jan. 13, 2004, and Feb. 10, 2004 (minutes included in this submission), as well as soliciting public input through the panel by advertising of the meetings and media coverage of the request.

By providing a structure by which the county will be able to enhance its emergency services communications system for the island, the policy supports the intent expressed in Goal 49. Arguably, it would also work to benefit the intent of Goal 75, protection of life and property in coastal high hazard areas, through this enhanced emergency communications capacity.

Elimination of the existing guyed tower and its replacement with a monopole structure can be expected to have a beneficial impact on migratory and resident bird populations, who often are killed in collisions with the guy wires which cannot be seen by them in flight. This will support the intent of Goal 77 and the various policies addressed bird species in the policies therein.

The proposed policy conforms with those elements under Goal 83 affecting development in coastal planning areas related to the redevelopment potential being proposed here.

This policy, while allowing a unique non-conforming structure to be built, only seeks to exempt the existing height restrictions in Policy 13.1.2 for this specific instance. Further, it does not seek to bypass existing requirements in the county's Land Development Code which will require any proposed structure submitted under this policy to seek a variance – at least for the LDC's height restrictions relating to Captiva, which remain in force, if not for any telecommunications facility. In this way, the policy allows further public input on any proposed structure at future public hearings, which supports the general comprehensive planning process of the Lee Plan and the inherent desire for public input and participation on development issues affecting their community.

SiteNumbe SiteStreet 920 SS PLANTATION RD	SiteUnit OwnerName PLANTATION DEV LTD 76,25 % +	OwnerOthers CONNECTICUT MUTUAL LIFE INS 23,75%	OwnerAddr1 8270-105 COLLEGE PKWY	OwnerAddr2	OwnerCity FT MYERS	FL	SI OwnerZip OwnerCountry 33919
ACCESS UNDETERMINED	JOHNSTON CHAS + ANNIE D/E		P O. BOX 399		CAPTIVA	FL	33924
11538 ANDY ROSSE LN	DUGAN PROPERTY MANAGEMENT LLC		6694 KNOLLWOOD DR		FAIRVIEW	PA	16415
16507 CAPTIVA DR 16615 CAPTIVA DR	NEWLAND JOHN A + BETH A H/W	IONES IERRY D'TR'EOR EL PRINCE EL PESIDENO	P O BOX 411		PARMA	MI	49269
13470 PALMFLOWER LN	ELDRIDGE HUNTINGTON JR TR + MCCLINCH TERRANCE J + NANCY G	JONES JERRY D TR FOR ELDRIDGE FL RESIDENC	P O BOX 483		CHICAGO SOUTHPORT	CT	60606
16310 CAPTIVA DR	JOHNSTON C R + CONSTANCE S		513 WAYNE DR		WILMINGTON	NC	6490 28403
14860 MANGO CT	62 WEINER MICHAEL + ALEXANDRA		37 PILLSBURY DR		SCARBOROUGH	ME	4074
ACCESS UNDETERMINED	MERISTAR SS PLANTATION CO LLC		200 E LAS OLAS BLVD STE 1400		FT LAUDERDALE	FL	33301
15164 WILES DR	JENSEN BETTY J TR		P O BOX 460		CAPTIVA	FL	33924
15807 CAPTIVA DR	CASA ANTIGUA BLUE 7 LLC		15807 CAPTIVA DR		CAPTIVA	FL	33924
16179 CAPTIVA DR	BRUNING CHARLES II TR +	BRUNING ANN H TR FOR ANN H BRUNING TRUST	P O BOX 248		CAPTIVA	FL	33924
17161 CAPTIVA DR	MULLINS MICHAEL C + CANNELLA C		21 WINDROSE WAY		GREENWICH	CT	6830
1119 SCHEFFLERA CT	MAZZONE ANTHONY J + PATRICIA A		32 COPPOLA CT		CLIFTON	NJ	7013
1114 SCHEFFLERA CT	HALIK MICHAEL + VERA		3364 TWIN LAKES LN		SANIBEL	FL	33957
14770 CAPTIVA DR	SOUTH SEAS RESORT LTD PTRSNP		200 E LAS OLAS BLVD STE 1400		FT LAUDERDALE	FL	33301
14740 CAPTIVA DR	APPEL JOHN C		7816 CLIFF VIEW DR		POLAND	OH	44514
16721 CAPTIVA DR 16915 CAPTIVA DR	PETTUS G T		2 RIDGEWOOD ST		SAINT LOUIS	MO	63124
16989 CAPTIVA DR	CAPTIVA PROPERTIES LLLP	00 000 000 000 Ft 151 T 01 1/0 10 COTATE	2450 S DOWNING ST		DENVER	co	80210
16565 CAPTIVA DR	DUNBAR WALLACE H JR RIEGERT L JOHN +	CO PER REP FOR ELLEN T DUNBAR ESTATE RIEGERT BETTY JO	12906 SHELBYVILLE RD PO BOX 1025		LOUISVILLE CAPTIVA	KY	40243 33924
16495 CAPTIVA DR	RECKER BROOKE E	RIEGERI BETTY JO	RD 6 SCAIFE RD		SEWICKLEY	FL	15143
16355 CAPTIVA DR	ANDERSEN CHRISTINE E 1/2 INT +	ANDERSEN SARAH J 1/2 INT T/C	P O BOX 204		BAYPORT	PA MN	55003
16298 CAPTIVA DR	LUPO INC	ANDERSEN SARAH J 1/2 INT 1/G	2121 MCGREGOR BLVD		FT MYERS	FL	33901
932 SS PLANTATION RD	KOELMEL CARL F TR 50% INT +	KOELMEL ELFRIEDE W TR 50% INT	80 SELLERSVILLE DR		EAST STROUDSBURG	PA	18301
936 SS PLANTATION RD	WIENER LEE RUSSELL	NOTEWICE EET NIEDE W THE DOWN (W)	4200 TUCKAHOE RD		MEMPHIS	TN	38117
956 SS PLANTATION RD	CHAPMAN JEFFERSON		2229 DUNCAN RD		KNOXVILLE	TN	37919
952 SS PLANTATION RD	MUHLEMANN ERNST R + LISETTE M		71 HALDENSTRASSE		UITIKON 8142	114	SWITZERLAND
1109 SCHEFFLERA CT	IMMOLEAS FINANZIERUNGS ZURICH		CHEMIN DU MONT BLANC		CH-1261 TRELEX		SWITZERLAND
1108 TALLOW TREE CT	IMMOLEASING FINANZIERUNGS AG		CHEMIN DU MONT BLANC		CH 1270 TRELEX		SWITZERLAND
1071 SS PLANTATION RD	GLICKSMAN CAROLINE A TR		610 HOLLYHILL DR		BRIELLE	NJ	8730
1072 SS PLANTATION RD	FERENZ CLINT C.+	GLICKSMAN CAROLINE A HAW	610 HOLLY HILL DR		BRIELLE	NJ	8730
1073 SS PLANTATION RD	LANDOR USA INC		P O BOX 685		CAPTIVA	FL	33924
1074 SS PLANTATION RD	WATT DAVID H + JULIA G		1750 HICKORY LN		WHEATON	IL.	60187
14865 CAPTIVA DR	WEINER MICHAEL + ALEXANDRA		37 PILLSBURY DR		SCARBOROUGH	ME	4074
14850 CAPTIVA DR	RAUSCHENBERG ROBERT TR		P O BOX 54		CAPTIVA	FL	33924
11534 LAIKA LN	SCHEER AUGUST WILHELM +	KILGER SIGRID	FINKENSTRASSE 10		D-66125 SAARBRUECKEN		GERMANY
11530 WIGHTMAN LN	BORSCHKE AUGUST J + SUSAN S		1115 EDGEBROOK DR		WINSTON SALEM	NC	27106
11528 WIGHTMAN LN	HUNTER JUDITH ANN H		14206 INDIAN WELLS DR		HOUSTON	TX	77069
11529 LAIKA LN	HULLSTRUNG MARK W + ANTONIA		1-8 MURRAY AV		MAHWAH	NJ	7430
11533 LAIKA LN	MANDELBAUM I + GERMAINE		11533 LAIKA LN		CAPTIVA	FL	33924
11527 WIGHTMAN LN	GROSS RICHARD B		720 GLADSTONE AVE		BALTIMORE	MD	21210
11525 WIGHTMAN LN 11523 WIGHTMAN LN	FARRELL KEVIN		2555 COCONUT DR		SANIBEL	FL	33957
11521 WIGHTMAN LN	PAWELEK MICHAEL + LAURA KOEBEL LOUISE M TR		7238 OAK HARBOUR CIRCLE		NOBLESVILLE	IN	46060
11491 DICKEY LN	GARROW MARK +	GARROW GAIL T/C	PO BOX 52 2722 LINDA MARIE DR		CAPTIVA OAKTON	FL	33924 22124
11431 DICKEY LN	MILLER ROBERT E	GARROW GAIL I/C	1 MAHOPAC PLAZA		MAHOPAC	NY	10541
11461 DICKEY LN	HOOGERHEYDE GENE		153 CENTRAL AVE		HAWTHORNE	NJ	7506
11490 OLD LODGE LN	DEUTSCHMANN TOBE C JR +	DEUTSCHMANN MARYANNE H/W	11490 OLD LODGE LN		CAPTIVA	FL	33924
11 BEACH HOMES	BRENNAN THOMAS S + MARGARET A		4601 COLLING		TROY	MI	48098
11530 LAIKA LN	WEINER MICHAEL R		37 PILLSBURY DR		SCARBOROUGH	ME	4074
4321 BAYSIDE VILLAS	22 KELLER PETER L + TRINA O		8 HIGHLAND DR		CHESTER	NJ	7930
15160 CAPTIVA DR	PRELL FRANK		P O BOX 14		CAPTIVA	FL	33924
957 SS PLANTATION RD	PULLAPILLY C K + ELIZABETH A		53310 PEGGY AVE		SOUTH BEND	IN	46635
941 SS PLANTATION RD	MCGLYNN PATRICIA J		P O BOX 24009		EDINA	MN	55424
925 SS PLANTATION RD	MOODIE RICHARD		32700 JACKSON RD		MORELAND HILLS	OH	44022
928 SS PLANTATION RD	BELLO SHEILA C		727 MALLARD DR		LEXINGTON	KY	40502
1115 SCHEFFLERA CT	LINN JOHN R + BARBARA ANN		15710 PIPERS GLEN		FT MYERS	FL	33912
1105 TALLOW TREE CT	KABAREL AG	AND THE ACCUST A PERSON.	BUNDTACHERSTR 13		CH 8127 FORCH		SWITZERLAND
1103 TALLOW TREE CT	FREEMAN SUE F TR	FOR SUE F FREEMAN TRUST	766 BOLSANA DR		LAGUNA BEACH	CA	92651
11400/410 DICKEY LN	FUMEI CINDY HUDSON		14261 RIVER ROAD		CANYON LAKE	TX	78132
14802 CAPTIVA DR: 11558/560 LAIKA LN	BOYLE JAMES C +	BOYLE FRANCES BAINOR HAV	14790 CAPTIVA DR		CAPTIVA	FL	33924
11540 WIGHTMAN LN	RAUSCHENBERG ROBERT M TR CHERBONNIER ADELAIDE TR		P O BOX 54		CAPTIVA	FL	33924
11532 WIGHTMAN LN	BERGIN RICHARD F TR 1/2 INT +	BERGIN GERTRUDE TR 1/2 INT	16 KINGSBURY PL P O BOX 964		SAINT LOUIS	MO	63112
11516 WIGHTMAN LN	HAMILTON THOMAS + TERRY	BERGIN SER I RODE IR 1/2 IN	1880 CENTURY PARK E STE 1600		CAPTIVA LOS ANGELES	FL	33924 90067
11508 WIGHTMAN LN	FRACYON MANSOUR +	FRACYON MANSOUREH HAW	11508 WIGHTMAN LN		CAPTIVA	FL	33924
11504 WIGHTMAN LN	K + W RAINBOW INC	THE TOT MENTED WITH THEY	P O BOX 1611		VINEYARD HAVEN	MA	2568
11507 LAIKA LN	MAZZULLA JAMES F + KAREN B		100 DUNROVIN PL		BARRINGTON HILLS	IL	60010
11551 LAIKA LN	BARBEE JOSEPH E + WYNELLE S		1936 GRACE AVE		FT MYERS	FL	33901
11513 WIGHTMAN LN	GARSKE EDWARD E + CAROL R		5632 OAKWOOD CIR		LONG GROVE	IL	60047
					CARTUIA		
11407 OLD LODGE LN 1 BEACH HOMES	HUTTON LYNN C → JUDITH J		11407 OLD LODGE LN		CAPTIVA	FL	33924

8 BEACH HOMES 10 BEACH HOMES		AYRES FREDERIC M MENDOZA CRISTINA L TR		P O BOX 2803 7150 SW 130TH ST		JENSEN BEACH	FL	34958 33156
17 BEACH HOMES		FRANCESCA ASSOCIATES LLC		1800 SOLITAIR LN		MCLEAN	VA	22101
24 BEACH HOMES		KELLY FAMILY LIMITED PTNSHP		6117 BLAKE RIDGE RD		EDINA	MN	55436
26 BEACH HOMES		BARBEE HARRY JR + NOEL		P O BOX 98		CAPTIVA	FL	33924
33 BEACH HOMES		BAHN MICHAEL M + MARY C		22450 PARK ST		DEARBORN	MI	48124
1135 LONGIFOLIA CT		WCN PROPERTIES LP		2294 MOLLY PITCHER HIGHWAY SO		CHAMBERSBURG	PA	17201
5 SUNSET CAPTIVA LN		JENSEN JOHN R + LILLIAN J		2445 GULF DR A47		SANIBEL	FL	33957
7 SUNSET CAPTIVA LN		CUCCIO EDWARD A + CONNIE J		#12 DEERFIELD RIDGE RD		WILDWOOD	MO	63005
13 SEASCAPE CT		GISSY STEVEN J + BETSY J K		2106 PINECREST MANOR		STLOUIS	MO	63122
15 SEASCAPE CT 22 URCHIN CT		FENNIMAN WILLIAM W TR NOVACK ASSO LTD PTNRSHP III	FOR WILLIAM W FENNIMAN TRUST	P O BOX 682		CAPTIVA	FL	33924
24 URCHIN CT		MERCADANTE LUCILLE +	DI ATA ZI II ENA	10 POST OFFICE SQ NORTH MEZZ		BOSTON	MA	2109
31 URCHIN CT		ALIZADEH CYRUS + KATHI	PLATA ZULEMA	4229 SW 77TH ST		GAINESVILLE	FL	32608
40 OSTER CT		ROSENBERG GORDON W COTR +	ROSENBERG CONSTANCE F COTR J/T	17954 SADDLE HORN RD 1825 ENCORE LN		GLENCOE	MO	63038
47 OSTER CT		SHELGREN DIANE E	MODERO CONSTANCE I COTA UT	4920 WOODS CT		ANN ARBOR EXCELSIOR	MN	48103 55331
49 OSTER CT		PETRINI DIANNE M TR		2310 STARKEY RD		LARGO	FL	33771
56 SANDPIPER CT		IRVINE ROBERT G + ANNA D		437 PURITAN RD		SWAMPSCOTT	MA	1907
15153 CAPTIVA DR		ESCHERT JOAN M		PO BOX 944	15153 CAPTIVA DR	CAPTIVA	FL	33924
11510 GORE LN		REYES HERNAN M + DOLORES C		P O BOX 1165	TOTAL STATE OF THE	CAPTIVA	FL	33924
15181 WILES DR		WU STEPHEN W + JANE E		2627 134TH AVE NE		BELLEVUE	WA	98005
15166 WILES DR		JENSEN BETTY J TR		P O BOX 460		CAPTIVA	FL	33924
15172 WILES DR		JENSEN BETTY J TR		PO BOX 460		CAPTIVA ISLAND	FL	33924
15855 CAPTIVA DR		BETTCHER LAURENCE A TR +	CHARLES JAMES H TR FOR LAURENCE A BETTCH			VERMILION	OH	44089
15747 CAPTIVA DR		VOJCEK VICTOR + MONI J		13951 COVINGTON		PLYMOUTH	MI	48170
16525 CAPTIVA DR		LOOMIS THOMAS H		PO BOX 966		CAPTIVA	FL	33924
16785 CAPTIVA DR		MCGLYNN BURTON J + ROSALYN J	SERVICE CONTRACTOR ASSOCIATION AND ASSOCIATION AND ASSOCIATION ASS	P O BOX 276		CAPTIVA	FL	33924
16447 CAPTIVA DR		FITZHUGH HAZEL HOLOWAY CO TR +	ELLIS WILLIAM CO-TR + SUTTON WILLIAM D CO TR			CAPTIVA	FL	33924
16452 CAPTIVA DR		COCONUT GROVE BANK TR	FOR CAPTIVA ISLAND LAND TRUST #16452	2701 S BAYSHORE DR		MIAMI	FL	33133
16512 CAPTIVA DR 16590 CAPTIVA DR		PELICAN HOLDINGS INC		20 W HUBBARD ST STE 2W		CHICAGO	IL.	60610
16596 CAPTIVA DR		HARRON PAUL F JR		16590 CAPTIVA DR		CAPTIVA	FL	33924
16790 CAPTIVA DR		CUTLER STEPHEN + SUE ELLEN KRAMER NORBERT A + URSULA C		PO BOX 1407		SANIBEL	FL	33957
16095 CAPTIVA DR		TRAFF CLIFF JR TR	FOR CLIFF TRAFF, IN TRUINT	P O BOX 909		CAPTIVA	FL	33924
16171 CAPTIVA DR		GIBSON RONALD + PHYLLIS	FOR CLIFF TRAFF JR TRUST	P O BOX 729		CAPTIVA	FL	33924
16195 CAPTIVA DR		ROSS LUCIANNA G TR +	WELLS KATHERINE G TR	P O BOX 456 33 PORTLAND PL		CAPTIVA	FL	33924
940 SS PLANTATION RD		KOELMEL CARL F TR 50% INT +	KOELMEL ELFRIEDE W TR 50% INT	80 SELLERSVILLE DR		SAINT LOUIS EAST STROUDSBURG	MO	63108
LONGIFOLIA CT		MARION JAMES P JR ET AL	NOTE HELDE WINDOW IN	61 BANK ST		NEW CANAAN	PA	18301
15161 WILES DR		WHEATON INVESTMENT COLLC		204 W WHEATON AV		YORKVILLE	IL	60560
15699 CAPTIVA DR		SILVERGLIDE HARRY R +EDYTHE TR	FOR SILVERGLIDE LIVING TRUST	20150 RANCHO BELLA VISTA		SARATOGA	CA	95070
16428 CAPTIVA DR		COATS WILLIAM + ANN		P O BOX 309		CAPTIVA	FL	33924
16682 CAPTIVA DR		STAFFORD JOHN R + INGE P		5 GIRALDA FARMS		MADISON	NJ	7940
11410 OLD LODGE LN	20	MILLER HAROLD E JR + SUSAN ANN		P O BOX 656		CAPTIVA	FL	33924
41 OSTER CT		LOOMIS-PETRITZ PROPERTIES LLC		1988 MARSHALL RD		KIRKWOOD	MO	63122
2030 BEACH VILLAS		ABRAMS ROBERT I +	STONER JANET E H/W	551 S MUTZ DR		COLUMBUS	IN	47201
15867 CAPTIVA DR		WEINER MICHAEL		P O BOX 879		CAPTIVA	FL	33924
11410 OLD LODGE LN 15147 CAPTIVA DR	28	ALOFS PAUL MARTHA		46 GARFIELD AVE		TORONTO	ON	M4T 1E9 CANADA
11500 CHAPIN LN		CUNNINGHAM JOHN R + MICHELE		15147 CAPTIVA DR		CAPTIVA	FL	33924
11545 CHAPIN LN		JENNINGS MARTIN III + KATHY T MAURER MICHAEL P		11500 CHAPIN LN		CAPTIVA	FL	33924
11530 CHAPIN LN		MARINO MICHAEL J +	WRIGHT MARY COOPER H/W	125 NORTH MAIN ST STE 1000		ST CHARLES	MO	63301
11535 CHAPIN LN		BRUBAKER K L + EDNA M	WRIGHT MART COOPER HAW	135 W 79TH ST 1440 FAWN CT		NEW YORK	NY	10024
15361 CAPTIVA DR		PFRIEM ELIZABETH M		P O BOX 573		BOLINGBROOK	IL.	60440
15301 CAPTIVA DR		GIDEL ROBERT H + LINDA C		7343 BARCLAY COURT		SOUTHPROT UNIVERSITY PARK	FL	6490 34201
2 SUNSET CAPTIVA LN		BORIS MICHAEL J + PATRICIA		18205 THIRD AVE		MINNEAPOLIS	MN	55447
3 SUNSET CAPTIVA LN		DIETZ CHRISTOPHER P		1250 EDWARDS ROAD		CINNCINATTI	OH	45208
4 SUNSET CAPTIVA LN		LETOURNEAU RICHARD + VIRGINIA		300 E 33RD ST APT 7C		NEW YORK	NY	10016
11514 ANDY ROSSE LN		BUCK STUART D		1570 WINBERIE CT N		NAPERVILLE	IL.	60564
11520 ANDY ROSSE LN		NORTON NEWHOUSE LLC		1718 M STREET NW	PMB 249	WASHINGTON	DC	20036
11522 ANDY ROSSE LN		WALKEN KENNETH E + EVA S M		P O BOX 235		CAPTIVA	FL	33924
15795 CAPTIVA DR		GREEN EYES LLC		P O BOX 8238		FORT MYERS	FL	33908
15759 CAPTIVA DR		ROBERTS RALPH L SR + MARY D		600 GILLAM RD		WILMINGTON	OH	45177
16595 CAPTIVA DR		KING ROGER G + D CHRISTINE		41 HOLLY PL		LARCHMONT	NY	10538
16585 CAPTIVA DR		SACKS JONATHAN E TR		16585 CAPTIVA DR		CAPTIVA	FL	33924
16813 CAPTIVA DR 16841 CAPTIVA DR		KAPLAN EDWARD + MICHELE NOYES FRANK R		PO BOX 1682		SANIBEL	FL	33957
16459 CAPTIVA DR		WOLFF TIMOTHY E + LESLIE		9400 CUNNINGHAM		CINCINNATI	OH	45243
16530 CAPTIVA DR		PIGOTT JAMES C + GAYE T		1804 OCEAN DR		VERO BEACH	FL	32963
16548 CAPTIVA DR		STANTON WARREN B		1500 42TH AVENUE EAST 16548 CAPTIVA DR		SEATTLE	WA	98112
16718 CAPTIVA DR		BAHNIK ROGER L + LORE W		50 COVE RD		CAPTIVA	FL	33924
16730 CAPTIVA DR		NEDBLAKE G WESLEY + RENEE J		P O BOX 366		OYSTER BAY COVE CAPTIVA	FL	11771 33924
16760 CAPTIVA DR		TISBO THOMAS A TR		17 HERON LN		BARRINGTON	IL	60010
14 BEACH HOMES		LASHER CHRISTOPHER J		55 VALLEY VIEW AVE		RIDGEWOOD	NJ	7450
27 BEACH HOMES		892271 ONTARIO INC		41 CHELTONHAM AV		TORONTO	ON	MAN 1P6 CANADA
27 BEACH HOMES								

28 BEACH HOMES	CAPISLE INVESTMENTS INC		1149 AVENUE OF THE AMERICAS		NEW YORK		NY	10036
29 BEACH HOMES	BRODY GEORGE + FONSA CO-TRS		20 HIGH CANYON CT		RICHARDSON	1	TX	75080
16 URCHIN CT	SHINNER INGEBORG TR	FOR INGEBORG P SHINNER TRUST	4761 PARADISE WAY SE		ST PETERSBURG		FL	33705
19 URCHIN CT	THORSON BRIAN L + PATRICIA M		441 VEDGEWOOD DR		EAGAN		MN	55123
33 URCHIN CT	STONE STEPHEN L + REGINA K		4 DEVLIN CT		ST LOUIS		MO	63141
34 SEA HIBISCUS CT 50 OSTER CT	7050 BUILDING LLC		60 CLAREMONT CT		LANSING		MI	48917
51 OSTER CT	SONES RUTH A WALDROP DAVID W + GRACE P		211 CULPEPER RD 512 CUTWATER TRAIL		RICHMOND ATLANTA		VA	23229
52 OSTER CT	STEGMANN MARCIA A TR		18 11 SASSAFRAS PLACE DR		GLENCOE		GA MO	30328 63038
11500 GORE LN .	VENTIMIGLIA JOHN + PATRICIA		16: 15 WINDERMERE CIR		SOUTHGATE		MI	48195
16205 CAPTIVA DR	STREHLOW ROBERT TR	FOR ROBERT STREHLOW JR TRUST + FOR JUDIT			CAPTIVA		FL	33924
16249 CAPTIVA DR	K + M PROPERTIES		15(1) 42ND AVE E		SEATTLE		WA	98112
16273/79 CAPTIVA DR	JECKERING THOMAS E + VIRGINIA		7720 MAYFIELD RD		GATES MILLS		OH	44040
16393 CAPTIVA DR	RICE MARY H TR + ETALS	Latinian respective to the second	HRIC GROUP INC	345 ST PETER ST SUITI	ST PAUL		MN	55102
16322 CAPTIVA DR	MACKENZIE DAVID O TR 1/4 +	MACKENZIE DEBORAH TR 1/4 ETAL	700 € WOODLAND RD		LAKE FOREST		IL	60045
16418 CAPTIVA DR 17110/12 CAPTIVA DR	LINDNER RICHARD J HALL ELLA ETAL J/T		164 10 CAPTIVA DR		CAPTIVA		FL	33924
17061 CAPTIVA DR	HOLLEY PARTNERS		P G BOX 762 213 WEST INSTITUTE PL		CAPTIVA CHICAGO		FL	33924
17140 CAPTIVA DR	MOBED DARAYES + GOHER D		RD 3 BOX 532		GOSHEN		IL NY	10924
16431 CAPTIVA DR	BAHN MANAGEMENT CO LLC		507 JOEWOOD		SANIBEL		FL	33957
16476 CAPTIVA DR	MARTIN JAMES B + INGRID K		16470 CAPTIVA DR		CAPTIVA		FL	33924
945 SS PLANTATION RD	CHALFANT MATTHEW C		101 ELUFF RIDGE DR		NEW ALBANY		IN	47150
948 SS PLANTATION RD	MORGAN JAMES S + JANE K +	HAMILTON H S + MARYALLIS	151 THE FAIRWAY WOODSIDE 282		RYDAL		PA	19046
1117 SCHEFFLERA CT	FLORIDA INVESTORS LIMITED		875 M MICHIGAN AVE STE 3620		CHICAGO		IL	60611
1113 SCHEFFLERA CT	HOOD WARREN A JR	College Control College	P C BOX 682		HATTIESBURG		MS	39403
1106 TALLOW TREE CT	NEAL JEFFREY C +	CELLMER SUSAN J HAV	109 PELHAM RD		WINNETKA		IL	60093
1104 TALLOW TREE CT 1112 SCHEFFLERA CT	FREEMAN SUE F TR		766 BOLSANA DR		LAGUNA BEACH		CA	92651
1116 SCHEFFLERA CT	RONALD PETER + MARY B BERMAN C J + KATHERINE A		PO 10X 877		CAPTIVA		FL	33924
14861 MANGO CT	GARVEY PAUL E		31 PEACH TREE CT PO BOX 204		CHESHIRE		СТ	6410
14840 CAPTIVA DR	RAUSCHENBERG ROBERT TR		P C BOX 54		CAPTIVA ISLAND		FL	33924 33924
11550 LAIKA LN	PORTER GREGORY A + HOLLY L		5 HICKORY LANE		BARRINGTON HILLS		IL	60010
11524 LAIKA LN	TURNER SHEILA H		43E BAY SHORE DR		STURGEON BAY		WI	54235
16455 CAPTIVA DR	HULLAR GORDON C TR	FOR GORDON C HULLAF REV TRUST	P C BOX 667		CAPTIVA		FL	33924
16500 CAPTIVA DR	FARWELL STELLA EVANS		165 0 CAPTIVA DR		CAPTIVA		FL	33924
16620 CAPTIVA DR	WINSHALL WALTER A		P C BOX 1027		CAPTIVA		FL	33924
16742 CAPTIVA DR	PETTUS G T		2 F OGEWOOD RD		SAINT LOUIS		MO	63124
16798/802 CAPTIVA DR	MCGLYNN BURTON J		P 0 110X 268		CAPTIVA		FL	33924
16874 CAPTIVA DR 16163 CAPTIVA DR	HUSSAMY INVESTMENTS INC RISHI PUNKAJ +	HUDDLESTON DEBBIE HIW	817 BEACHLAND BLVD		VERO BEACH		FL	32963
16201 CAPTIVA DR	NELSON THOMAS E + SANDRA B	HODDLESTON DEBBIE TIM	101 ALTA VISTA RD 162 I CAPTIVA DR		LOUISVILLE		KY	40205
16251 CAPTIVA DR	PARSONS DOUGLAS T + MARY LYNN		8 F RMINGTON CT		CAPTIVA CHEVY CHASE		FL MD	33924 20815
16357 CAPTIVA DR	RICE MARY H TR + ETALS		HR GROUP INC	345 ST PETER ST SUITI			MN	55102
16369 CAPTIVA DR	RICE MARY H TR + ETALS		HRI GROUP INC	345 ST PETER ST SUITE			MN	55102
16286 CAPTIVA DR	CAMFERDAM HENRY JR + CHRISTINE		110 1 DITCH RD		CARMEL		IN	46032
11506 WIGHTMAN LN	HAHN LARRY +	CASELLA DONNA H/W	39 DUTH BAYARD LN		MAHWAH		NJ	7430
11521 LAIKA LN	ODEHNAL IVANA		PO BOX 5		SANIBEL		FL	33957
11547 LAIKA LN 11535 WIGHTMAN LN	SIEFERT ERIC + VERA		111 MILTON RD		RYE		NY	10580
11411 OLD LODGE LN	WOESSNER WARREN D TR NELSON DAVID W +	OTTO SUSAN STUART JAT	34 W MINNEHAHA PKWY		MINNEAPOLIS		MN	55419
11460 OLD LODGE LN	SANSONE JOAN +	SANSONE BEVERLY	P C BOX 490 55 F JRCHASE ST		CAPTIVA		FL	33924
7 BEACH HOMES	AYRES FREDERIC M	SANSONE BEVERLY	P C 30X 2803		RYE JENSEN BEACH		NY FL	10580 34958
9 BEACH HOMES	SQUADRON HOWARD M + ANNE S		493 GOODRIDGE AVE		BRONX		NY	10471
16 BEACH HOMES	CAPISLE PROPERTIES INC		1140 AVENUE OF THE AMERICAS		NEW YORK		NY	10036
18 BEACH HOMES	BUCHER BRIAN C TR		387 MISSION HILLS RD		NORTHBROOK		IL.	60062
23 BEACH HOMES	ORESMAN ENID J		49 SUNSWYCK RD		DARIEN		CT	6820
12 SEASCAPE CT	BROUSTER THOMAS H SR + RUTH A		453 5 GRAY AVE		WEBSTER GROVES		MO	63119
14 SEASCAPE CT	VINSON ROBERT K + MARY JANE TR	FOR MARY JANE VINSON TRUST	14 SEASCAPE CT		CAPTIVA		FL	33924
21 URCHIN CT 23 URCHIN CT	DISTELHORST CRAIG TIPTON		P O BOX 3470		ANNAPOLIS		MD	21403
30 URCHIN CT	RYAN DANIEL E + ANN L ZASHIN MARCIA G +		981 PURGATORY RD		EDEN PRAIRIE		MN	55347
32 URCHIN CT	KRAMER RONALD E +	KRAMER HELEN	21 UNTING HOLLOW DR		PEPPER PIKE		OH	44124
37 SEA HIBISCUS CT	LAIRD LINDA M +	GOFF CAROLYN E	P C BOX 502 100 ICAN DR		CAPTIVA WATCHUNG		FL	33924
48 OSTER CT	REID HELEN A TR 1/2 INT +	HATRIDGE VERNON D TH 1/2 INT FOR HELEN A RE			ST LOUIS		MO	7069 63117
11510 CHAPIN LN	HAHN LARRY +	CASELLA DONNA T/C	39 BAYARD LN		MAHWAH		NJ	7430
15161 CAPTIVA DR	BORNHORST DAVID J + BARBARA A		1510 CAPTIVA DR		CAPTIVA		FL	33924
11520 MURMOND LN	BIERI ANDREAS TR	FOR ANDREAS BIERI TRUST	144 CAUSEY CT		SANIBEL		FL	33957
11525 MURMOND LN	MURPHY CHARLES J +	MANGAN EILEEN A T/C	115 5 MURMOND ST		CAPTIVA		FL	33924
15000 BINDER DR	GODARD STEPHENIE TR		P © BOX 745		CAPTIVA		FL	33924
11555 WIGHTMAN LN	GRIMES RICHARD + ALLISON		PO DX 2467		BONITA SPRINGS		FL	34133
11535 ANDY ROSSE LN 11525 ANDY ROSSE LN	FISCHER WILLIAM G + JANE C THROP STEVEN R + TERRY K		215 / /ADISON ST 163: GLENGARY BAY		HINSDALE		IL	60521
THE PROPERTY OF THE	MAURER MICHAEL P +	WOLFSON ANDREW S YES	125 NORTH MAIN ST #100		SAGLE ST CHARLES		MO	83860 63301
16551 CAPTIVA DR								0.3301
16551 CAPTIVA DR 16645 CAPTIVA DR	MOODIE R M TR		327 JACKSON RD		MORELAND HILLS		OH	44022

16697 CAPTIVA DR	RILEY WILLIAM + LAURA		PO BOX 760		CAPTIVA	FL	33924
16777 CAPTIVA DR	BOATMAN KATHERYN M TR 50 % +	BOATMAN DENNIS L TR 50% INT	4500 TIMBERHILL RD SE		CEDAR RAPIDS	IA	52403
16861 CAPTIVA DR	WOOD WILLIAM M + HELEN R		P O BOX 357		CAPTIVA	FL	33924
15979 CAPTIVA DR	CADMAN TIMOTHY + JEAN		P O BOX 728		CAPTIVA	FL	33924
16737 CAPTIVA DR	BRYFOGLE KENNETH G + BARBARA M		P O BOX 416		CAPTIVA	FL	33924
16897 CAPTIVA DR	CMC GROUP INC		2450 S DOWNING ST		DENVER	co	80210
16406 CAPTIVA DR	ROSNER JUNE		16406 CAPTIVA DR	P O BOX 457	CAPTIVA	FL	33924
937 SS PLANTATION RD	MCGLYNN PATRICIA J		P O BOX 24009	1 0 00X 431	EDINA	MN	55424
933 SS PLANTATION RD	SOUTH SEAS LLC		PMB 249	1718 M ST NW	WASHINGTON	DC	20036
944 SS PLANTATION RD	KOELMEL CARL F TR 50% INT +			TITO M ST NAM			
			80 SELLERSVILLE DR		EAST STROUDSBURG	PA	18301
1127 LONGIFOLIA CT	PELLER JOSEPH A 94% +		P O BOX 10550		WINONA	ON	LBE 5S4 CANADA
1121 SCHEFFLERA CT	LANDOR USA INC		P O BOX 685		CAPTIVA	FL	33924
14845 CAPTIVA DR	RAUSCHENBERG ROBERT TR		P O BOX 54		CAPTIVA	FL	33924
14837 CAPTIVA DR	RAUSCHENBERG ROBERT TR		P O BOX 54		CAPTIVA	FL	33924
14851 CAPTIVA DR	ROYSTER JOHN D TR		1244 ARBOR RD APT 1112		WINSTON SALEM	NC	27104
11544 WIGHTMAN LN	WINSLOW PAUL + CATHERINE		83 STONE FENCE RD		BENARDSVILLE	LN	7924
11559 LAIKA LN	RAUSCHENBERG ROBERT TR		PO BOX 54		CAPTIVA	FL	33924
11551 WIGHTMAN LN	GRIMES RICHARD + ALLISON		PO BOX 2467		BONITA SPRINGS	FL	34133
16435 CAPTIVA DR	BAHN MANAGEMENT CO LLC		5075 JOEWOOD		SANIBEL	FL	33957
16632 CAPTIVA DR	KAISER HENRY A + CAROLYN C		16632 CAPTIVA DR	PO BOX 838	CAPTIVA	FL	33924
16828 CAPTIVA DR	NOYES FRANK R		9400 CUNNINGHAM		CINCINNATI	ОН	45243
16838 CAPTIVA DR	MADAKET INVESTMENT LIMITED		LIABILITY COMPANY	19100 SOUTH PARK BL		OH	44122
16850 CAPTIVA DR	JONES WALTER B + JO ANNE P		16850 CAPTIVA DR	12 144 Gae W. 1 1 1 1 1 1 6	CAPTIVA	FL	33924
16862 CAPTIVA DR	FREUND JOHN H + SUSAN W		102 TRINITY PASS	P O BOX 179	POUND RIDGE	NY	10576
16151 CAPTIVA DR	COCHLAN STEVEN J		1030 NORTH STATE ST STE 30E	F O BOX 173	CHICAGO	IL	60610
			1030 NORTH STATE ST STE 30E			IL.	
16155 CAPTIVA DR	COCHLAN STEVEN J	LOCEDIA IFANNIE D DE INTERDITANTO DI IADI EG IN O			CHICAGO		60610
16177 CAPTIVA DR	BRUNING CHARLES II 55% INT	JOSEPH JEANNE B 9% INT BRUNING CHARLES III 9			CHICAGO	IL.	60697
16217 CAPTIVA DR	TOBIAS RANDALL L		500 E 96TH ST STE 110		INDIANAPOLIS	IN	46240
16237 CAPTIVA DR	ROBERTS ROBY L + JENNIFER K		600 GILLAM RD		WILMINGTON	OH	45177
11549 WIGHTMAN LN	GRIMES RICHARD + ALLISON		P O BOX 2467		BONITA SPRINGS	FL	34133
11547 WIGHTMAN LN	CHRISTOFF SOO +		P O BOX 117		CAPTIVA	FL	33924
14981 BINDER DR	RIGGS ELIZABETH PLUME		9 CONTEMPORARY DR		DANBURY	CT	6811
11401 OLD LODGE LN	ORR JOHN J + PATRICIA J CO-TRS		P O BOX 998		CAPTIVA	FL	33924
14990 BINDER DR	BAER JOSEPH W 1/2 (NT +	BAER NAN T 1/2 INT	PO BOX 123		CAPTIVA	FL	33924
14790 CAPTIVA DR	BOYLE JAMES C +	BAINOR-BOYLE FRANCES C H/W	14790 CAPTIVA DR		CAPTIVA	FL	33924
2 BEACH HOMES	GASSER ROBERT C + BARBARA M		36 DIANA RD		PORTAGE	IN	46368
5 BEACH HOMES	LANDOR USA INC		P O BOX 685		CAPTIVA	FL	33924
19 BEACH HOMES	HOLLAND EUGENE P + JAYNE W		950 NORTH MICHIGAN AV		CHICAGO	IL.	60611
20 BEACH HOMES	JOHNSON MARK D + LAURA M E		26820 NOBLE RD		SHOREWOOD	MN	55331
10 SUNSET CAPTIVA LN	NOLLER KENNETH L + MARY C		31 CEDAR CT		LONGMONT	co	80503
11 SUNSET CAPTIVA LN	TOPKA THOMAS E + MARSHA L		P O BOX 1240		CAPTIVA	FL	33924
25 URCHIN CT	CHIPMAN JOHN E + PATRICIA		8395 EAST MAIN ST		GALESBURG	MI	49053
28 URCHIN CT	HULLSTRUNG MARK W + ANTONIA		1-8 MURRAY AVE		MAHWAH	NJ	7430
42 OSTER CT	KIRSCH MARK S + LUANN M		402 RIVERVIEW DR		THIENSVILLE	WI	53092
43 OSTER CT	PAOLELLA NEIL + ANITA		3980 WEST LOCH ALPINE			MI	
58 SANDPIPER CT	JENSEN JOHN R + GINA				ANN ARBOR		48103
			P O BOX 1103		CAPTIVA	FL	33924
59 SANDPIPER CT	BEARD LOUISE J		59 SANDPIPER CT		CAPTIVA	FL	33924
15133 CAPTIVA DR	KOSSACK REINHARD + ANNETTE		P O BOX 5		SANIBEL	FL	33957
11540 GORE LN	INTOCI GUY +		11540 GOVE LN		CAPTIVA	FL	33924
11530 GORE LN	BRACE ROBERT J + SHARON L		P O BOX 906		CAPTIVA	FL	33924
11515 CHAPIN LN	MCCARTHY PAUL F		PO BOX 580		CAPTIVA	FL	33924
15150 WILES DR	WFLP FAMILY LTD PARTNERSHIP		223 E ELM ST		GRANVILLE	OH	43023
15012 BINDER DR	MARTIN LOLA S		114 W 47TH ST		NEW YORK	NY	10036
16980 CAPTIVA DR	DUNBAR WALLACE H JR	CO PER REP FOR ELLEN T DUNBAR ESTATE	12906 SHELBYVILLE RD		LOUISVILLE	KY	40243
16990 CAPTIVA DR	DUNBAR WALLACE H JR	CO PER REP FOR ELLEN T DUNBAR ESTATE	12906 SHELBYVILLE RD		LOUISVILLE	KY	40243
16083 CAPTIVA DR	O BRIEN JOAN E		1199 FALLS VIEW CT		SAINT PAUL	MN	55118
16189 CAPTIVA DR	FOOTE EDWARD T + ROBERTA F		13627 DEERING BAY DR #1202		MIAMI	FL	33158
15183 CAPTIVA DR	SUITS ELIZABETH H		P O BOX 27		CAPTIVA	FL	33924
16321 CAPTIVA DR	TURTLE RUN LLC		700 EAST WOODLAND RD		LAKE FOREST	11.	60045
16333 CAPTIVA DR	RICE MARY H TR + ETALS		HRK GROUP INC	345 ST PETER ST SUIT		MN	55102
16334 CAPTIVA DR	KAEMMER ARTHUR TR +	KAEMMER MARTHA TR FOR ARTHUR W KAEMMER		SAS ST FETER ST SUIT	SAINT PAUL	MN	55102
16370 CAPTIVA DR	KAEMMER MARTHA H CO TR +	KAEMMER ARTHUR W CO TR + WILSON RODNEY		1/1 OT DETER OF OTE			
17041 CAPTIVA DR	WILSON RODNEY M TR 50 % INT +			345 ST PETER ST STE		MN	55102
		WILSON JENIFER A TR 50 % INT T/C	20200 LAKEVIEW AVE		EXCELSIOR	MN	55331
15200 CAPTIVA DR	JENSEN DAVID M		P O BOX 191	DUDIE ALEXAGE	CAPTIVA	FL	33924
11521 ANDY ROSSE LN	PINK LESLIE A + JACQUELINE	DIELI TIMOTUV I - KIMODOL V OG OTV TIO	BELGRAVE HOUSE	DUCIE AVENUE	ISLE OF WIGHT PO35 5NE		ENGLAND
15891 CAPTIVA DR	NIXEL HOLDINGS LLC 33 33 % +	RIEU TIMOTHY J + KIMBERLY 66,67% T/C	3325 GREAT VALLEY DR		WEST FRIENDSHIP	MD	21794
15687 CAPTIVA DR	GALLOWAY SAM M JR TR +		PO BOX 70		FT MYERS	FL	33902
16575 CAPTIVA DR	RIEGERT L JOHN +		PO BOX 1025		CAPTIVA	FL	33924
16501 CAPTIVA DR	NEWLAND JOHN A + BETH A H/W		P O BOX 411		PARMA	MI	49269
39 OSTER CT	ENGELBRECHT ALEXANDRA L B L/E		P O BOX 625		CAPTIVA	FL	33924
11550 PAIGE CT	GLOBAL INVESTORS LP		700 WALNUT ST STE 1600		DES MOINES	IA	50309
					BURNSVILLE	MN	55337
11530 PAIGE CT	KOTULA DONALD L + JUDY L		P O BOX 1341				
	BRUST ROBERT H + JUDITH A LINN GORDON D + JUDITH A		91 DOUGLAS RD 316 EAST FIRST STATE		ROCHESTER HINSDALE	NY	14610 60521

2013 BEACH VILLAS 50/52 CAPTIVA DR 17050 CAPTIVA DR	OBRIEN G PETER + PATRICIA A BUEHLER LAWRENCE D TR + PEEL WILLIAM F + BARBARA K	HEBBLE ROBERT M TR FOR BFR TRUST	115 MEADOW RD 200 PARK AVE S STE 1700 4401 E WEST HWY STE 500		RIVERSIDE NEW YORK BETHESDA	CT NY MD	6878 10003 20814
17000 CAPTIVA DR	PARKER R GARY + KARMAN D		120 III GAILCREST LN		SAINT LOUIS	MO	63131
15771 CAPTIVA DR	SARGENT CYNTHIA M		14 IRIDLEWOOD RD		NORTHBROOK	IL	60062
15843 CAPTIVA DR	WATKINS JANE M TR 12.5% +	WATKINS HAMILTON L . WATKINS FRANK M + WA	15/13 CAPTIVA DR		CAPTIVA	FL	33924
11527 ANDY ROSSE LN 11516 ANDY ROSSE LN	NOVACK KENNETH J TR +	NOVACK MARIANNE TRIFOR KENNETH J NOVACK			BOSTON	MA	2109
901 MARINA VILLAS	CAPTIVA ISLAND VACATION PAYNE FRANCIS	PROPERTIES LLC	31 FERN VALLEY RD	SUITE 212	LOUISVILLE	KY	40213
804 MARINA VILLAS	DAVIS CARL		370 HOBBS RD 312 E HAMLIN ST		NASHVILLE EATON RAPIDS	MI	37215 48827
805 MARINA VILLAS	GAGNON KENNETH L + ROLANDE A		P C BOX 1184		CAPTIVA	FL	33924
806 MARINA VILLAS	SILIGMUELLER CINDA TR		391 N MONTCLAIR AVE		GLEN ELLYN	IL	60137
501 MARINA VILLAS	SILIGMUELLER DALE S TR	FOR DALE S SILIGMUEL ER TRUST	396 H MONTCLAIR AV		GLEN ELLYN	IL.	60137
602 MARINA VILLAS	SMITH RICHARD H + ARLENE M		59 WILLIAMSBURG LANE		ATTLEBORO	MA	2703
603 MARINA VILLAS	ACHILLES VIRGINIA GOODWILL		9 N WILLIAMS AVE		WESTERLY	RI	2891
604 MARINA VILLAS	ASSAAD WAFAA F TR	FOR ASSAAD FAMILY TRUST	404 GULFSHORE BLVD N UT 106		NAPLES	FL	34103
1610 LANDS END VILLAGE 1612 LANDS END VILLAGE	FARMER ELLIOTT E		750 TURNBERRY DR		JEFFERSON CITY	MO	65109
1629 LANDS END VILLAGE	HEARD LAWRENCE M + JACQUELINE SLOVICH GENEVIE M		3901 HALL OAK CT		VALRICO	FL	33594
1643 LANDS END VILLAGE	NANOVIC ROBERT		4879 CHAINCRAFT RD PO 30X 358		GARFIELD HEIGHTS	OH	44125
1644 LANDS END VILLAGE	NANOVIC ROBERT'S		PO JOX 358		CUMBERLAND CENTER CUMBERLAND CENTER	ME	4021 4021
1659 LANDS END VILLAGE	BRUST ROBERT H + JUDITH A		91 OUGLAS RD		ROCHESTER	NY	14610
1660 LANDS END VILLAGE	WILDS DAVID M + HOLLY A		441 TYNE BLVD		NASHVILLE	TN	37215
1661 LANDS END VILLAGE	BAUMGARTEN ARTHUR RAND +	BAUMGARTEN EILEEN L H/W	261 LINDEN ST		WINNETKA	IL.	60093
1662 LANDS END VILLAGE	MATTHEWS PETER F +	KO-MATTHEWS JACQUE LINE C H/W	437 WALKER RD		GREAT FALLS	VA	22102
1252 SS PLANTATION RD	APPELBAUM SUSAN D TR		469 GROVELAND AVE		HIGHLAND PARK	IL	60035
1253 SS PLANTATION RD	SELVAAG OLE GUNNAR		100 W 5TH ST	1100 ONEOK PLAZA	TULSA	OK	74103
1254 SS PLANTATION RD	NELSON GRANT E + CAROL J		114 0 453RD AV		PRESCOTT	WI	54021
1255 SS PLANTATION RD 11410 OLD LODGE LN	CROSS RICHARD B + JOAN B H/W 2A PETERSEN ELLEN M A		301 W GATEWAY DR		FAIRVIEW	PA	16415
1403 BEACH COTTAGES	MORTIMER CORP		21E FERRAN DR		MISSISSAUGA	ON	LSK 1M1 CAN
1404 BEACH COTTAGES	MORTIMER CORP		4 WOODLAND RD 4 WOODLAND RD		ANDOVER ANDOVER	MA	1810
1405 BEACH COTTAGES	TAYLOR THOMAS M TR		118 WAUKAZOO DR		HOLLAND	MI	1810 49424
1406 BEACH COTTAGES	ROBERTO ROBERT R JR + LISA A		1 V V CIR		RUMSON	NJ	7760
2010 BEACH VILLAS	SZUMIGATA JOHN E + DOROTHY A		19 ASHFORD DR		ALBANY	NY	12203
2011 BEACH VILLAS	GERSTLE MARK R + DIANE L		353 WOODSIDE DR		COLUMBUS	IN	47203
11523 ANDY ROSSE LN	CAPTIVA ISLAND VACATION	PROPERTIES LLC	P C BOX 14		CAPTIVA	FL	33924
11554 LAIKA LN	RAUSCHENBERG ROBERT M TR		P C BOX 54		CAPTIVA	FL	33924
15155 WILES DR 16801 CAPTIVA DR	ROMERSA HENRY + KATHY TR	FOR HENRY + KATHY ROMERSA TRUST	P O BOX 655		CAPTIVA	FL	33924
11519 ANDY ROSSE LN	ASTER KAREL CAPTIVA ISLAND VACATION	PROPERTIES LLC	PO EOX 312		CAPTIVA	FL	33924
11529 ANDY ROSSE LN	GINGERICH VIRGINIA R TR	FOR VIRGINIA R GINGER CH TRUST	P O BOX 14 P O BOX 137		CAPTIVA	FL	33924
15351 CAPTIVA DR	HINSCH DAVID R + JOETTE J	FOR VIRGINIA A GINGER OF TRUST	153 I CAPTIVA DR		ST ALBANS CAPTIVA	MO	63073
15879 CAPTIVA DR	WEINER ALEXANDRA W		P C BOX 879		CAPTIVA ISLAND	FL	33924 33924
1416 BEACH COTTAGES	MORGAN JUSTIN R + PATRICE 30%+	CURRENT KENNETH A 10% INT+ FRANKOVSKY JOS			LEXINGTON	KY	40502
4114 BAYSIDE VILLAS	CLEMENT ROBERTO + BARBARA +	MESA ALBERTO B + IDAMA R T/C	411 BAYSIDE VILLAS		CAPTIVA	FL	33924
4216 BAYSIDE VILLAS	FAIRFIELD L NICKERSON + GAIL P		2 RIVER RD		GLOUCESTER	MA	1930
4218 BAYSIDE VILLAS 2116 BEACH VILLAS	STRUZZIERO JOAN A		17 GILEEN DR		BRAINTREE	MA	2184
2121 BEACH VILLAS	POTERASKE JOHN F JR + SHARON A KASKIW EUGENE H + JUDITH 1/2 +	SCUTELLA MICHAEL A THEFTHE	750 GRANT ST		DARIEN	IL.	60561
2216 BEACH VILLAS	ADAMS NORMAN A + MARY J	SCUTELLA MICHAEL A - EILEEN R	366 CULPEPPER DR		ERIE	PA	16506
2217 BEACH VILLAS	LAURIE CHARLES R JR 1/3 ETAL		130 CHESHIRE RD 818 BRECKSVILLE RD		BRIDGEWATER	NJ	8807
2237 BEACH VILLAS	BALOTA R C + NANCY J		4 THE PINES CT		BRECKSVILLE SAINT LOUIS	MO	44141 63141
2238 BEACH VILLAS	BESANT WILSON J + BARBARA L		635 DUNTRY LN		GLENCOE	IL	60022
2311 BEACH VILLAS	CRESSMAN PETER T + DEBORAH P		PO 30X 265A		DUXBURY	MA	2331
2312 BEACH VILLAS	MCVEIGH JOHN N III		15 CEDAR LN		RIDGEFIELD	CT	6877
2328 BEACH VILLAS	FOSTER KELLY +	FOSTER JILL A	437 HIGHFIELD CT		BROOKFIELD	WI	53045
2331 BEACH VILLAS 2332 BEACH VILLAS	SUMMER VALLEY PROPERTIES LLC	March and Sanction	1620 WEST GATE CIRCLE		BRENTWOOD	TN	37027
2333 BEACH VILLAS	M L RAY FAMILY LIMITED WREIOLE AUGUST L + MELVINA C	LIABILITY CORP	623 PRESTON CREEK DR		DALLAS	TX	75240
4220 BAYSIDE VILLAS	MCCARTHY PHILLIP D +	WASCONED MANOY - IN COMED IN DRIVING	48 / OTTINGHAM WAY		LITTLE SILVER	NJ	7739
1411 DICKEY LN	1 EBERLE MARGARET F TR		366 5 GALLOWAY RD P C 30X 719		MEMPHIS	TN	38111
1411 DICKEY LN	2 DICKINSON ANNE M		29 COUNTRY CLUB CIR		EVANSVILLE SCITUATE	IN MA	47705
11411 DICKEY LN	3 DAVIS DAVID O + AGNES T		160 M BRYAN ST		ARLINGTON	VA	22201
15291 CAPTIVA DR	CHAPMAN JEFFERSON L/E	CHAPMAN JENNIE 1/2 - FIGGS CATHERINE M CHAI			KNOXVILLE	TN	37919
15291 CAPTIVA DR	WENDELL STEVEN + DEBORAH H/W +		112 WARREN AV STE 140		DOWNERS GROVE	IL	60515
5663 CAPTIVA DR	CAPTIVA PARTNERS		516 UBURN AVE		WYNDMOOR	PA	19038
15411 CAPTIVA DR	A1 PVV OF CAPTIVA INC		825 MONTAUK HWY		COPIAGUE	NY	11726
15411 CAPTIVA DR 15411 CAPTIVA DR	C6 CRIMMINS WILLIAM A + GAIL A D6 WETZEL CARROLL R JR + BERTA		677 HOIAN AVE		MIDDLETOWN	RI	2842
15411 CAPTIVA DR	D6 WETZEL CARROLL R JR + BERTA A7 CHASTAIN THOMAS G + CAROL L		124) GREACEN POINT RD		MAMARONECK	NY	10543
15123 CAPTIVA DR	302 CANYON LAKE PROPERTIES LTD		777 STONY LANE 142 RIVER RD		NOBLESVILLE	IN	46060
3112 TENNIS VILLAS	PACE WILLIAM A + MAXINE H		16037 SW 74TH PL		CANYON LAKE MIAMI	TX	78132
3110 TENNIS VILLAS	SAHLI HOWARD D +		8331 136TH STREET CIR		HUGO	FL	33157 55038

3134 TENNIS VILLAS		COLTON JUDITH Z		3 LONG MARSH LN	(Inner) a (IIa	1000	-61010
3224 TENNIS VILLAS		LAIPPLY RONALD E + EFTIHIA			NORTH OAKS	MN	55127
3233 TENNIS VILLAS				1180 BROOKPARK RD	MARION	OH	43302
		STEWART C D + ANN BARBARA		415 OLD HOUSE LN	MEDIA	PA	19063
3232 TENNIS VILLAS		LOCKYEAR JAMES +	LEONARD CAROLYN M	P O BOX 943	CAPTIVA	FL	
3231 TENNIS VILLAS		WRIGHT MARTIN R + EILEEN K					33924
				8 ANDREW CIR	HAMPDEN	MA	1036
230 TENNIS VILLAS		GIATRELIS JOHN + NANCY		648 MAIN ST	OSTERVILLE	MA	2655
424 BEACH VILLAS		KINGSTON WILLIAM J JR		21 YOUNG AV E	LONGMEADOW	MA	
425 BEACH VILLAS		SHAFFER FAMILY L P 1/2 +	TATISHET TO ASSESS A SANDYLAND				1028
		SHAFFER FAMILIEF 1/2 T	JAHNKE FRANK + MARY 1/2	12915 55TH AV N	PLYMOUTH	MN	55442
426 BEACH VILLAS		MARKS ALFRED W + ANNE L		259 GORDON PL	FREEPORT	NY	11520
427 BEACH VILLAS		HANLEY CHARLES S JR TR		42 GODAIR DR	HINSDALE		
513 BEACH VILLAS		GULF COAST REALTY TRUST ETAL				1L	60521
515 BEACH VILLAS				34 WILDMEADOW RD	BOXFORD	MA	1921
		WAETJEN JAMES R + LINDA F		512 BLACKJACK OAK	SAN ANTONIO	TX	78230
16 BEACH VILLAS		MORMILE RALPH P		10 PORPOISE CT	NORTHPORT	NY	
35 BEACH VILLAS		STEWART LESLIE T + KAREN L					11768
37 BEACH VILLAS				23722 E RIVER RD	GROSSE ILE	MI	48138
		PLUMLEY ALLAN R JR + MARIE C		3231 N ALBEMARLE ST	ARLINGTON	VA	22207
24 BEACH VILLAS		SCHUMAN KEVIN H + CAROL J		12251 COUNTRY EAGLE LN	CAPE CORAL		
06 BAYSIDE VILLAS		GIARDINA JOSEPH A + JANICE L				FL	33909
				10 HUNT FARM RD	WACCABUC	NY	10597
08 BAYSIDE VILLAS		SAHA SUSHIL K + SABITA R		330 MARSH RD	PITTSFORD	NY	14534
10 BAYSIDE VILLAS		RAABE JANET L		5708 SPRINGS BLVD			
16 BAYSIDE VILLAS		NEEL JOHN D + JEAN W			CRYSTAL LAKE	IL	60012
				382 OLD CLAIRTON RD	PITTSBURGH	PA	15236
18 BAYSIDE VILLAS		MERRILL WAYNE R + DONNA J		29 NOTTINGHAM ROAD	WINDHAM	NH	3087
20 BAYSIDE VILLAS		CIRILLA ALFRED J + MARY B					
20 LAIKA LN				2474 TURK HILL RD	VICTOR	NY	14564
		POTTORF DARRYL		P O BOX 64	CAPTIVA	FL	33924
17 ANDY ROSSE LN		S + C ISLAND REALTY LLC		12751 NEW BRITTANY BLVD	FORT MYERS	FL	33907
51 PAIGE CT		WEST THOMAS M		1614 LANDS END VILLAGE			
23 CAPTIVA DR					CAPTIVA	FL	33924
		REDMOND THOMAS M + PATRICIA H		532 FERNDALE RD W	WAYZATA	MN	55391
15 MURMOND LN		IRION NANCY L		P O BOX 1191	CAPTIVA	FL	33924
36 SEA HIBISCUS CT		SHUM JACK + STARR		25548 N COUNTRYSIDE DR			
18 ANDY ROSSE LN		THURMAN CONNIE R			LAKE BARRINGTON	H_	60010
				4001 LYNNWOOD CT	FRANKLIN	TN	37069
06 LANDS END VILLAGE		ORR WAYNE F + DEBORAH P		PO BOX 566908	ATLANTA	GA	31156
13 LANDS END VILLAGE		COWLES HAROLD F + JEAN L		175 N COVE RD			
15 LANDS END VILLAGE		BONAZZOLI ALFRED F			OLD SAYBROOK	CT	6475
				13 PENDULUM PASS	HOPKINTON	MA	1748
22 LANDS END VILLAGE		RUSK KATHY J		98 LUCHSINGER RD	PORT CLINTON	OH	43452
24 LANDS END VILLAGE		PAXTON JAMES F + PEGGY S		PO BOX 2300			
31 LANDS END VILLAGE					PADUCAH	KY	42002
		BUCHANAN STEVEN JAMES		2605 N 160TH AVE	OMAHA	NE	68114
33 LANDS END VILLAGE		SAID-HANNA SAWSAN TR	FOR SAWSAN SAID-HANNA REV TRUST	205 E JEFFERSON ST	FALLS CHURCH		
38 LANDS END VILLAGE		BROOKS ELIZABETH S	The state of the s			VA	22046
40 LANDS END VILLAGE			AMINE SECTION AND ASSESSMENT ASSESSMENT AND ASSESSMENT ASSESSME	SOUTH SEAS PLANTATION	CAPTIVA	FL	33924
		HILLENBRAND M ROCH +	HILLENBRAND CAROL T/C	16 STORY BROOK LN	PRINCETON	NJ	8540
342 LANDS END VILLAGE		HOKE CHARLES M		1114 COUNTRY CORK DR	MURRAY	KY	42071
47 LANDS END VILLAGE		LAMOTTA JOSEPH M + GERALDINE C		ED TOOOK DO			
48 LANDS END VILLAGE				69 BROOK RD	POND RIDGE	NY	10576
		MAY M LEBLANC HOLDINGS LTD		MCDONALDS PLACE	TORONTO	ON	M3C 3L4 CANA
56 LANDS END VILLAGE		MORSANI FAMILY PARTNERSHIP LTD		1725 HENLY RD	LUTZ		
58 LANDS END VILLAGE		HOLTZ LAWRENCE C + CYNTHIA B				FL	33549
67 LANDS END VILLAGE				4933 SUNNYSLOPE RD	EDINA	MN	55424
		PELLER JOSEPH A + CONSTANCE S		P O BOX 10550	WINONA	ON	LBE 5S4 CANA
57 SS PLANTATION RD		GARLAND FLORENCE S		3319 CAPRI CT			
10 OLD LODGE LN	20	MASON JOHN T+	DETRACIO MACONI OVALTINA LA LINA		GREEN BAY	WI	54301
	20		PETRAKIS-MASON CYNTHIA M H/W	151 WEST HUTCHINSON AV	PITTSBURGH	PA	15218
07 BEACH COTTAGES		CLARK GERALD JOSEPH 1/2 INT +	LIESSE LYNN CATHERINE 1/2 INT T/C	12508 CLARK MANOR CIR	CREVE COEUR	MO	63141
24 BEACH COTTAGES		EASTON JEANETTE M		7626 CANDLEWOOD DR SE	ADA		
01 BEACH VILLAS		KLEIN ERNEST V COTR +	THOMAS ROGER M COTR			MI	49301
			THOMAS ROGER M COTR	1 FEDERAL ST	BOSTON	MA	2110
03 BEACH VILLAS		SAUNDERS DAVID O + JACQUELINE		9250 WHISPERING PINES DR	SALINE	MI	48176
22 BEACH VILLAS		STEIN BERNADETTE B		225 MAIN ST 2ND FLR			
16 BEACH VILLAS		VARSAM GEORGE F + LORI			N HAMPTON	MA	1060
13 BEACH VILLAS				28-07 157 ST	FLUSHING	NY	11354
		CHRISTO PAUL + PATRICIA RUTH		30457 FOX CLUB DR	FARMINGTON HILLS	MI	48331
15 BEACH VILLAS		THOMPSON RICHARD H + AMY W		1626 ARAPAHOE TRL			
24 BEACH VILLAS		NISCH KENNETH + ANNE			GREEN BAY	WI	54313
			CLOSE COURSE AND A Second Second	955 LONE PINE RD	BLOOMFIELD HILLS	MI	48302
6 BEACH VILLAS		MAJOR GLENN N +	VYAS-MAJOR USHA T/C	104 HACKNEY LN	VALPARAISO	IN	46385
2 BEACH VILLAS		LAURIE CHARLES R JR ETAL	A towns of the same of the	8180 BRECKSVILLE RD			
4 BEACH VILLAS		FLECKENSTEIN W O + JEAN H			BRECKSVILLE	OH	44141
				1825 CENTER ST #C203	BETHLEHEM	PA	18017
3 BEACH VILLAS		FULLER JOHN E + MARIAN T		6155 BOBCAT BLUFF	LITTLETON	co	80124
5 BEACH VILLAS		ACRA WADI J + NANCY S TR		5612 HUNTINGTON PL			
4 BEACH VILLAS		EASTON RICHARD W + THERESE L S			NORFOLK	VA	23509
		DASTON RICHARD W + THERESE LS		1061 COUNTRYCLUB DR	BLOOMFIELD HILLS	MI	48304
6 BEACH VILLAS		SUCHY DIANA + THEODORE J		7S525 OLD COLLEGE RD	NAPERVILLE	1L	60540
5 BEACH VILLAS		HULLSTRUNG MARK W + ANTONIA S		1-8 MURRAY AV			
6 BEACH VILLAS		STEPHENSON G E JR + MARCIA			MAHWAH	NJ	7430
				PO BOX 607	CAPTIVA	FL	33924
28 TENNIS VILLAS		BIRK R F + DENISE E		3909 LITHIA RIDGE BLVD	VALRICO	FL	33594
26 TENNIS VILLAS		ST CLAIR DAVID E + JACKIE		205 PENUEL DR			
9 TENNIS VILLAS		LEEKLEY MARCIA B TR	FOR TRUCT DAD 2015/82		COPPELL	TX	75019
7 TENNIS VILLAS			FOR TRUST DTD 2/16/87	1884 SOMERSET LN	NORTHBROOK	1L	60062
		MALLE CHRISTINE + GULLIAUME		1155 PARK AVE #12 NW	NEW YORK	NY	10128
32 TENNIS VILLAS		GERSTLE MARK R + DIANE L		3530 WOODSIDE DR			
0 TENNIS VILLAS		PULLO JUSTINE +	CIAMPA IOSESIATIO		COLUMBUS	IN	47203
			CIAMPA JOSEPH T/C	290 8TH AV	SEACLIFF	NY	11579
		SEPE WILLIAM R + PATRICIA A		903 CENTRAL AVE	SPRING LAKE		
13 TENNIS VILLAS		GERSTLE MARK 1/10 INT ETAL				NJ	7762
13 TENNIS VILLAS		BLINKOFF MICHAEL M 2/5INT +		3107 GRIGGSVIEW CT	COLUMBUS	OH	43221
13 TENNIS VILLAS 11 TENNIS VILLAS			ETAL RICHARD A ZAKALIK 1/5INT MATILDA E KOCH	2746 DELAWARE AVE	KENMORE	NY	14217
13 TENNIS VILLAS 11 TENNIS VILLAS 29 TENNIS VILLAS							
13 TENNIS VILLAS 11 TENNIS VILLAS		SCHRAMM MARGARET R +		240 E 55TH ST #12D	NEW YORK	NY	10022

2423 BEACH VILLAS	BELL KAREN L		F 30X 11		CAPTIVA	FI	2224
2428 BEACH VILLAS	WEISS MANUEL + KAREN		B × 2301		DUXBURY	MA	33924 2331
2518 BEACH VILLAS	ALLISON JAMES C +	ALLISON CAROL M	1 GRACE WAY		MORRISTOWN	NJ	7960
2527 BEACH VILLAS	HARRIS CANDACE L TR	FOR CANDACE L HARRIS TRUST	3 57 INNSBROOK DR		ROCHESTER HILLS	MI	48309
2531 BEACH VILLAS	PAONESSA THOMAS JR + CAROL L		1= WILDLIFE RUN		BOONTON TOWNSHIP	NJ	7005
2538 BEACH VILLAS	CUCCARO BEATRICE +	GRAZIANO DORIA A JIT	2108 WEBB AV		BRONX	NY	10468
2612 BEACH VILLAS	LEE J K T + CHRISTINA T TR		2 2 CHESLEY LN		CHAPEL HILL	NC	27514
2621 BEACH VILLAS	CAPTIVA ISLAND LC		919 NORTH ST		SUFFIELD	CT	6078
2623 BEACH VILLAS	BAZANT ZDENEK P TR +	BAZANT IVA M TR	707 ROSLYN TER		EVANSTON	11.	60201
2628 BEACH VILLAS	STRONG FRANK P JR + BARBARA B		1 ALLEYNS RISE		FAIRPORT	NY	14450
2632 BEACH VILLAS	IVAN PAUL S + ROBERTA J		7151 MARSH RD		MARINE CITY	MI	48039
2634 BEACH VILLAS 5102 BAYSIDE VILLAS	SMITH PAULA H		1501 PINETREE CRESCENT		MISSISSAUGA	ON	L5G 2S9 CANADA
5204 BAYSIDE VILLAS	ABRAMS NANCY K TR	FOR VIOLETTE P KURFESS LIVING TRUST	4#31 SEASHORE DR		NEWPORT BEACH	CA	92663
5208 BAYSIDE VILLAS	VAN VOORHIS PEGGY J TR		51 10 CHIPPENDALE CIR		FT MYERS	FL	33919
5309 BAYSIDE VILLAS	BERRIAN THOMAS G 10 KAKISH WILLIAM R + KIMS		155 E FORT LEE RD		BOGOTA	NJ	7603
5142 BAYSIDE VILLAS	LAURIE CHARLES R JR 1/3		12408 BLUE SAGE RD		OKLAHOMA CITY	OK	73120
5224 BAYSIDE VILLAS	GOLS A GEORGE + CORINNE TR		8140 BRECKSVILLE RD		BROCKSVILLE	OH	44141
5228 BAYSIDE VILLAS	WITHEROW RICHARD I + CHERYL A		1 CONCORD RD		WAYLAND	MA	1778
5242 BAYSIDE VILLAS	SOSTHEIM JUNE A		4L 6 STONEHAVEN DR		COLUMBUS	OH	43220
5313 BAYSIDE VILLAS	14 HELLINGS BRIAN ALIOL + ANN		1873 B GLENWOOD OAKS CT		URBANA.	IL	61801
5327 BAYSIDE VILLAS	28 VARGAS FERNANDO + SLYVIA L		RIVERLANDS 76 W RIVER RD		RUMSON	NJ	7760
5331 BAYSIDE VILLAS	32 HELLINGS BRIAN A + ANN		A ARTADO AEREO 89356 ZONA 8		BOGOTA	903	COLOMBIA
4102 BAYSIDE VILLAS	TEDESCO MATTHEW C + CONSTANCE		R FERLANDS WEST RIVER ROAD 48 5 OAKVILLE DR		RUMSON	NJ	7760
4106 BAYSIDE VILLAS	DUNTON JAKE + NORMA		2: WESTCHESTER BLVD		CINCINNATI	OH	45211
4120 BAYSIDE VILLAS	SAUNDERS D O + JACQUELINE R		9240 WHISPERING PINES DR		NOBLESVILLE SALINE	IN	46060
4214 BAYSIDE VILLAS	WALTS ALAN E + ELISA F		PO BOX 1096			MI	48176
4307 BAYSIDE VILLAS	8 GLOWACKI F W + MARGARET M		841 CORTBRIDGE RD		MOULTONBORO PALATINE	NH	3254
11411 DICKEY LN	7 DAVIS DAVID O + AGNES T		16 3 N BRYAN ST		ARLINGTON	IL	60067
15221 CAPTIVA DR	LORD MARGOT H		P 0 BOX 546		CAPTIVA	VA FL	22201
15221 CAPTIVA DR	ADAMS SARA K TR	FOR SARA K ADAMS TRUST	32 SUMMIT ST SW		GANTON	OH	33924 44720
15221 CAPTIVA DR	CHILDERS WENDY U		P = BOX 156		NORMANDY BEACH	NJ	8739
11532 ANDY ROSSE LN	101 JUNGLE DRUMS		11-32 ANDY ROSSE LN #101		CAPTIVA	FL	33924
3117 TENNIS VILLAS	BOCCABELLA LOUIS D JR + JOELLE		153 CAVALIER ST		PALM BAY	FL	32909
903 MARINA VILLAS	PINCELLI NANCY R TR		21 WARREN AVE		PLYMOUTH	MA	2360
905 MARINA VILLAS	WILLIAMSON CY M + ANNIE M		PC BOX 295		HOPKINSVILLE	KY	42241
910 MARINA VILLAS	ANGELL EDWARD S + BETTY A		O D LOUISQUISSET PIKE		LINCOLN	RI	2865
802 MARINA VILLAS	RYAN MARGARET M 50% TR +	RYAN W JAMES 50% TH FOR M MARGARET RYAN	S P MARINA VILLA 802	PO BOX 428	CAPTIVA	FL	33924
809 MARINA VILLAS	WILLIAMS PATRICIA L		99 LAKE HOLLINGSWORTH DR		LAKELAND	FL	33803
701 MARINA VILLAS	SMITH REBECCA R		PO BOX 849		PINEHURST	NC	28370
708 MARINA VILLAS 710 MARINA VILLAS	CARPENTER ROBERT M + JANE F		PO BOX 776008		STEAMBOAT SPRINGS	CO	80477
607 MARINA VILLAS	HOPSON JAMES W + JULIE A MCDONALD LEO S + ANN EVE		P 0 BOX 259010		MADISON	WI	53725
1605 LANDS END VILLAGE	POLLARD JUDITH W TR +	WALLES AND LANGUES AND ADDRESS.	25 /2 INDIAN RIDGE DR		GLENVIEW	IL.	60025
5122 BAYSIDE VILLAS	GASSER ROBERT C + BARBARA M	POLLARD CHARLES WILL CO-TR	17 6 STODDARD AVE		WHEATON	IL	60187
5216 BAYSIDE VILLAS	LA GUARDIA THOMAS S + VIRGINIA		36 DIANA RD	OGDEN DUNES	PORTAGE	IN	46368
5220 BAYSIDE VILLAS	SAVANI GEORGE R JR + PATRICIA		38 PELL MELL DR		BETHEL	CT	6801
5222 BAYSIDE VILLAS	MOTT ELEANORA I		57 BOONE TR		SEVERNA PARK	MO	21146
5319 BAYSIDE VILLAS	20 5319 BAYSIDE VILLAS LLC		54 D SPRINGVIEW DR		FAYETTEVILLE	NY	13066
5321 BAYSIDE VILLAS	22 HUNEKE DENNIS + DONNA		25 OCEAN AV		CAPE ELIZABETH	ME	4107
5323 BAYSIDE VILLAS	24 BEDFORD BRUCE P + ANN LOGAN		15 BIRITZ CT		SAINT LOUIS	MO	63137
4108 BAYSIDE VILLAS	ZACCARDI PETER E + MARYANN		30 PERRY CABIN DR 90 BILSON ROAD		ST MICHAELS	MD	21663
1614 LANDS END VILLAGE	WEST THOMAS M		P BOX 57		SCITUATE	MA	2066
1616 LANDS END VILLAGE	TRELEX R E CORPORATION		HASENHOLZSTRASSE 60		8050 ZURICH	FL	33924
1623 LANDS END VILLAGE	NESKEY SHARON D TR		22 FERKINS ROW		TOPSFIELD	MA	SWITZERLAND
1625 LANDS END VILLAGE	LEE CHARLES V +	CALLAHAN JAMES	66 MELVIN RD		ARLINGTON	MA	1983
1630 LANDS END VILLAGE	SETTON ROBERT C + MINDY S		24 EMERSON RD		GLEN HEAD	NY	2174
1632 LANDS END VILLAGE	KANTER ALLEN L + VALENTINA		PC BOX 445		MONTGOMERYVILLE	PA	11545 18936
1641 LANDS END VILLAGE	SCHELLE WAYNE N 1/2 TR.+	SCHELLE ELAINE 1/2 T/C FOR WAYNE N SCHELLE	10 51 FALLS RD STE 308		LUTHERVILLE	MD	21093
1650 LANDS END VILLAGE	DONOVAN MARY E + S THOMAS TR		P 0 BOX 177		CAPTIVA	FL	33924
1666 LANDS END VILLAGE	LANGBO ARNOLD G + MARTHA M		56 S BALTUSROL CT		SANIBEL	FL	33957
1251 SS PLANTATION RD	LEVINSON RICHARD D + PATRICA B		11: DINGLE RIDGE RD		NORTH SALEM	NY	10560
1256 SS PLANTATION RD	BUCK STUART D 1/2 INT TR+	BUCK KAREN A 1/2 INT TR FOR STUART D + KAREN	15 WINBERIE COURT N		NAPERVILLE	IL	60564
11400 OLD LODGE LN 1411 BEACH COTTAGES	1A BEGGS JOHN	percentage of the state of the	P 6 BOX 897		CAPTIVA	FL	33924
1418 BEACH COTTAGES	ARTHUR MARY ANN TR	FOR MARY ANN ARTHUR TRUST	5 STONEGATE VILLAGE DR		COLUMBUS	OH	43212
1410 BEACH COTTAGES	THRELKEL JAMES B TR		13 5 N LAKE ELBERT DR NE		WINTER HAVEN	FL	33881
2029 BEACH VILLAS	KARR GEORGE W JR + BARBARA M		40 MONUMENT RD		BALA CYNWYD	PA	19004
2002 BEACH VILLAS	SCHUBEL RONALD L + DEBORAH H GROSS RICHARD B		101 S BRAINARD		NAPERVILLE	IL	60540
2023 BEACH VILLAS	LEWIS KIRK CHASE		720 GLADSTONE AVE		BALTIMORE	MO	21210
	DUGAN ROBERT C+		97 SPRING ST		OMAHA.	NE	68124
		CARTER CAROL ANN T/C	13 E PROSPECT AV		LAKE BLUFF	IL.	60044
2025 BEACH VILLAS 2112 BEACH VILLAS							
2025 BEACH VILLAS	MUELLER ROGER C + BARBARA R		521 2ND AV		EAU CLAIRE	WI	54703
2025 BEACH VILLAS 2112 BEACH VILLAS							

2125 BEACH VILLAS	HOCHHAUSER GUNTHER C + ANNE C		2335 BOSTON POST RD		LARCHMONT	NY	10538
2215 BEACH VILLAS	YOGEL LOUIS R + SHEILA M		7711 NEWPORT LN		PARKLAND	FL	33087
2224 BEACH VILLAS	POPE LAWRENCE E		P O BOX 664		KERNERSVILLE	NC	27285
2323 BEACH VILLAS	DALENSTAM JAN-ANDERS TR +	DALENSTAM ELISABETH SOFIA TR FOR DALENSTA	735 BONAIL PL		LAJOLLA	CA	92037
2334 BEACH VILLAS	BUKOWSKI THOMAS + JOYCE		78 WILDWOOD LANE		KENSINGTON	CT	6037
3116 TENNIS VILLAS	MURRAY JAMES L		11305 SPUR WHEEL LN		POTOMAC	MD	20854
3129 TENNIS VILLAS	CONROY MARTIN + JOAN		P O BOX 1089		CAPTIVA	FL	33924
3127 TENNIS VILLAS	DAVIDSON DEKKERS L + BARBARA S		80 SQUAW SACHEMS TRL		CONCORD	MA	1742
3120 TENNIS VILLAS	MARTIN DAVID J + K KELLY		5013 WOODSIDE RD		FAYETTEVILLE	NY	13066
3138 TENNIS VILLAS	KIM MARTHE G		45 BOWDITCH RD		SUDBURY	MA	1776
3131 TENNIS VILLAS	JACKSON JOHN K II TR	FOR JOHN K JACKSON II TRUST	1123 COLLINS DR		ELBURN	IL.	60119
3214 TENNIS VILLAS	GROSS RICHARD B		720 GLADSTONE AVE		BALTIMORE	MD PA	21210
3219 TENNIS VILLAS 3212 TENNIS VILLAS	JAMES J DOUGLAS + JEAN B ROHN MADELAINE B TR		3847 MYRTLE ST 7417 LIONS HEAD DR		ERIE INDIANAPOLIS	IN	16508 46260
3210 TENNIS VILLAS	KELLY MICHAEL F +	KELLY MARY H J/T	P O BOX 548		CAPTIVA	FL	33924
3228 TENNIS VILLAS	BROUSTER T H + RUTH A 1/2 J/T	RELLY MARY HIJ/I	FOX R C + JEAN C 1/2 INT J/T	415 SOMERSET	ST LOUIS	MO	63119
3223 TENNIS VILLAS	CONNOLLY TOM H + PAMELA H		615 THERESA DR	413 SUMERSET	BOULDER	CO	80303
3237 TENNIS VILLAS	LARESCA LEONARD T + LYNN C		3 SHADY TREE LN		COLTS NECK	רא	7722
3239 TENNIS VILLAS	DERIDDER JOHAN +	HEIRBAUT MYRIAM H/W	GROTE BAAN 254		B-9130 HERDERSEM	140	BELGIU
2411 BEACH VILLAS	KREUTZJANS WILLIAM A	ACTION OF THE PARTY	2020 EDENDERY DR		FORT MITCHELL	KY	41017
2413 BEACH VILLAS	URSINI ANATOLIJ + BRENDA E		75 PINE BROOK CT		CHESHIRE	CT	6410
2422 BEACH VILLAS	PIE PIERRE B II + SUSAN S		1415 MONK RD		GLADWYNE	PA	19035
2517 BEACH VILLAS	SCHMITZ RICHARD D + HELEN D		18 VICTORIAN CT		HUNTINGTON	NY	11743
2521 BEACH VILLAS	KELLY CHARLES A		PO BOX 2593		CHICAGO	IL	60690
2528 BEACH VILLAS	BOWDEN CHARLES V + BERNA +	YEAGER F M + DORIS A TR FOR DORIS A YEAGER	3550 MCKELVEY ROOM 202		BRIDGETON	MO	63044
2532 BEACH VILLAS	CASEY JEANNE S		311 CUTTRISS		PARK RIDGE	IL.	60068
2611 BEACH VILLAS	FITZGIBBON EDWARD G + VALERIE		303 LAWTON RD		RIVERSIDE	IL	60546
2613 BEACH VILLAS	RUIZ FABIAN P * ALICE FLUKMAN		7 ENNESS AVE		BETHPAGE	NY	11714
2618 BEACH VILLAS	MARTINDALE DAVID L + JEANETTE		1136 S LAMKIN DR		HARBOR SPRINGS	MI	49740
2622 BEACH VILLAS	FAYTIS STEPHEN L + MARY E		1255 ISABEL DR		SANIBEL	FL	33957
2631 BEACH VILLAS	HENRY GREGORY L + MARGENE A		1850 WASHTENAW		ANN ARBOR	MI	48104
2633 BEACH VILLAS	LANDUYT WILLIAM M + JUDITH K		17 BRANDYWINE LN		COLTS NECK	LN	7722
5104 BAYSIDE VILLAS	WILLIAMS VREELAND + JANET		906 FOUR SEASONS DR		WAYNE	LN	7470
5311 BAYSIDE VILLAS	12 SCHARLAU EDWIN + CAROL		301 E SHERWIN DR		URBANA	IL.	61802
5130 BAYSIDE VILLAS	LAURIE CHARLES R JR ETAL 1/3		8180 BRECKSVILLE RD		BRECKSVILLE	OH	44141
5140 BAYSIDE VILLAS	JENKINS MARIANNE TR	FOR CRESCENT BEACH REALTY TRUST	930 BROADWAY		EVELETT	MA	2149
5226 BAYSIDE VILLAS	PAZ-SOLDAN MARCELA R		30961 STEEPLECHASE DR		SAN JUAN CAPISTRANO	CA	92675
5244 BAYSIDE VILLAS	DAMON KATHRYN C		15631 CATALPA COVE DR		FT MYERS	FL	33908
5325 BAYSIDE VILLAS	26 YEAGER FRED + DORIS A TR 1/3	FOR DORIS A YEAGER TRUST	VACATION VILLAS	3550 MCKELVEY RO		MO	63044
5329 BAYSIDE VILLAS	30 METZGER CHRISTOPHER J+	METZGER KATHERINE G T/C	1734 DEL HAVEN DRIVE		DELRAY BEACH	FL	33483
5343 BAYSIDE VILLAS	44 FRETTE JOHN E + MARGARET R		4310 E 79TH ST		TULSA	OK	74136
4104 BAYSIDE VILLAS	WACYK RICHARD J + EUGENIA E		14 BROMLEY CT		MONTVILLE	NJ	7045
2012 BEACH VILLAS	DUNNE MICHAEL W + JULIA M		654 SAWGRASS TR		DAKOTA DUNES	SD	57049
2007 BEACH VILLAS	BARTOK PETER J + COLLEEN J		321 W BURNAM RD		COLUMBIA	MO	65203
2008 BEACH VILLAS	VAN RIPER DANIEL S + KATHARINE		57 FOREMOST MOUNTAIN RD		MONTVILLE	NJ	7045
904 MARINA VILLAS	DELIA DOMENICK + DEE		3 KNELL DR		MASSAPEQUA PARK	NY	11762
803 MARINA VILLAS	JOHN K LARK COMPANY LLC		P O BOX 206		HOWELL	MI	48844
608 MARINA VILLAS	SUMMA SHARON A		155 NORMAN RD		NEW ROCHELLE	NY	10804
4323 BAYSIDE VILLAS	24 MORGAN JOHN W 4/20 INT		3107 GRIGGSVIEW CT		COLUMBUS	OH	43221
11411 DICKEY LN	8 DAVIS AGNES T + DAVID O	company conserved	1608 N BRYAN ST		ARLINGTON	VA	22201
15221 CAPTIVA DR	SCHAFFNER WILLIAM +	KNIGHT LOIS C H/W	809 TIMBER LN		NASHVILLE	TN	37215
15221 CAPTIVA DR 15651 CAPTIVA DR	HANNA MICHAEL A + ELIZABETH A. BARTON MARGARET D TRUST		3732 LINGOLN RD		BLOOMFIELD HILLS	MI	48301
15661 CAPTIVA DR	FOX ROBERT C + JEAN C		P O BOX 354		CAPTIVA	FL	33924
1607 LANDS END VILLAGE	1607 LANDS END LLC		15661 CAPTIVA DR		CAPTIVA	FL	33924
00-5640 SS PLANTATION RD	MERISTAR SS PLANTATION CO LLC		P O BOX 111		CAPTIVA	FL	
906 MARINA VILLAS	STEVELMAN HAROLD B + BARBARA R		200 E LAS OLAS BLVD STE 1400 PO BOX 23		FT LAUDERDALE CROMPOND	FL	33301
702 MARINA VILLAS	MIRANDA JAMES + DONNA		17 LENAPE TRAIL		FREEHOLD	NY	10517
703 MARINA VILLAS	NORDEN PETER C + RHONDA P		6 WENTWORTH DR		SOUTHBORO	MA	7728 1772
704 MARINA VILLAS	FINLEY WILLIAM M + SUSAN J		2225 PRAIRIE ST		GLENVIEW	IL	60025
705 MARINA VILLAS	FINLEY WILLIAM M + SUSAN J		2225 PRAIRIE ST		GLENVIEW	IL.	60025
609 MARINA VILLAS	S & S COLONY ASSOCIATES		80 FELTON ST		WALTHAM	MA	2453
610 MARINA VILLAS	FITZPATRICK JOHN H + JANE P		PROSPECT HILLS		STOCKBRIDGE	MA	1262
1601 LANDS END VILLAGE	LIESER GEORGE F		31 MARMION WAY		ROCKPORT	MA	1966
1603 LANDS END VILLAGE	NYGAARD DIANE A TR		12121 GODDARD AVE		OVERLAND PARK	KS	66213
1604 LANDS END VILLAGE	SCHLOSSMAN JOHN + SHIRLEY		SCHLOSSMAN FAMILY LTD PRTRSP	232 MARY ST	WINNETKA	IL	60093
15643 CAPTIVA DR	GOODMAN JILL +	GOODMAN PETER TR FOR JILL GOODMAN TRUST		mental MI	NEWTON CENTER	MA	2459
15653 CAPTIVA DR	OCHSNER PETER B TR		P O BOX 1119		CAPTIVA	FL	33924
15411 CAPTIVA DR	A3 CASHERO FIDELL A JR TR		755 STONE HENGE		CANTON	MI	48188
15411 CAPTIVA DR	D5 SMITH JAMES D + TONI R		PO BOX 1053	2301 S FIRST	KIRKSVILLE	MO	63501
15411 CAPTIVA DR	B6 BLACK SANDRA A		25 ROLLINGWOOD ST		WILLIAMSBURG	NY	14221
15563 CAPTIVA DR	MILLER HAROLD E + SHIRLEY R		P O BOX 596		CAPTIVA	FL	33924
3218 TENNIS VILLAS	MATHEWS PATRICIA		853 LOCUST ST		RAYNHAM	MA	2767
2004 TELINIC UNILAC	WELENCE CRAIG S + SARAH V		125 HAMILTON RD		RIDGEWOOD	NJ	7450
3221 TENNIS VILLAS	TILLETTOL STOTE ST						

220 TENNIS VILLAS	TRAGONE PETER R + ELSA L		P 0 BOX 1046		CAPTIVA	FL	33924
234 TENNIS VILLAS	FROEHLE THOMAS C + SARA J		2111 E RECHTER RD		BLOOMINGTON	IN	47401
415 BEACH VILLAS	BALTUS VERNON F		P 3 BOX 1180		MARSHFIELD	WI	54449
416 BEACH VILLAS	SLOUS LAURENCE + JOYCE		2415 BEACH VILLAS		CAPTIVA	FL	33924
519 LANDS END VILLAGE	THACKERAY JONATHAN E 1/2 +	THACKERAY SANDRA A 1/2 T/C	15 BATES FARM LN		DARIEN BETHLEHEM	CT	6820 18015
620 LANDS END VILLAGE	BRIGGS MALCOLM N + REBECCA N		17 17 WILDBERRY RD P 0 BOX 87		CAPTIVA ISLAND	FL	33924
634 LANDS END VILLAGE 635 LANDS END VILLAGE	BARBEE GEORGE E L + MOLLY J RYLE ALAN G + LYNN E		28 2 CHERRY HILLS DR		CHAMPAIGN	IL	61821
551 LANDS END VILLAGE	LAUDENBACH KENNETH + ROCHELLE		1440 FLAT ROCK RD		NARBERTH	PA	19072
652 LANDS END VILLAGE	RINKER DAVID B + LEIGHAN		55 MUIRFIELD DR		ATLANTA	FL	33462
553 LANDS END VILLAGE	MCCARTHY WILLIAM E + ANN TR		P. 0 BOX 472		CAPTIVA	FL	33924
68 LANDS END VILLAGE	FADNER KENNETH + PAMELA		14 PIPERS HILL RD		WILTON	CT	6897
12 BEACH COTTAGES	LLOYD CAROL H		91 Z MARIA AVE		GREAT FALLS	VA	22066
113 BEACH COTTAGES	MCART ROGER W + SANDRA L		19 FIPERS HILL RD		WILTON	CT	6897
114 BEACH COTTAGES	TUDHOPE DOUGLAS I	Phyte bear and each of the account	P D BOX 8		NORTH HERO	VT	5474
15 BEACH COTTAGES	PARDEE MARGARET E TR	FOR MARGARET E PARDEE TRUST	854 GREENVIEW CT		ROCHESTER HILLS	MI	48307
20 BEACH COTTAGES	HANLON EDWARD E		251 KING CAESAR RD		DUXBURY	MA	2332
121 BEACH COTTAGES	DERRIDINGER PAUL + WILLAMAE +	WATT STANLEY B + BOUNIES	100 GARDEN CREEK PL		LOUISVILLE	KY MO	40223
122 BEACH COTTAGES	DRISSELL NORMAN E TR 2/10 INT+ CLARK CORA A	CALLIS CLAYTON F TR 2/10 INT + RUGE CORWIN S	3923 SAINT JOHNS LN		WRIGHT CITY ELLICOTT CITY	MD	63390 21042
123 BEACH COTTAGES 101 BEACH COTTAGES	ALEXANDER MARJORIE A		321 OCEAN AVE		MARBLEHEAD	MA	1945
102 BEACH COTTAGES	DOLL A ROBERT + MARY STANTON W		10 S 5TH ST STE 3300		LOUISVILLE	KY	40202
28 BEACH VILLAS	RELYEA CHRISTOPHER M + SARAH P		3810 PATRICIA DR		UPPER ARLINGTON	ОН	43220
27 BEACH VILLAS	TSITSERA CONSTANTINE T+LITSA D		P C BOX 184		CAPTIVA	FL	33924
11 BEACH VILLAS	ROSSI LOUIS P		P C BOX 1141		CAPTIVA	FL	33924
27 BEACH VILLAS	LAURIE CHARLES R 1/3 ETAL		8183 BRECKSVILLE RD		BRECKSVILLE	OH	44141
28 BEACH VILLAS	HARRIS BENNETT L		20 CACK ALDER LANE		WILTON	CT	6897
31 BEACH VILLAS	BETHEA JAMES S III		166 I W WESLEY RD NW		ATLANTA	GA	30327
17 BEACH VILLAS	BAHN MICHAEL M +MARY C		22430 PARK ST		DEARBORN	MI	48124
34 BEACH VILLAS	SCHUVER MARK T +	SCHUVER LINDA K + SCHMIDGALL MELISSA A + SC			LAFAYETTE	IN	47905
35 BEACH VILLAS	YOUNG ROBERT H + TERRY B TR	FOR BEACH VILLAS III REALTY TRUST	22 ILLICREST ROAD		WESTON	MA	2493
36 BEACH VILLAS	MCCABE JOHN + SUSAN	ale treater in made at	70 CLONMEL RD		SW65BJ LONDON		ENGLAND
37 BEACH VILLAS	LAKE CAROLE A TR	FOR CAROLE A LAKE THUST	121 EUNA VISTA DR		HOLLAND	MI	49423
138 BEACH VILLAS	CRAM BARCLAY M + JUNE E TR		31 JMMIT VIEW		NORTH OAKS	MN	55127
524 BEACH VILLAS 526 BEACH VILLAS	MCCURDY G G + KATHERINE B STEINER ERIC A + LINDA		1 WHITNEY LN 9 HICIVER DR		ROCHESTER MT ARLINGTON	NY	14610 7856
517 BEACH VILLAS	BLACK SANDRA A		25 OLLINGWOOD ST		WILLIAMSVILLE	NY	14221
35 BEACH VILLAS	PICKELS ROBERT F		462 E SENECA ST		SHERRILL	NY	13461
536 BEACH VILLAS	COPELAND LOIS J TR		25 SPARROW BUSH RD		SADDLE RIVER	NJ	7458
210 BAYSIDE VILLAS	SMART JANICE L TR		P C 30X 748		CAPTIVA	FL	33924
212 BAYSIDE VILLAS	LEGE DOMINIC J + MARY J		755 SPRINGFIELD AVE		SPRINGFIELD	NJ	7081
01 BAYSIDE VILLAS	2 GUY CHRISTINE L		325 CITADEL DR		VANDALIA	OH	45377
303 BAYSIDE VILLAS	4 MARTIN ROBERT G		2051 W 22ND PL		CHICAGO	IL	60608
132 BAYSIDE VILLAS	COOLEY PHYLLIS J		784 LOWELL AV		SKOKIE	IL	60076
134 BAYSIDE VILLAS	KEMMERER CAROLINE K		380 HIGHVIEW DR		RADNOR	PA	19087
136 BAYSIDE VILLAS	BOYNTON JACQUELINE D TR		THIS TLE DEW II	4620 RUE BAYOU	SANIBEL	FL	33957
138 BAYSIDE VILLAS	MENDEZ PEDRO E + LOURDES I		4700 N HABANA AVE STE 702		TAMPA	FL	33614
234 BAYSIDE VILLAS	BOWDEN CHARLES V 1/3 +	YEAGER F M + DORIS A TR FOR DORIS A YEAGER			BRIDGETON	MO	63044
238 BAYSIDE VILLAS	WENDELKEN THOMAS A SR + M L	Carried and the second of the second of the	30 MILLS AVE		NORWOOD	NJ	7648
240 BAYSIDE VILLAS	RICHMOND HELEN M CO TR +	RICHMOND RICHARD M CO TR FOR HELEN M RICH			SANIBEL	FL	33957
39 BAYSIDE VILLAS	40 HELLINGS BRIAN A + ANN	LUDIAN MENDETH HAT	76 W RIVER RD		RUMSON	NJ	7760
41 BAYSIDE VILLAS	42 LYNCH PATRICIA +	LUDMAN KENNETH HAW	66 HILLTOP DR		CHAPPAQUA	NY	10514
24 BAYSIDE VILLAS 02 BAYSIDE VILLAS	BOLTZ FREDERICK J + ADAMS ANTHONY J + ELLEN E +	BELAVAL-BOLTZ VANESEA HAW MULCAHY PAUL + JEAN	2209 MW 23RD WAY 921 WYCROFT RD		BOCA RATON	FL	33431
09 BAYSIDE VILLAS	10 ZOUTENDAM GARY L + JANICE L	MULCANT PAUL T JEAN	800 CUNTRY CLUB DR		WAYNE BATTLE CREEK	PA MI	19087 49015
11 BAYSIDE VILLAS	12 SOUKUP JOSEPH TR		420 REEKSIDE CT		HINSDALE	IL	60521
13 BAYSIDE VILLAS	14 VANJURA JOSEPH J + LAURA L		126 DORAN DR		TRUCKSVILLE	PA	18708
11 DICKEY LN	9 DAVIS DAVID O + AGNES T		160E M BRYAN ST		ARLINGTON	VA	22201
11 CAPTIVA DR	B3 TECKLENBURG MARY LOUISE		8131 WITS MEADOW LN		CINCINNATI	ОН	45255
11 CAPTIVA DR	A4 CONROY MARTIN F + JOAN T		PO FOX 1089		CAPTIVA	FL	33924
23 CAPTIVA DR	101 CHRISTOPHER JUDITH A		1494 EAST COUNTY HOUSE RD		ALBION	NY	14411
23 CAPTIVA DR	102 SHERLOCK S BARRY + SUSAN M		1512 CAPTIVA DR #102		CAPTIVA	FL	33924
23 CAPTIVA DR	103 COX TOWNSEND ANN L TR		WHITE HORSE VILLAGE #V173	535 GRADYVILLE RD	NEWTOWN SQUARE	PA	19073
23 CAPTIVA DR	104 MARKLE THOMAS W		14 STAGECOACH RD		CAPE MAY COURTHOUSE	NJ	8210
11 CAPTIVA DR	B1 MCDERMOTT THOMAS J + ELIZABETH		1541 CAPTIVA DR #B1	P O BOX 1175	CAPTIVA	FL	33924
11 CAPTIVA DR	B2 WRIGHT LAURA		50 MD 35 LN		SK97H-N ALDERLY EDGE CHES		ENGLAND
11 CAPTIVA DR	C5 KIMIN INC		PO E 0X 699		CONTOOCOOK	NH	3229
11 CAPTIVA DR	A6 BOOTH HOWARD D + LUANNE R		1356 NORTH LAKE RD		GREGORY	MI	48137
11 CAPTIVA DR	BS CAYANNI JEAN L + PATRICIA M	METALLICES OF THE PARTY	149 DAVIS HILL RD		WESTON	CT	6883
23 CAPTIVA DR	203 WEISINGER SHERYL A TR +	WEISINGER CHARLES TH	5621 IOLERA CT SW		FT MYERS	FL	33919
23 CAPTIVA DR 32 ANDY ROSSE LN	301 MORE GEORGE A + SALLY A 104 NEUMAN KATE		P O BOX 716 P O BOX 757		CAPTIVA	FL	33924 33924
001 SS PLANTATION RD	PLANTATION BEACH CLUB		6355 METRO WEST BLVD STE 180		ORLANDO	FL	33924
890 CAPTIVA DR	RAUSCHENBERG ROBERT TR		PO BOX 54		CAPTIVA	FL	33924
The Property of the Party of th	TOTAL SELECTION OF THE PARTY IN		V-1 41		Sec. 1130		00027

1-001 CAPTIVA DET 1-001 CAPTIVA GRAND	11495 ANDY ROSSE LN	MCCARTHYS MARINA INC		P O BOX 580		CAPTIVA ISLAND	FL	33924
1567 CHYPTA OFF 5	15067 CAPTIVA DR	4 OBRIEN JOSEPH D JR		P O BOX 818		CAPTIVA ISLAND	FL	33924
23.70 SECURITY S	15067 CAPTIVA DR	5 WILDMAN DONALD C		15067 CAPTIVA DR #5		CAPTIVA	FL	33924
231 BEACH 14.04 1.05 1			FOSTER SHARON M T/C	8533 TIMBER TRAIL		BRECKSVILLE		44141
2022 BEACH WILLAS BOY'S MODEL WITE DOWNAY WOLF GAMERY AT TO CORRECT STATES AND STA							NJ	7458
2338 BEACH YOLLAS 1308 CATHAROS DEBINES 1308 MAN BEARRY A TC 1308 CATHAROS DEBINES 1308 TORRAY DEBINES 1308 T			THOMAS BARBARA L 1/3INT J/T	1900 BERREL CT		YARDLEY	PA	19067
1911 TRING WILLES						60322 FRANKFORT		GERM
111 TENNS WILLS 111 TENNS WILLS 112 TENNS WILLS 113 TENNS WILLS 114 TENNS WILLS 115 TENNS WILL								18034
1312 TENNES VILLAS COLUMN TOURIS ALTON JOHN SARBEALL, TOTAMO SIGNAN ANNIHY TRICTION OF THE TOTAMO SIGNAN ANNIHY TRICTION OF THE TOTAMO SIGNAN ANDIH TRICTION OF THE TOTAMO SIGNAN AND SIG			BANK BARRY A T/C		399 KNOLLWOOD RD	WHITE PLAINS	NY	10603
1511 TEATH OF THE COLUMN COL		TODD DEBBIE SPENCER		1 SPENCER LANE		BEDMINSTER	NJ	7921
1311 TEMBER VALAS PROFINED ANALOS T 1311 TEMBER VALAS PROFINED ANALOS T 1312 CAPTIVA DE WENNIGER FORMADI LE PATROLA A AREAN PETER TO RECORDINATE MAN BELLE 1312 CAPTIVA DE MALE PRELICIPE M P TH 12 FOR CHARLES BY P D 800X AB WENNIGER FORMADI LE PATROLA A AREAN PETER TO RECORDINATE MAN BELLE MANUEL MAN BELLE MAN BELLE		TOMARO ANTHONY JOHN +	BARBAGLIA-TOMARO SUSAN ANN H/W			WARREN	LN	7059
1936 JANA DA		PISTORIO FRANCIS T		601 E IRVING PARK RD		ROSELLE	IL	60172
STATE CAPTINA DE WENNIGE ROWARD L - PATRICIA ARBIN PETER TO STATE STATE MANUEL MANUEL MATERIAL MANUEL						CAPE CORAL	FL	33904
## 118 APP RESIDENCY THOUSES ## 119 APP PETER TO			MILLER PENELOPE M P TR 1/2 FOR CHARLES S PI	P O BOX 490		LAKELAND	FL	33802
## MEDERVALS MUSE VALS MUSE PARTY PAUL E ## SEMANT PAUL S SAME PARTY NAME OF PARTY NAME								46534
408 BAYSE VILLAS			ARENA PETER T/C					11378
412 AMPSIGN VILLAS MARRA JAMES L. MARY ELLA 318 MONTED MAN MARY ELLA 318 MONTED MAN MARY ELLA 319 MONTED MAN MARY ELLA 320 MONTHAN LI 321 MONTHAN LI 321 MONTHAN LI 322 MONTHAN LI 322 MONTHAN LI 323 MONTHAN LI 323 MONTHAN LI 323 MONTHAN LI 324 MONTHAN LI 325 MONTHAN LI 325 MONTHAN LI 325 MONTHAN LI 326 MONTHAN LI 326 MONTHAN LI 327 MONTHAN LI 327 MONTHAN LI 328 MONTHAN LI 32				REDNERSVILLE ROAD	RR#1	BELLEVILLE	ON	K8N 4Z1 CANAD
401 BAYSE WILLS 2 WAGGORR HARRY J - MANCY M 308 S ALLOWAY DR MEMPHE TN 311 WILLS MAY BE WILLS M						NEW YORK	NY	10044
4.15 B ANDEW MILLAS 20 LUPI ROBERT 3 - KRISTINE 5 131 WEST #8TH 9T NEW YORK NY 1020								19095
119.55 MORTHAN LAND ALEESY ELF - CHEREL 2305 N ROVERSIDE DR POMPANO BEACH FL. 3305 N ROVERSIDE DR POMPANO BE						MEMPHIS	TN	38111
1516 WILES DRIVE SPENDER BETTY IT R 1516 WILES DRIVE CAPTIVA FL 3222 MANADA MANDELEAUM BIOCRE FL 3222 MANADA MANDELEAUM BIOCRE FL 3222 MANADA MANDELEAUM BIOCRE FL 3222 MANDELEAUM BIOCR				131 WEST 88TH ST		NEW YORK	NY	10024
11925 LARA N. MANDELBALM ISLORE 11926 CAPTIVA 1292 CAPTIVA 12926 CAPTIVA				2305 N RIVERSIDE DR:		POMPANO BEACH	FL	33062
11-140 CHAPILIN BATES JOHN F - MARY'E				15166 WILES DRIVE		CAPTIVA	FL	33924
POOL STATES POOL NOT NOT POOL NOT NOT POOL NOT				803 SPRING MILL LN			IN	46260
SERVITATION RO PLANTATION DEVELOPMENT LO TENTILER LIVER A TR + TENTILER AUDITH ET RFOR THE TENTILER REVOID 200 ELAS OLAS BLVD STE 1400 FT AUDITEDALE FL 330 STE 1400 STE				P O BOX 622		CAPTIVA	FL	33924
PLANTATION BOOK PLANTATION DEVELOPMENT TO						FORT MYERS	FL	33902
1555 CAPTIVA DR		PLANTATION DEVELOPMENT LTD		200 E LAS OLAS BLVD STE 1400		FT LAUDERDALE	FL	33301
1555 CAPTIVA OR		TENTLER LYNN A TR +	TENTLER JUDITH E TR FOR THE TENTLER REVOC	292 E HARBOR VIEW DR		FOND DE LAC	WI	54935
1907 CAPTIVA DR 3 JOHN DALE LLC		KING JEROME L 1/2 +	REISS DALE A 1/2 T/C	15553 CAPTIVA DR			FL	33924
1967 CAPTIVA PR 3 J. ONN DALE LLC	15561 CAPTIVA DR	PERLIN ALBERT B JR + JOAN K		15561 CAPTIVA DR		CAPTIVA		33924
1915 ADV ROSSE LN 1916 ADV ROSSE LN 1916 ADV ROSSE LN 1916 ADV ROSSE LN 1906 CAPTIVA CR 1907 ACCESS UNDETERMINED 1908 CAPTIVA CR 1909 CAPTIVA SISCHING 1909 CAPTIVA CR 1909 CAPTIVA CR 1909 CAPTIVA SISCHING 1909 CAPTIVA CR 1	15067 CAPTIVA DR	3 JOHN DALE LLC						33924
1915 3 APUY ROSSE LN TITUSELL MANAGEMENT ILLC P O BOX 488 CAPTIVA DI MERIST AS SP PLANTATION COLL P O RICHARD W JENSEN FAMILY TRUST DE 460 CAPTIVA SILAM CAPTIVA SILAM A COCESS UNDETERMINED ACCESS UNDETERMINED	11515 ANDY ROSSE LN	CAPTIVA ISLAND VACATION	PROPERTIES LLC					33924
1200 SSPLANTATION RD				P O BOX 848				33924
15-107 CAPTIVA DR		MERISTAR SS PLANTATION CO LLC		200 E LAS OLAS BLVD STE 1400		FT LAUDERDALE		33301
14686 CAPTIVA DR	15107 CAPTIVA DR	JENSEN BETTY J TR	FOR RICHARD W JENSEN FAMILY TRUST					33924
15903 CAPTIVA DR	14808 CAPTIVA DR	BELL WILLIAM A + VICKY E		5041 SAN-CAP RD				33957
ACCESS UNDETERMINED RIGHT OF WAY BORRECARDS SHIRLEY	15903 CAPTIVA DR	CAPTIVA ISLAND YACHT CLUB		P O BOX 1239		CAPTIVA		33924
RIGHT OF WAY 80 ORREGARD SHIRLEY 94 ALTADENA DR 95 ALTADENA SHUP STEEL 95 ALOY ROSSE LN 95 ALOY R	ACCESS UNDETERMINED	CAPTIVA CIVIC ASSOC INC						33924
14830 CAPTIVA DR MAYERON THELMAW TR 2/5ETAL BIERI ANDREAS TR FOR ANDREAS BIERI TRUST 1/1449 CAUSEY CT SAINBEL FL 3395 1491 TATA DR CAPTIVA DR CAPTIVA PRE CONTROL DIST P D BOX 477 CAPTIVA FL 3392 CAPTIVA DR CAPTIVA PRE CONTROL DIST P D BOX 477 CAPTIVA FL 3392 CAPTIVA DR CAPTIVA PRE CONTROL DIST P D BOX 477 CAPTIVA FL 3392 CAPTIVA DR CAPTIVA PRE CONTROL DIST P D BOX 477 CAPTIVA FL 3392 CAPTIVA DR CAPTIVA PRE CONTROL DIST P D BOX 477 CAPTIVA PRE CONTROL DIST P D BOX 477 CAPTIVA FL 3392 CAPTIVA DR CAPTIVA PRE CONTROL DIST P D BOX 477 CAPTIVA PRE CONTROL DIST P D BOX 479 CAPTIVA PRE CONTROL DIST P D BOX 477 CAPTIVA PRE CONTROL DIST P D BOX 479 CAPTIVA PRE CONTROL DIST P D	RIGHT OF WAY	BORREGAARD SHIRLEY		943 ALTADENA DR				33901
11-146 ANDY ROSSE LN MAYERON THELMA W TR 275 ETAL BIERI ANDREAS BIERI TRUST 16-149 CAUSEY CT SAMBEL FL 3399 14-150 CAPTIVA DR CAPTIVA DR CAPTIVA DR CAPTIVA PR CAPTIV		MERISTAR SS PLANTATION CO LLC		200 E LAS OLAS BLVD STE 1400				33301
1901 SS PLANTATION RD PLANTATION HOUSE 8555 METRO WEST BLVD STE 180 ORLANDO FL 3329 11491 COLD LODGE LN CAPTIVA DR CAPTIVA DR CAPTIVA DR CVS LC CAPTIVA DR CAPTIV		MAYERON THELMA W TR 2/5 ETAL	BIERI ANDREAS TR FOR ANDREAS BIERI TRUST 1/	1449 CAUSEY CT		SANIBEL		33957
1489 OC APTIVA DR	1901 SS PLANTATION RD	PLANTATION HOUSE	Bearing of the contract of the Section of the Secti	6355 METRO WEST BLVD STE 180		ORLANDO		32835
1487 OLD LODGE LIN	14880 CAPTIVA DR	RAUSCHENBERG ROBERT TR		PO BOX 54				33924
14970 CAPTIVA DR 14900 CAPTIVA DR 15140 DR 14900 CAPTIVA DR 15140 DR	11491 OLD LODGE LN	CAPTIVA FIRE CONTROL DIST		P O BOX 477				33924
1490 CAPTIVA DR JOSHA LMTD LIABILITY COMPANY FOR TMYERS FL 3391 1490 ANDY ROSSE LN GULLAD MICHAEL E P O BOX 907 CAPTIVA FL 3392 1499 ANDY ROSSE LN HOWEY CHARLES GO TR CENTER COMPANY LLC 200 E LAS OLAS BLVD SE 1400 FT LAUDERDALE FL 3390 16781 CAPTIVA DR 1534 ANDY ROSSE LN HOWEY CHARLES GO TR SANIBEL FL 3390 16781 CAPTIVA DR 15140 ANDY ROSSE LN HOWEY CHARLES GO TR SANIBEL FL 3390 16781 CAPTIVA DR 15140 ANDY ROSSE LN HOWEY CHARLES GO TR SANIBEL FL 3390 16781 CAPTIVA DR 15140 ANDY ROSSE LN HOWEY CHARLES GO TR FT WERS FL 3390 16781 CAPTIVA DR 15140 ANDY ROSSE LN HOWEY CHARLES GO TR FL 3392 16781 CAPTIVA DR 15140 ANDY ROSSE LN HOWEY CHARLES GO TR FL 3392 16781 CAPTIVA DR HOWEY CHARLES GO TR FL 3392 16781 CAPTIVA DR HOWEY CHARLES GO TR FL 3392 16781 CAPTIVA DR HOWEY CHARLES GO TR FL 3392 16781 CAPTIVA DR HOWEY CHARLES GO TR FL 3392 16781 CAPTIVA DR HOWEY CHARLES GO TR FL 3392 16781 CAPTIVA DR HOWEY CHARLES GO TR FL 3392 16781 CAPTIVA DR HOWEY CHARLES GO TR FL 3392 16781 CAPTIVA DR HOWEY CHARLES GO TR FL 3392 16781 CAPTIVA DR HOWEY CHARLES GO TR FL 3392 16781 CAPTIVA DR HOWEY CHARLES GO TR FL 3392 16781 CAPTIVA DR HOWEY CHARLES GO TR FOR ANDREAS BIERI TRUST HOWEY CHARLES GO TR FL 3392 16791 CAPTIVA DR HOWEY CHARLES GO TR FOR ANDREAS BIERI TRUST HOWEY CHARLES GO TR FL 3392 16791 CAPTIVA DR HOWEY CHARLES GO TR FOR ANDREAS BIERI TRUST HOWEY CHARLES GO TR FL 3392 16791 CAPTIVA DR HOWEY CHARLES GO TR FOR ANDREAS BIERI TRUST HOWEY CHARLES GO TR FL 3392 16791 CAPTIVA DR HOWEY CHARLES GO TR FOR ANDREAS BIERI TRUST HOWEY CHARLES GO TR FL 3392 16791 CAPTIVA DR HOWEY CHARLES GO TR FOR ANDREAS BIERI TRUST HOWEY CHARLES GO TR FL 3392 16791 CAPTIVA GR HOWEY CHARLES GO TR FL 3392 16791 CAPTIVA GR HOWEY CHARLES GO TR FL 3392 16791 CAPTIVA GR HOWEY CHARLES GO TR		CVS LLC		P O BOX 11		CAPTIVA	FL	33924
11500 ANDY ROSSE LN HORPEANTATION YIEW HERISTAR PLANTATION SHOPPING CENTER COMPANY LLC 200 E LAS OLAS BLVD SE 1400 FT LAUDERDALE FL 3392 11499 ANDY ROSSE LN HOWEY CHARLES O TR SAINGEL FL 3395 11536 ANDY ROSSE LN HOWEY CHARLES O TR SAINGEL FL 3395 11536 ANDY ROSSE LN DUGAN PROPERTY MANAGEMENT LLC 6594 KNOLLWOOD DR FARVIEW PA 1641 11528 ANDY ROSSE LN STATOS CONSTANTINE S FL 3392 11401 ANDY ROSSE LN MCCARTHYS MARINA INC L 3392 11401 ANDY ROSSE LN MCCARTHYS MARINA INC L 3392 11508 ANDY ROSSE LN STATOS CONSTANTINE S FL 3392 11508 ANDY ROSSE LN STILWELL MANAGEMENT LLC PO BOX 480 CAPTIVA FL 3392 11508 ANDY ROSSE LN STILWELL MANAGEMENT LLC PO BOX 480 CAPTIVA FL 3392 11508 ANDY ROSSE LN STILWELL MANAGEMENT LLC PO BOX 480 CAPTIVA FL 3392 11508 ANDY ROSSE LN STILWEL MANAGEMENT LLC PO BOX 480 CAPTIVA FL 3392 11508 ANDY ROSSE LN STILWELL MANAGEMENT LLC PO BOX 480 CAPTIVA FL 3392 11508 ANDY ROSSE LN STILWEL MANAGEMENT LLC PO BOX 480 CAPTIVA FL 3392 11508 ANDY ROSSE LN STILWEL MANAGEMENT LLC PO BOX 480 CAPTIVA FL 3392 11508 ANDY ROSSE LN STILWELL MANAGEMENT LLC PO BOX 480 CAPTIVA FL 3392 11508 ANDY ROSSE LN STILWEL MANAGEMENT LLC PO BOX 480 CAPTIVA FL 3392 11508 ANDY ROSSE LN STILWEL MANAGEMENT LLC PO BOX 480 CAPTIVA FL 3392 11508 ANDY ROSSE LN STILWEL MANAGEMENT LLC PO BOX 480 CAPTIVA FL 3392 11508 ANDY ROSSE LN STILWEL MANAGEMENT LLC PO BOX 480 CAPTIVA FL 3392 11508 ANDY ROSSE LN STILWEL MANAGEMENT LLC PO BOX 480 CAPTIVA FL 3392 11508 CAPTIVA DR CAPTIVA DR CAPTIVA FL 3392 11509 CAPTIVA DR CAPTIVA DR CAPTIVA FL 3392 11509 CAPTIVA DR CAPTIVA DR CAPTIVA FL		JOSHA LMTD LIABILITY COMPANY		6951 DEEP LAGOON LANE		FORT MYERS		33919
HOR.PLANTATION VIEW MERISTAR PLANTATION SHOPPING	11500 ANDY ROSSE LN			P O BOX 907				33924
11499 ANDY ROSSELN		MERISTAR PLANTATION SHOPPING	CENTER COMPANY LLC	200 E LAS OLAS BLVD SE 1400		FT LAUDERDALE		33301
16791 CAPTIVA DR				13831 VECTOR AV		FT MYERS	FL	33907
11528 ANDY ROSSE LN 11528 AND RO				3651 SAN-CAP RD		SANIBEL		33957
1528 ANDY ROSSE LN		DUGAN PROPERTY MANAGEMENT LLC		6694 KNOLLWOOD DR		FAIRVIEW		16415
11401 ANDY ROSSE LN		STRATOS CONSTANTINE S		11528 ANDY ROSSE LN				33924
15300 CAPTIVA DR		MCCARTHYS MARINA INC		11401 ANDY ROSSE LN				33924
11508 ANDY ROSSE LN								33924
ACCESS UNDETERMINED LEE COUNTY BIERI ANDREAS TR FOR ANDREAS BIERI TRUST 1449 CAUSEY CT 3390 15050 CAPTIVA DR BIERI ANDREAS TR FOR ANDREAS BIERI TRUST 1449 CAUSEY CT 3340 PERIWINKILE WAY UNIT MI SANIBEL FL 3391 14981 CAPTIVA DR CAPTIVA FIRE CONTROL DIST ACCESS UNDETERMINED ACCESS UNDETERM				P O BXO 848		CAPTIVA		33924
ACCESS UNDETERMINED LEE COUNTY BIERI ANDREAS TR FOR ANDREAS BIERI TRUST 1449 CAUSEY CT 3340 PERIWINKILE WAY UNIT M1 SANIBEL FL 3392 14981 CAPTIVA DR CAPTIVA LTD CAPTIVA LTD CAPTIVA FIRE CONTROL DIST ACCESS UNDETERMINED ACCES UNDETERMINED ACCESS UNDETERMINED ACCESS UNDETERMINED ACCESS U				PO BOX 249		CAPTIVA	FL	33924
\$183 CAPTIVA DR \$18ERI ANDREAS TR \$0.00000000000000000000000000000000000				P O BOX 398		FT MYERS	FL	33902
5050 CAPTIVA DR		BIERI ANDREAS TR	FOR ANDREAS BIERI TRUST	1449 CAUSEY CT		SANIBEL		33957
4981 CAPTIVA DR CAPTIVA FIRE CONTROL DIST P 0 B0X 477 ACCESS UNDETERMINED AQUASOURCE UTILITY INC 16810 BARKER SPRINGS STE B215 ACCESS UNDETERMINED ISLAND WATER ASSOCIATION INC OBRIEN JOSEPH D JR 50% INT + PAULEY FLOYD R 33% INT + HUSTON JAMES G 179 P 0 B0X 818 CAPTIVA DR CAPTIVA CAPTIVA FL 3392 3949 SS PLANTATION RD SUAREZ NANCY E 5490 FRIARSGATE DR NW CANTON OH 4471 1421 DICKEY LN DAVIS DAVID O + AGNES T 1686 N BRYAN ST ARLINGTON VA 2220 6181 CAPTIVA DR BRUNING CHARLES II TR + BRUNING ANN H TR FOR ANN H BRUNING TRUST P 0 B0X 248 6266 MARINA VILLAS JORGEN EDWIN W.R + SUZANNE M 1840 FRIARSGATE DR NW 18		CAPTIVA LTD						33957
ACCESS UNDETERMINED	14981 CAPTIVA DR	CAPTIVA FIRE CONTROL DIST						33924
ACCESS UNDETERMINED ISLAND WATER ASSOCIATION INC 3651 SAN-CAP RD 3661 SAN-CAP RD 3662 SPLANTATION RD 3663 SAN-CAP RD 3663 SAN-CAP RD 3664 SAN-CAP RD 3664 SAN-CAP RD 3665 SAN-CAP RD 3669 FALARSGATE DR NW 3660 FALARSGATE DR NW 3660 SAN-CAP RD 3660 SA	ACCESS UNDETERMINED	AQUASOURCE UTILITY INC		16810 BARKER SPRINGS STE B215				
11450 DICKEY LN OBRIEN JOSEPH D JR 50% INT + PAULEY FLOYD R 33% INT + HUSTON JAMES G 179 P O BOX 818 CAPTIVA FL 3392 949 SS PLANTATION RD SUAREZ NANCY E		ISLAND WATER ASSOCIATION INC						33957
949 SPLANTATION RD SUAREZ NANCY E		OBRIEN JOSEPH D JR 50% INT +	PAULEY FLOYD R 33% INT + HUSTON JAMES G 179					33924
16181 CAPTIVA DR				6490 FRIARSGATE DR NW		CANTON		44718
61816 CAPTIVA OR BRUNING CHARLES TR + BRUNING ANN H TR FOR ANN H BRUNING TRUST P O BOX 248 CAPTIVA FL 3392	11421 DICKEY LN	DAVIS DAVID O + AGNES T		1608 N BRYAN ST		ARLINGTON	VA	22201
606 MARINA VILLAS JORDEN EDWIN W JR + SUZANNE M 106 HIGH POINT DR CHURCHVILLE PA 1896 1426 BEACH COTTAGES CURRIE SUSAN K 2874 LINCOLN PARK DR GALESBURG IL 6140 11532 ANDY ROSSE LN 103 DRUMS JUNGLE P O BOX 368 CAPTIVA FL 3392 ACCESS UNDETERMINED RAUSCHENBERG ROBERT M TR P O BOX 54 CAPTIVA FL 3392 1655 LANDS END VILLAGE BUCKLEY JOHN S 45 BLACKPOND HILL RD NORWELL MA 261 2325 BEACH VILLAS YEAGER FRED M+ DORIS A+ YEAGER FM+ DORIS A TR FOR DORIS A YEAGER 37 SAN CARLOS ST CHARLES MO 6330 1111 SCHEFFLERA CT JACOBS SETH 20% INT ETAL 1325 MILLERSPORT HWY STE 203 WILLIAMSVILLE NY 1422	16181 CAPTIVA DR		BRUNING ANN H TR FOR ANN H BRUNING TRUST					33924
1426 BEACH COTTAGES CURRIE SUSAN K 2874 LINCOLN PARK DR GALESBURG IL 8140 1523 ANDY ROSSE LN 103 DRUMS JUNGLE P 0 BOX 368 CAPTIVA FL 3392 ACCESS UNDETERMINED ACCESS UNDETERMINED SECH VILLAGE RAUSCHENBERG ROBERT M TR P 0 BOX 54 CAPTIVA FL 3392 1655 LANDS END VILLAGE BUCKLEY JOHN S 45 BLACKPOND HILL RD NORWELL MA 261 2325 BEACH VILLAS YEAGER FRED M + DORIS A + YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAN CARLOS ST CHARLES MO 6330 1111 SCHEFFLERA CT JACOBS SETH 20% INT ETAL 1325 MILLERSPORT HWY STE 203 WILLIAMSVILLE NY 1422								18966
1532 ANDY ROSSE LN								61401
ACCESS UNDETERMINED RAUSCHENBERG ROBERT M TR P 0 BOX 54 CAPTIVA FL 3392 1555 LANDS END VILLAGE BUCKLEY JOHN S 45 BLACKPOND HILL RD NORWELL MA 251 2325 BEACH VILLAS YEAGER FRED M + DORIS A + YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAN CARLOS ST CHARLES MO 6330 1111 SCHEFFLERA CT JACOBS SETH 20% INT ETAL 1325 MILLERSPORT HWY STE 203 WILLIAMSVILLE NY 1422								33924
1555 LANDS END VILLAGE BUCKLEY JOHN S 45 BLACKPOND HILL RD NORWELL MA 261 2325 BEACH VILLAS YEAGER FRED M + DORIS A + YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS ST CHARLES MO 6330 1111 SCHEFFLERA CT JACOBS SETH 20% INT ETAL YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS ST CHARLES MO 6330 1112 SCHEFFLERA CT JACOBS SETH 20% INT ETAL YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAM CARLOS YEAGER F M + DORIS A TR FOR								33924
2325 BEACH VILLAS YEAGER FRED M + DORIS A + YEAGER F M + DORIS A TR FOR DORIS A YEAGER 37 SAN CARLOS ST CHARLES MO 6330 1111 SCHEFFLERA CT JACOBS SETH 20% INT ETAL 1325 MILLERSPORT HWY STE 203 WILLIAMSVILLE NY 1422				45 BLACKPOND HILL RD				2610
1111 SCHEFFLERA CT JACOBS SETH 20% INT ETAL 1325 MILLERSPORT HWY STE 203 WILLIAMSVILLE NY 1422			YEAGER F M + DORIS A TR FOR DORIS A YEAGER	37 SAN CARLOS				63303
							NY	14221
	11542 LAIKA LN	PYLE NATHALIE CLARK						33924

1520 WIGHTMAN LN	HOUSTON JAMES G		PG 30X 567		CAPTIVA	FL	33924
1526 ANDY ROSSE LN	DAVIS DAVID O + AGNES T		160 HORTH BRYAN ST		ARLINGTON	VA	22201
5951 CAPTIVA DR	ROCHESTER RESORTS INC		P C 30X 249		CAPTIVA	FL	33924
4804 CAPTIVA DR	MERISTAR SHIRLEYS PARCEL CO		200 E LAS OLAS BLVD STE 1400		FT LAUDERDALE	FL	33301
1509 ANDY ROSSE LN	STILWELL MANAGEMENT LLC		P C BOX 848		CAPTIVA	FL	33924
1580 CHAPIN LN 3135 TENNIS VILLAS	CHAPEL BY THE SEA CAPTIVA		134 PAR VIEW DR		SANIBEL	FL	33957
2534 BEACH VILLAS	LAWTON RHOADES + LINDA J SJOGREN ROBERT W JR TR 50% +	SJOGREN MARIA H TR 50%	110 2 SWAINS LOCK TER		SUMMIT	WD	7901 20854
5317 BAYSIDE VILLAS	18 SZETO MICHAEL W	SJOGREN MARIA H TH 51176	18 MINUTE MAN HL		WESTPORT	CT	6880
4224 BAYSIDE VILLAS	BUSSA MICHAEL J + DENISE W		1120 MISSISSIPPI AVE		DULUTH	MN	55811
5232 BAYSIDE VILLAS	KEEFE TIMOTHY T + VALARIE H		100 N BARTON ST		NEW BUFFALO	MI	49119
5123 CAPTIVA DR	202 ROSE JOHN K +	ALBRECHT CHARLES F T/C	P 0 BOX 1521		BURNSVILLE	MN	55337
1541 LAIKA LN	HV REAL ESTATE CORP	175010:1710:1910:1910	317 CLARKSON RD		ELLISVILLE	MO	63011
921 SS PLANTATION RD	CAPTIVA TRUST COMPANY LTD TR		201 S BISCAYNE BLVD #850		MIAMI	FL	33131
1131 LONGIFOLIA CT	CAPTIVA PROPERTIES LP		93# TIRRILL FARMS RD		SAINT LOUIS	MO	63124
2314 BEACH VILLAS	WIGAL W C + ANITA J		P O BOX 519		CAPTIVA	FL	33924
5202 BAYSIDE VILLAS	BEST WILLIAM R + RUTH J		173 WAVERLY CIR		SAINT CHARLES	IL.	60174
1505 LAIKA LN	SZUMIGATA JOHN + DOROTHY		19 SHFORD DR		ALBANY	NY	12203
6727 CAPTIVA DR	MC CLELLAN WILLIAM + MARY BETH		300 CHERRY ST		GENOA	OH	43430
5213 CAPTIVA DR 7181 CAPTIVA DR	JECKERING REAL ESTATE LLC SAVAGE PAUL +	CASALE CARMEL H/W	772 MAYFIELD RD		GATES MILLS	ОН	44040
4700 CAPTIVA DR	UNDERWOOD W ALLEN TR	FOR W ALLEN UNDERWOOD TRUST	17131 CAPTIVA DR P O BOX 1613		CAPTIVA VENICE	FL	33924 34284
7030 CAPTIVA DR	YARBOROUGH GARLAND + LINDA TR	FOR GARLAND W YARBUROUGH TR 1/2 FOR LIND			WHITEFISH BAY	FL	34284 53217
32 BEACH HOMES	BENTELE RAYMOND F TR	FOR RAYMOND F BENTELE TRUST	PO BOX 608		CAPTIVA	FL	33924
55 SANDPIPER CT	THOMAS GARY P + MARY G	Ten intimore Delite E Indo	922 DIMMICK DR		SANIBEL	FL	33957
1550 CHAPIN LN	CAPTIVA CIVIC ASSOCING		PO 30X 778		CAPTIVA	FL	33924
2421 BEACH VILLAS	DARLING WILLIAM A		111 DELAFIELD ST		WAUKESHA	WI	53188
4317 BAYSIDE VILLAS	18 HELLINGS BRIAN A + ANN		66 VEST RIVER RD		RUMSON	NJ	7760
31 BEACH HOMES	4TK PARTNERSHIP		55 HILL RD		PHOENIXVILLE	PA	19460
5488 CAPTIVA DR	RECKER BROOKE E		RD BCAIFE RD		SEWICKLEY	PA	15143
5297 CAPTIVA DR	HENDERSON BETTY J TR		P O BOX 83		CAPTIVA	FL	33924
4970 BINDER DR	NELSON DAVID WALLACE +	STUART SUSAN K T/C	P O BOX 490		CAPTIVA	FL	33924
5067 CAPTIVA DR	2 NIESEL CHESTER A + NANCY S		SEVEN SOUTH STOLP		AURORA	IL.	60506
6670 CAPTIVA DR	GEORGE DAVID A + VERNA M		P G BOX 837		CAPTIVA	FL	33924
27 URCHIN CT	GIANFRANCESCHI G R + HELENE		52 LAKE PL N		DANBURY	CT	6810
5146 WILES DR	BLUVAS PETER JAN + PATRICIA E		147 ST HWY 29		GLOVERSVILLE	NY	12078
2222 BEACH VILLAS 13 BEACH HOMES	EDSON DANIEL C + T/C	EDSON DEBRA J	151 CHIMNEY RIDGE		TRAVERSE CITY	MI	49686
707 MARINA VILLAS	HORSESHOE RIDGE PARTNERS LLC CAREY JACK +	CAREVERIAN - CAREN SUBSTICIONES - CAREVA	24 CLERMONT LN		ST LOUIS	MO	63124
2032 BEACH VILLAS	HALLORAN KATHLEEN A TR +	CAREY BRIAN + CAREY CHRISTOPHER + CAREY L HALLORAN PATRICK J TR FOR KATHLEEN A HALL			BELLEVILLE WAYZATA	MN	62220
2432 BEACH VILLAS	SOUTHWESTERN LAND CO INC	HALLONAN FATRICK 3 TO FOR RATHLEEN A HALL	282 MAYFIELD RD		WAYZATA	MN	55391 55391
1609 LANDS END VILLAGE	SHERMAN DONALD A + JOAN A		114 18 SANDY CREEK CROSSING		FORT WAYNE	IN	46814
2118 BEACH VILLAS	REISBERG FAMILY LMTD PTNSP		392 CRYSTAL LAKE BLVD		ROBBINSDALE	MN	55422
6778 CAPTIVA DR	CHERBONNIER ADELAIDE TR	FOR CHERBONNIER HOUSE TRUST	18 UNGSBURY PL		SAINT LOUIS	MO	63112
1539 WIGHTMAN LN	KOURY PETER L		135 9 WIGHTMAN LN		CAPTIVA	FL	33924
5831 CAPTIVA DR	MEAD WALTER L JR + EMILY C		PO 10X 218		TESUQUE	NM	87574
6475 CAPTIVA DR	RECKER BROOKE E		#6 CAIFE RD		SEWICKLEY	PA	15143
1531 ANDY ROSSE LN	MONROE FAMILY ENTERPRISES LTD		PO BOX 449		FAIR HOPE	AL	36533
1317 SS PLANTATION RD	SOUTH SEAS CLUB		635 METRO WEST BLVD STE 180		ORLANDO	FL	32835
1627 LANDS END VILLAGE	BECKER MICHAEL K +	BECKER HANS PETER	697 FUVIGLIANA		6977 RUVIGLIANA		SWITZE
5128 BAYSIDE VILLAS	GOODE JAMES R + KAREN E		P O BOX 670		E DENNIS	MA	2641
5825 CAPTIVA DR 5335 BAYSIDE VILLAS	WATTS DAVID B + LINDA R H/W 36 POWERS RICHARD W + MARILYN B		P C BOX 427		CAPTIVA	FL	33924
6631 CAPTIVA DR	ARMENIA JOHN + LUCY		825 ELLIS PL P.C. BOY 716		ORADELL	NJ	7649
7141 CAPTIVA DR	MOBED DARAYES + GOHER D		P O BOX 716 RDI 3 BOX 532	RESERVOIR RD	SANIBEL GOSHEN	FL	33957
46 OSTER CT	DINA THOMAS S + SALLY A		640 JOHNSON CHAPEL RD	RESERVOIR RD	BRENTWOOD	TN	10924 37027
819 CAPTIVA DR	EUROPEAN REAL ESTATE INVEST		P C BOX 957		CAPTIVA ISLAND	FL	33924
808 MARINA VILLAS	OGILVIE R V + MARILYN J		903 OGILVIE DR		ORLANDO	FL	32819
665 LANDS END VILLAGE	BROWN LAWRENCE K		105 SLEARVIEW LN		NEW CANAAN	CT	6840
409 BEACH COTTAGES	THOMPSON BRADFORD R + LINDA		109 VOODLAWN DR		BEAVER	PA	15009
337 BEACH VILLAS	CHRISTO CHRIST +	CHRISTO KALIOPE HAV	280 COPPERCREEK LN		FARMINGTON HILLS	MI	48331
664 LANDS END VILLAGE	FULLER ELIZABETH M TR		540 4 ELM ST		HINSDALE	iL .	60521
336 BEACH VILLAS	MILLER W C + LORRAINE A TRUST		227 GLEN HOLLOW RD		MADISON	WI	53705
307 BAYSIDE VILLAS	8 CREAMER FRANK G + KATHLEEN		27 FERN ST		FLORAL PARK	NY	11001
515 GORE LN	CAPTIVA ISLAND VACATION	PROPERTIES LLC	PO IIOX 14		CAPTIVA	FL	33924
411 DICKEY LN	6 DAVIS DAVID O + AGNES T		160 N BRYAN ST		ARLINGTON	VA	22201
888 CAPTIVA DR	SCHWARTZEL JOSEPH C		983 RED REEF COURT	Colored France	FORT MYERS	FL	33919
5135 WILES DR	CHAPEL BY THE SEA CAPTIVA		CELETERY	1341 PAR VIEW DR	SANIBEL	FL	33957
5455 CAPTIVA DR 5572 CAPTIVA DR	DAVIS ROBERT B + MELISSA S	DACHIMANI AUGA T/C	301 FAWN LANE		FLATWOODS	KY	41139
9 SUNSET CAPTIVA LN	BACHMAN STEPHEN M + STORER WILLIAM R + JANET K	BACHMAN LAURA T/C	314 KLONDIKE AVE		LAKE ELMO	MN	55042
45 OSTER CT	SHELGREN DIANE E		636 AROUND THE HILLS RD 492 WOODS CT		INDIANAPOLIS	IN	46226
5001 CAPTIVA DR	BUBBLE ROOM INC		PO 10X 458		EXCELSIOR CAPTIVA	MN FL	55331
1540 LAIKA LN	DAVIS DAVID O + AGNES T		160 N BRYAN ST		ARLINGTON	VA	33924 22201

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16309 CAPTIVA DR		MCGRATH J BRIAN		16309 CAPTIVA DR		CAPTIVA	FL	33924
1628 LANDS END VILLAGE		MULLEN EDWARD K + JOANNE H		136 HOLMES MILL ROAD		CREAM RIDGE	NJ	8514
11400 OLD LODGE LN	10	RUSSO JAMES DARREL		6308 CLARK RD		HARRISON	TN	37341
2006 BEACH VILLAS		LUKL PETER		12 INDIAN SPRINGS WAY		WELLESLEY HILLS	MA	2481
3227 TENNIS VILLAS		ROBINS MARTIN B		133 PIERCE RD				
2627 BEACH VILLAS		STIRRATT JAMES R + ARLENE L TR				HIGHLAND PARK	IL	60035
1646 LANDS END VILLAGE		LAMOTTA JOSEPH M + GERALDINE C		9216 FAWNRIDGE CIR		BLOOMINGTON	MN	55437
			Selection and the second and the first and t	69 BLACK BROOK RD		POUND RIDGE	NY	10576
15291 CAPTIVA DR		PAWLUS KATHLEEN M TR 1/3 INT +	FOR KATHLEEN M PAWLUS TRUST PAWLUS JAME	17 SUMAC LN		SCHAUMBURG	IL.	60193
3236 TENNIS VILLAS		NICHOLS HELEN D +	MOSKOVITES MARILYN L J/T	7365 HITCHCOCK RD		BOARDMAN	OH	44512
5214 BAYSIDE VILLAS		MCCLURE JEROLD + THERESA		P O BOX 1085		CAPTIVA	FL	33924
11505 WIGHTMAN LN		BUBBLE ROOM INC		PO BOX 458		CAPTIVA	FL	33924
924 SS PLANTATION RD		JAY JOAN S TR		HCR 33 BOX 610				
15154 WILES DR		PRESTERA LILLIAN ANN				NELSON	NH	3457
				PO BOX 1136		CAPTIVA	FL	33924
11543 LAIKA LN		STEINKE BERNARD J CO TR +	STEINKE ANDREW T CO TR 1/2 + STEINKE LILLIAN			CAPTIVA	FL	33924
2433 BEACH VILLAS		BATTIKHA ABRAHAM + SUSANNE		145 TWIN FAWN DR		HANOVER	MA	2339
ACCESS UNDETERMINED		PLANTATION DEV LTD 76.25% +	CONNECTICUT MUTUAL LIFE INS 23.75%	8270-105 COLLEGE PKWY		FT MYERS	FL	33919
1417 BEACH COTTAGES		JEFFREY HOPE H		191 DEVON RD		TENAFLY	NJ	7670
15411 CAPTIVA DR	A8	GROSS EVELYN		#6 L AMBIANCE CT		BARDONIA	NY	10954
ACCESS UNDETERMINED		RICHARDSON EUNICE S						
16211 CAPTIVA DR				941 PEBBLESHIRE RD		GLENDALE	CA	91207
		OSPREY PARTNERS LLC		500 E 96TH ST STE 110		INDIANAPOLIS	IN	46240
929 SS PLANTATION RD		SOUTH SEAS LLC		PMB 249	1718 M ST NW	WASHINGTON	DC	20036
35 SEA HIBISCUS CT		954387 ONTARIO LTD		43 KNOLLVIEW CRES		WILLOWDALE	ON	M2K 2C9 CA
15311 CAPTIVA DR		BROUSTER THOMAS H + RUTH A		15311 CAPTIVA RD		CAPTIVA	FL	33924
11506 ANDY ROSSE LN		MOBED DARAYES S + GOHER		2 RESERVOIR RD		GOSHEN	NY	10924
2512 BEACH VILLAS		LIVENGOOD CHARLES + MARY LEILA						
1125 LONGIFOLIA CT		BRADLEY C T + HELEN ZOE		8717 RIDGE HILL DR		INDIANAPOLIS	IN	46217
				PO BOX 324		CAPTIVA	FL	33924
16770 CAPTIVA DR		SALTZ JOCELYN TR		70 SOUTH LN		MORELAND HILLS	OH	44022
17001 CAPTIVA DR		MERRILL LYNCH CREDIT CORP		801 S UNIVERSITY DR STE 500		PLANTATION	FL	33324
2418 BEACH VILLAS		HERMANN FREDERICK A III		2418 BEACH VILLAS		CAPTIVA	FL	33924
5315 BAYSIDE VILLAS		16 BERGER JOEL + ELAINE		15 TREADWELL CT		WESTON	CT	6883
2615 BEACH VILLAS		CARNIOL FRANKLIN		AVE KAMERDELLE 101			61	
15411 CAPTIVA DR	A5	HARDY BETTY ST CLAIR				1180 BRUSSELS		BE
11545 WIGHTMAN LN	AS			11 ELIOT RD		LEXINGTON	MA	2421
		MORICONI JAMES J JR + MARY H		11545 WIGHTMAN LN		CAPTIVA	FL	33924
11535 MURMOND LN		CAPTIVA ISLAND VACATION	PROPERTIES LLC	P O BOX 14		CAPTIVA	FL	33924
1425 BEACH COTTAGES		1425 BEACH COTTAGES LLC		7785 CLIFFVIEW DR		POLAND	ОН	44514
11461 OLD LODGE LN		US TRUST COMPANY OF CT CO TR +	MCANERNEY ROBERT M CO TR FOR BARBARA THI			MADISON	CT	6443
18 URCHIN CT		FOX ROBERT L + CYNTHIA P	morning. House, in so that on, or more than	SUITE 116.	2851 CHARLEVOIX D			
16358 CAPTIVA DR		ANDERSEN CHRISTINE E 1/2 INT +	ANDERSEN SARAH J 1/2 INT T/C		2851 CHARLEVOIX D		MI	49546
2226 BEACH VILLAS			ANDERSEN SARAH J 1/2 INT 1/C	P O BOX 204		BAYPORT	MN	55003
15152 WILES DR		CIULLA MARK A + DARLENE E	120022222000	5291 MEADOWOOD DR		LYNDHURST	OH	44124
		CAPTIVA ISLAND VACATION	PROPERTIES LLC	P O BOX 14		CAPTIVA	FL	33924
13550 PALMFLOWER LN		LIPMAN WILLIAM + JANET		P O BOX 1045		CAPTIVA	FL	33924
14971 BINDER DR		YOUNG RUSSELL F		851 OHIO PIKE		CINCINNATI	OH	45245
74/82 WILES DR		JENSEN BETTY J TR		PO BOX 460		CAPTIVA ISLAND	FL	33924
11430 OLD LODGE LN		HACKMAN D F + ZONA		17 BARRINGTON HILLS RD		BARRINGTON		
15735 CAPTIVA DR		REESE BONNIE M		3405 LAKESHORE DR			IL.	60010
11525 GORE LN		FARRINGTON WILLIAM J +	FARRINGTON DOROTHY C			MICHIGAN CITY	IN	46360
			PARRING ION DOROTHY C	17520 DURRANCE RD		N FT MYERS	FL	33917
17101 CAPTIVA DR		COURTER JAMES A + CARMEN M		19 REESE AVE		HACKETTSTOWN	NJ	7840
11539 ANDY ROSSE LN		UPP SCOTT F + DEBRA L 1/2 INT	HARRISON MARK H + GOERIGA H 1/2 INT	130 SOUTH ELM ST		HINSDALE	IL	60521
2233 BEACH VILLAS		BEDFORD B P + ANN L		300 PERRY CABIN DR		ST JICHAELS	MD	21663
RESERVED		MERISTAR SS PLANTATION CO LLC		200 E LAS OLAS BLVD STE 1400				
1617 LANDS END VILLAGE		GOLDEN HARVEY E + INGE B		1011 SHERIDAN RD		FT LAUDERDALE	FL	33301
2324 BEACH VILLAS		LAURIE C R JR + CAROLE L +	MIDIE C D SD + LAVESHE			EVANSTON	IL.	60202
5305 BAYSIDE VILLAS			LAURIE C R SR + LAVERNE	8180 BRECKSVILLE RD		BRECKSVILLE	OH	44141
		6 PERKINS HARRY L + JANICE L +	GOLDBERG FREDRIC N + PERKINS HOLLY A HAW J.			GRAND RAPIDS	MI	49546
1663 LANDS END VILLAGE		BROWNELL JOHN E + SHARLEEN		4651 GULF SHORE BLVD N APT 804		NAPLES	FL	34103
3113 TENNIS VILLAS		SANTULLO ANTHONY + BARBARA E		125 TWIN FALLS RD		BERKELEY	NJ	7922
4112 BAYSIDE VILLAS		WINTERS RALPH E		20 ESSEX RD		MAPLEWOOD	NJ	7040
ACCESS UNDETERMINED		AQUASOURCE UTILITY INC		16810 BARKER SPRINGS STE B215				
1534 ANDY ROSSE LN		NATIONAL EXCHANGE SERVICES INC				HOUSTON	TX	77084
16789 CAPTIVA DR		MCCI VIN BURTON		610 E BALTIMORE PIKE		MEDIA	PA	19063
		MCGLYNN BURTON J		PO BOX 268		CAPTIVA	FL	33924
2004 BEACH VILLAS		HERRES KIM A		3200 PACES MILL RD SE		ATLANTA	GA	30339
1532 ANDY ROSSE LN	- 1	02 JUNGLE DRUMS		11532 ANDY ROSSE LN		CAPTIVA	FL	33924
15009 BINDER DR		H V REAL ESTATE CORPORATION		317 CLARKSON RD		ELLISVILLE	MO	63011
17021 CAPTIVA DR		MCDOWELL NORMAN		P O BOX 104		CAPTIVA		
5646 CAPTIVA DR		LAUTENBACH CAROLE J.TR.	FOR CAROLE J LAUTENBACH TRUST	16646 CAPTIVA DR			FL	33924
2625 BEACH VILLAS		DUFFY MICHAEL D + DONNA J				CAPTIVA	FL	33924
4222 BAYSIDE VILLAS				237 SURREY LANE		LAKE FOREST	IL.	60045
		LAVIN JOHN + KATHLEEN MARY		7 LONGHOPE PL		WILLOWDALE	ON	M2J 1Y0 CA
SCHEFFLERA CT		JACOBS SETH 20% INT ETAL		1325 MILLERSPORT HWY STE 203		WILLIAMSVILLE	NY	14221
11541 WIGHTMAN LN		SILVERGLIDE HARRY R CO TR +	SILVERGLIDE EDYTHE L CO TR FOR SILVERGLIDE	20150 RANCHO BELLA VISTA		SARATOGA	CA	95070
11525 CHAPIN LN		MCCLURE CHARLES G + SARAH	A STATE OF THE PARTY OF THE PAR	55 CABOT PL		BLOOMFIELD	MI	
16910 CAPTIVA DR		DUFFY KATHLEEN E		PO BOX 1210				48304
3500 PALMFLOWER LN		MCCLINCH TERRANCE J + NANCY G				CAPTIVA	FL	33924
970 SS PLANTATION RD				P O BOX 483		SOUTHPORT	CT	6490
SIV SS FLANTATION RD		PLANTATION BAY VILLAS CONDO		6355 METRO WEST BLVD STE 180		ORLANDO	FL	32835
		1 MILLER HAROLD E + SHIRLEY R		P O BOX 596		CAPTIVA ISLAND	FL	33924
15067 CAPTIVA DR								
		SHIELDS WILLIAM J 30% +	SHIELDS JOHANNE PASCHALL 70%	2410 LAWNMEADOW DR		RICHARDSON	TX	75080

1 SUNSET CAPTIVA LN	WGIINC		PC 30X 160		FISH CREEK	WI	54212
1501 SS PLANTATION RD	COTTAGES AT S S PLANTATION		63 5 METRO WEST BLVD STE 180)	ORLANDO	FL	32835
2031 BEACH VILLAS	MCMINN ROBERT W		23 TROTWOOD WEST DR		PITTSBURGH	PA	15241
114 TENNIS VILLAS	USEMAN HOWARD I + ROSEMARIE B		PC 30X 537		CASCADE	CO	80809
144 BAYSIDE VILLAS	FRIEDERSDORF FRANK D +	FRIEDERSDORF PATE A C H/W	P 0 BOX 775		CAPTIVA	FL	33924
102 TALLOW TREE CT	WILMSEN ELIZABETH A + JOHN G		4 INUNTLEIGH WOODS		ST LOUIS	MO	63131
22 BEACH HOMES	BOECK G ROBERT + CATHLEEN M		11 EDGEWATER AV		ARDEN HILLS	MN	55112
969 CAPTIVA DR	THYE-MIVILLE MARGARETHE +		BC U		CAPTIVA	FL	33924
54 SANDPIPER CT	FUGIT ALAN W + DIANE D		P 0 80X 895		CAPTIVA	FL	33924
511 ANDY ROSSE LN	STILWELL MANAGEMENT LLC		P 0 BDX 848		CAPTIVA	FL	33924
			30: LAWTON RD		RIVERSIDE	IL	60546
136 TENNIS VILLAS	FITZGIBBON EDWARD G + VALERIE						60068
533 BEACH VILLAS	DIVERSEY JOHN JR + LORI		751 ELMORE ST		PARK RIDGE	IL	
953 SS PLANTATION RD	SOMERS NANCY J		P © BOX 910		CAPTIVA	FL	33924
8 SUNSET CAPTIVA LN	POZZO EMIL 1/2 INT +		99 WATSON RD		SAINT LOUIS	MO	63126
285 CAPTIVA DR	COVER R LORING + ANNE M		P 0 BOX 453		CAPTIVA	FL	33924
400 OLD LODGE LN	1B STANKUS RITA L TR	FOR ALFRED STANKUS FAM TRUST 1/2 FOR ALFRE	12: THOMAS ST		HOMEWOOD	IL	60430
335 BEACH VILLAS	FIRESTONE GLENN R + PETRINA		27 AWRENCE PL		ROCKVILLE CENTRE	NY	11570
53 SANDPIPER CT	BREUHAUS ELIZABETH ANN		1 F EASANT ST		MARBLEHEAD	MA	1945
605 MARINA VILLAS	STRUBE CHARLES W + LILLIAN		PO BOX 63		WINDERMERE	FL	34786
			36 TIMBER TRL		RAMSEY	NJ	7446
431 BEACH VILLAS	ALEXANDER WILLIAM + DEBORAH						
411 DICKEY LN	4 FRANK THOMAS P + BRIDGET C TR		13.0 ALVIN CT		GLENVIEW	IL	60025
005 BEACH VILLAS	CRAIG SCOTT FAMILY PARTNERSHIP		70 AUTOPARK BLVD		WEST CHESTER	PA	19382
511 BEACH VILLAS	TIBBETTS S E + JOYCE-ELLEN		10 OAK KNOLL RD		CARLISLE	MA	1741
526 LANDS END VILLAGE	STEBEN RAYMOND H JR + ANN W		1044 DEVONSHIRE RD		GROSSE POINTE PARK	MI	48230
218 BEACH VILLAS	LIPPMAN TODD + JACQUIE		1040 LAKE SHORE DR #31A		CHICAGO	IL	60611
25 TENNIS VILLAS	SANTULLO ANTHONY + BARBARA		12 TWIN FALLS RD		BERKLEY HEIGHTS	NJ	7922
508 LANDS END VILLAGE	GEORGE DAVID A + VERNA M		85 BROAD ST		NEW YORK	NY	10004
111 DICKEY LN	5 RMC INVESTMENT LMTD PNSTP		1300 ALVIN COURT		GLENVIEW	IL	60025
230 CAPTIVA DR	MERRILL MICHAEL W + CHOU CHOU		14 ELIOT ST		CHESTNUT HILL	MA	2167
						FL	34761
07 MARINA VILLAS	DAVIS GROVE SERVICE INC		PO @OX 177		OCOEE		
10 BAYSIDE VILLAS	WETMER DAVID B		21 17 N ANDOVER RD		KILDEER	IL	60047
129 LONGIFOLIA CT	SANFILIPPO JAMES + KATHLEEN M		10/36 LITZSINGER ST		ST LOUIS	MO	63131
520 CHAPIN LN	SYMINGTON JANEY BELLE STUDT TR		74 CELLA RD		ST LOUIS	MO	63124
64 CAPTIVA DR	KODOR ASSOC LTD PTNSHP		11 140 GLEN MILL RD		POTOMAC	MD	20854
230 BAYSIDE VILLAS	MEINZER ROBERT L +	BOUTIN ARLENE HAW	16.3 LAKE JOHANNA BLVD		ARDEN LAKE	MN	55112
115 TENNIS VILLAS	SAILSTAD CHARLES A + RUTH ANN		47 6 PENRIDGE RD		TOLEDO	OH	43615
124 BAYSIDE VILLAS	MERLING ANTHONY + NANCY A		42 ROCKWELL ST		HADLEY	NY	12835
510 MURMOND LN	HAHN LARRY H +		39 SOUTH BAYARD LANE		MAHWAH	NJ	7430
					ROCKSVILLE	IN	47872
520 GORE LN	STAADT GARY E + MARY RUTH W		31 HOWARD AV				
081 CAPTIVA DR	MIVILLE RENE + MARGARETHE THYE		P 9 BOX 9		CAPTIVA	FL	33924
886 CAPTIVA DR	LICHTENSTEIN DOROTHY		16 16 CAPTIVA DR		CAPTIVA	FL	33924
899 CAPTIVA DR	DONAHUE RICHARD J + DEBORAH B		P 0 EOX 639		CAPTIVA	FL	33924
126 BAYSIDE VILLAS	ROLLINGS ROBERT B + SUSAN		13/3 CALOOSA VISTA		FORT MYERS	FL	33901
865 MANGO CT	SMITH LOWELL F + SUE A L/E		PC BOX 538		CAPTIVA	FL	33924
723 CAPTIVA DR	HARRIS BRIAN		12030 WORLD PLAZA LN #70		FT MYERS	FL	33907
711 CAPTIVA DR	SZAMBECKI ANTHONY + DIANA		PC 80X 671		KENT	ОН	44240
543 CAPTIVA DR	PIGOTT JAMES C TR +		1405 42ND AVE E		SEATTLE	WA	98112
17 URCHIN CT	BROWN WILLIAM A + PHYLLIS		48/LS REBEL TR NW		ATLANTA.	GA	30327
400 OLD LODGE LN	1C BLOUGH JAMES H + JOAN M		58 WAYSIDE AVE		CINCINNATI	OH	45230
221 BEACH VILLAS	LUKL PETER		12 IVDIAN SPRINGS WAY		WELLESLEY HILLS	MA	2481
226 TENNIS VILLAS	SCOTT DOUGLAS G + ELIZABETH A		P 0 BOX 687		CAPTIVA	FL	33924
26 BEACH VILLAS	WING MARGARET T		57 EW 141ST AV N312		PEMBOKE PINES	FL	33027
111 CAPTIVA DR	B7 REISER HOWARD B		26 TERRA MAR DR		HALESITE	NY	11743
13 BEACH VILLAS	PALAIA FRANK L JR + JOAN AB		23 ETTAS CIR		CONYERS	GA	30013
22 BEACH VILLAS	LITTLE BRITCHES LLC		76 N CR #875 E		SEYMOUR	IN	47274
58 SS PLANTATION RD	BABBITT WILLIAM A TR 50% +	BABBITT JUDITH VAN ARK TR 50% FOR WILLIAM A			CAPTIVA ISLAND	FL	33924
08 BEACH COTTAGES	CRIDER MICHAEL K +	FOSTER MARY A HAW 112 INT + SCHMIDT JONATHA			MUNCIE	IN	47304
83 CAPTIVA DR	VENARG CHERYL L TR		PO BOX 1090		CAPTIVA ISLAND	FL	33924
46 LAIKA LN	FARRINGTON JUNE M		65 E QUAKER ST		ORCHARD PARK	NY	14127
37 LAIKA LN	HAMILTON THOMAS W 1/2 INT +	HAMILTON TERRY E 1/2 NT T/C	73 HESTNUT HILL RD		CHESTNUT HILL	MA	2167
30 BEACH HOMES	GARWOOD R DAVE		11 VILLAGE PKWY NE BLDG 2		MARIETTA	GA	30067
38 TENNIS VILLAS	BRAND RENEE M		94 SEVERLY LN		SANIBEL	FL	33957
10 BAYSIDE VILLAS	ZILKA MARY K + KENNETH J		17 CHADWICKE CIR		NAPERVILLE	IL	60540
12 ANDY ROSSE LN	ONAN ROBERT C SR L/E		56 W FLORIST AV		MILWAUKEE	WI	53218
				CHUTE COD			
262 CAPTIVA DR	ANDRE CHAGNON INC		10 0 DE LA GAUCHETIERE W	SUITE 600	MONTREAL	QC	H3B 2N2 CA
394 CAPTIVA DR	ODEN NANCY C TR		P © BOX 172		CAPTIVA ISLAND	FL	33924
12 BEACH HOMES	MCCULLY THOMAS R + SUSAN C		16 3 COTTONWOOD CIR		LAFAYETTE	IN	47905
548 LANDS END VILLAGE	S C JOHNSON + SON INC		15 5 HOWE ST 412		RACINE	WI	53403
117 BEACH VILLAS	BARRY ALLEN G JR + SYLVIA S		17/21 TIDEWATER LN		FT MYERS	FL	33908
618 LANDS END VILLAGE	WALLACE DAVID H + DOLORES		13. TE OAK BROOK DR		URBANDALE	IA.	50323
217 TENNIS VILLAS	MACDONALD ROBERT B + ARLENE S		17 10 W 69TH TER		SHAWNEE	KS	66217
133 LONGIFOLIA CT	1133 LONGIFOLIA CT LLC		42 WEST HURON ST #808		CHICAGO	IL	60610
						FL	
TET CARTIVA DR	CALE PROPERTIES LLLP		P © BOX 1289		SANIBEL WALLINGFORD	CT	33957 6492
167 CAPTIVA DR 123 CAPTIVA DR	201 MARESCA FRANK J 1/4 ETAL		PC 30X 6081				

					CONTRACTOR -		20204
5337 BAYSIDE VILLAS	38 ALTAVILLA PHILLIP + SALLY		1 MYSTIC LANE		NORTH PORT	NY	11768
15411 CAPTIVA DR	BS PILON JEAN M TR +	PILON JOHN L JR TR FOR JEAN M PILON TRUST	6500 MEADOWBROOK LN		SEDALIA	co	80135
6 SUNSET CAPTIVA LN	WEISS WALTER W + TERRI		1275 CASTLE POINTE DR		CASTLE ROCK	co	80104
11509 CHAPIN LN	MARTIGNAGO ALEX + TERRY		11509 CHAPIN LN		CAPTIVA	FL	33924
15000 CAPTIVA DR	DOHERTY DAVID W		P O BOX 224		CAPTIVA	FL	33924
11542 WIGHTMAN LN	BUCKINGHAM PHILIP + NATALIE		11542 WIGHTMAN LN		CAPTIVA	FL	33924
11511 LAIKA LN	SAWYER CLAIRE F TR		11511 LAIKA LN		CAPTIVA	FL	33924
5112 BAYSIDE VILLAS	PERKINS HARRY L + JANICE L		821 PARK ST		BELDING	MI	48809
801 MARINA VILLAS	MATHIESON KENNETH J + PATRICIA		P O BOX 517		CAPTIVA	FL	33924
709 MARINA VILLAS	CRIDER MICHAEL K +	FOSTER MARY A H/W	5004 N SOLLARS DR		MARCIA	IN	47304
4116 BAYSIDE VILLAS	MAGG KARL G TR		723 SAND DOLLAR DR		SANIBEL	FL	33957
15411 CAPTIVA DR	9 BERGHOFF HERMAN J		17 W ADAMS ST		CHICAGO	IL.	60603
1645 LANDS END VILLAGE	KISER EUGENIA C TR		2985 FALMOUTH RD		SHAKER HEIGHTS	OH	44122
15221 CAPTIVA DR	NEALON KEVIN J + LINDA TR		1802 N CARSON ST	#212-2019	CARSON CITY	NV	89701
15001 BINDER DR	15001 BINDER DRIVE LLC		PO BOX 156		NORMANDY BEACH	NJ	8739
1107 TALLOW TREE CT	NYON CORPORATION		CHEMIN DU MONT BLANC		CH 1270 TRELEX		SWITZERLAND
11505 CHAPIN LN	WHEATON INVESTMENT COMPANY LLC		204 W WHEATON AV		YORKVILLE	IL	60560
16611 CAPTIVA DR	ELDRIDGE HUNTINGTON JR TR +	JONES JERRY D TR FOR ELDRIDGE FL RESIDENCE	CE 200 W ADAMS ST STE 2600		CHICAGO	R.	60606
1657 LANDS END VILLAGE	MILLS MATTHEW W + LEIGH ANN		1670 HAMMOND CT		BLOOMFIELD HILLS	MI	48304
5206 BAYSIDE VILLAS	BUSSA MICHAEL J + DENISE W		808 RIDGEWOOD RD		DULUTH	MN	55804
15261 CAPTIVA DR	BRINSON M G + SIDNEY ANN		2244 PALM AV		ST JAMES CITY	FL	33956
11514 WIGHTMAN LN	MARTIN DENNIS A + ELIZABETH A		1600 ARCH ST #1821		PHILADELPHIA	PA	19103
15158 WILES DR	BURGHER PETER H		2624 INDIAN PASS RD		PORT ST JOE	FL	32456
3111 TENNIS VILLAS	KORNDOERFER E G + KATHLEEN G		B HEWLETT AVE		POINT LOOKOUT	NY	11569
2514 BEACH VILLAS	BRANDT CHARLES H + PATRICIA A		27863 KINGS KEW		BONITA SPRINGS	FL	34134
2536 BEACH VILLAS	EASTON RICHARD W + THERESE L S		2740 BROWNING DR		LAKE ORION	MI	48360
5218 BAYSIDE VILLAS	WELLER JEROME P + KATHLEEN W		26 REDCOAT RD		NORWALK	CT	6850
2316 BEACH VILLAS	DEVUONO PATRICIA F TR	FOR PATRICIA F DEVUONO TRUST	617 WOOD FERN DR		STLOUIS	MO	63021
BIO MARINA VILLAS	CONSENTINO ROBERT H + VALARIE	TONTANION DEVENTO (NOOT	216 WHITMAN DR		BROOKLYN	NY	11234
1419 BEACH COTTAGES	FOZO ELIZABETH J TR		225 VENDOME CT		GROSSE POINTE FARMS	MI	48236
5114 BAYSIDE VILLAS	LIPKA NORMA RUTH TR		4938 LAGOONS CIR		WEST BLOOMFIELD	MI	46323
15295 CAPTIVA DR	BROUSTER THOMAS H + RUTH A		453 GREY AV		WEBSTER GROVES	MO	63119
11509 WIGHTMAN LN	UNITED TELEPHONE CO OF FL		P O BOX 12913		SHAWNEE MISSION	KS	66282
			34 MASCONOMO ST		MANCHESTER	MA	1944
16600 CAPTIVA DR	KANEB VIRGINIA M				HOUSTON	TX	77069
11524 WIGHTMAN LN	HUNTER JUDITH ANN H	ANDERSEN SARAH LARIMT TIC	14206 INDIAN WELLS DR 170 OCEAN BLVD		ATLANTIC HIGHLANDS	NJ	7716
16346 CAPTIVA DR	ANDERSEN CHRISTINE E 1/2 INT +	ANDERSEN SARAH J 1/2 INT T/C	138 RICHARDSON DR		NEEDHAM	MA	2192
16560/562 CAPTIVA DR	MULLEN JAMES C + JUSTINE M		1213 DORCHESTER RD		BIRMINGHAM	MI	48009
15291 CAPTIVA DR	BERNHARD PAUL J + YVONNE M		7238 OAK HARBOR CIR		NOBELSVILLE	IN	46060
11515 LAIKA LN	PAWELEK MICHAEL + LAURA					FL	33924
16849 CAPTIVA DR	WOOD WILLIAM M + HELEN R		P O BOX 357		CAPTIVA		
16706 CAPTIVA DR	HOWARD HOWELL H + MIMI F		205 WAGNER RD		NORTHFIELD	IL	60093
16814 CAPTIVA DR	CAPTIVA BEACH PROPERTY LLC		15400 MILAN LN		NAPLES	FL	34110
2414 BEACH VILLAS	WIERSEMA STEVEN M + CHERYL L		39 W 879 CARL SANDBERG RD		ST CHARLES	IL.	60175
3125 TENNIS VILLAS	MCELROY CHARLES A TR	Constitution of the same of th	R PROF COUTINHO FROIS 546	BARRA DA TIJUCA	COL RIO DEJANEIRO CEP22620	E0.	BRAZIL
ACCESS UNDETERMINED		CONNECTICUT MUTUAL LIFE INS 23,75%	8270-105 COLLEGE PKWY		FT MYERS	FL	33919
11531 WIGHTMAN LN	WHITFIELD PHILIP L		808 JEFF DR		кокомо	IN	46901
20 URCHIN CT	LYBROOK PHILIP H TR		P O BOX 231		CAPTIVA	FL	33924
1639 LANDS END VILLAGE	SCHLOSSMAN JOHN I TR		232 MARY ST		WINNETKA	IL.	60093
2235 BEACH VILLAS	LAWLER MICHAEL G + MICHELE H		206 6TH ST		BONITA SPRINGS	FL	34134
38 SEA HIBISCUS CT	STEGMANN DENA L TR		12910 TAUNTON CT		SAINT LOUIS	MO	63131
17130 CAPTIVA DR	DUVAL FRANK E + JEANNINE F		4557 CROSSFIELDS RD		TOLEDO	OH	43623
2213 BEACH VILLAS	MONTIEL PETER J +SUSAN PURCELL		68 SOUTH ST		WILLIAMSTOWN	MA	1267
4305 BAYSIDE VILLAS	6 FRASCATI J MICHAEL +	FRASCATI FLORENCE C T/C	P O BOX 97		CAPTIVA	FL	33924
11490 DICKEY LN	MILLER JOHN R JR + SUSAN F		P O BOX 970		CAPTIVA	FL	33924
11420 OLD LODGE LN	PEEL SHERRILL S		BOX 145		CAPTIVA	FL	33924
3124 TENNIS VILLAS	AMIRA CORPORATION		2121 MCGREGOR BLVD		FORT MYERS	FL	33901
2523 BEACH VILLAS	GARLAND FLORENCES		3319 CAPRI CT		GREEN BAY	WI	54301
2616 BEACH VILLAS	BRIGHAM DAVID W + BARBARA G		946 DELVIN DR		SAINT LOUIS	MO	63141
4206 BAYSIDE VILLAS	FLINT JOHN M + CAROL L		6614 INNER DR		MADISON	WI	53705
25 BEACH HOMES	GULF BREEZE ASSOCIATES LMTD CO		87 FAIRFIELD RD		FAIFIELD	NJ	7004
17121 CAPTIVA DR	WILLIAMS THOMAS W		P O BOX 1088		CAPTIVA	FL	33924
17078/80 CAPTIVA DR	CUTLER STEPHEN + SUE ELLEN		P O BOX 488		CAPTIVA	FL	33924
15041 CAPTIVA DR	MCGARTHYS MARINA INC		11401 ANDY ROSSE LN		CAPTIVA	FL	33924
2019 BEACH VILLAS	HUMES ELMER C + SUZANNE M		6 PINE NEEDLES DR		PITTSFORD	NY	14534
2638 BEACH VILLAS	HAYSEY DAVID JOHN+ LINDA OLIVE		ROXFORD HOUSE ST MARYS LN	HERTINGFORDBURY	HERTFORD HERTS SE142LF	100	GREAT BRITAIN
909 MARINA VILLAS	TANNER RICHARD A + LORI A		153 MORNINGSIDE DR		VERONA	NJ	7044
1637 LANDS END VILLAGE	ELLIOTT H JAY + JUDITH L		447 BERWICK CIR		AURORA	ОН	44202
57 SANDPIPER CT	NASSIF JOSEPH G + CHRISTINA A		10701 KINGSBRIDGE ESTATES DR		CREVE COEUR	MO	63141
2412 BEACH VILLAS	CALLAHAN STUART J		14018 CREST DR		SENECA	sc	29672
4303 BAYSIDE VILLAS	4 WOLFE CAROL A		3941 HILLTOP DR		HURON	OH	44839
15123 CAPTIVA DR	204 MASON JOSEPH V + LINDA A		159 W HUTCHINSON AVE		PITTSBURGH	PA	15218
15 BEACH HOMES	PFRIEM ELIZABETH M		PUTNAM TRUST COMPANY	P O BOX 573	SOUTHPORT	CT	6490
29 URCHIN CT	YOUNG KAREN L		7725 FOX TRAIL LN	1	CINCINNATI	OH	45255
11541 PAIGE CT	FARMER RITA G		10925 MOCKERNUT DR		HARRISON	OH	45030
J. 1000 A. 40. (25/2)	and the second s				And the same of	-1-1	- CARTON

11546 WIGHTMAN LN		DAVIS DAVID O + AGNES T 1/4 +	RMC INVESTMENT LTD FINSTSHP 1/4 + NEWMA	N P 100 N RANDOLPH ST		ARLINGTON	VA	22201
4 BEACH HOMES		DARDICK NATHAN H		233 ORRINGTON AVE		EVANSTON	(L	60201
16238/40 CAPTIVA DR		MURTY TIMOTHY J TR	FOR MEHDI + ALEXANDRA RAZAVI	342 LANARK LANE		PEPPER PIKE	OH	44124
907 MARINA VILLAS		TRESSLER ERNEST L + DREAMA D	The state of the s	112 TROTTING HORSE LN		GREAT FALLS	VA	22066
1654 LANDS END VILLAGE		RABINOW R A + KATHRYN L E ETAL		371 SAN FELIPE ST APT 12-1		HOUSTON	TX	77027
902 MARINA VILLAS		MATTINGLY DAVID M + BARBARA F		414 WATERBROOK WAY		GREENWOOD	IN	46143
15411 CAPTIVA DR	A2	WOLFE MARTIN S TR +	WOLFE LISE-LOTTE TF OR MARTIN S WOLFE	TRI 411 LELAND ST		CHEVY CHASE	MD	20815
2128 BEACH VILLAS	1	SANT J T + ALMIRA B		9 RIDGEWOOD ST		SAINT LOUIS	MO	63124
1101 TALLOW TREE CT		MAMMEL CARL G JR + JOYCE J		GUIRANTEE CENTRE SUITE 375	8805 INDIAN HILLS DR	OMAHA	NE	68114
16891 CAPTIVA DR		SCHIBILIA JUNE P 50% INT +	PITHA JAY R 50% INT T/C	30 FOINT MOUNTAIN RD	9333934545444555	WASHINGTON	NJ	7882
16405 CAPTIVA DR		GRALNICK MARVIN J + HELENE B	11130,000,000	164 5 CAPTIVA DR		CAPTIVA	FL	33924
1611 LANDS END VILLAGE		1611 LANDS END LLC		170 NEW RD		NORTHFIELD	NJ	8225
2614 BEACH VILLAS		DONKER DAVID W + MARILYN R TR	FOR DAVID W DONKER FEV TRUST FOR MARIL			CAPTIVA	FL	33924
15411 CAPTIVA DR	B4	RUDD V A + ANDREW T TR	FOR RUDD FAMILY TRUST	35 LLEY VIEW RD		ORINDA	CA	94563
2232 BEACH VILLAS	D.4	WEBSTER JACK T TR	POR RODD PAMILE TRUST	691 CHIDESTER AV		GLEN ELLYN	IL	60137
				152 RAINBOW DR		SEDALIA	CO	80135
3235 TENNIS VILLAS		PORTER BERNAJEAN	FOR KATHLEEN J PATE TRUST	123 CHERRY TREE LN		ANNAPOLIS	MD	21403
5333 BAYSIDE VILLAS		34 PATE KATHLEEN J TR				VERO BEACH	FL	32963
16185 CAPTIVA DR		HUSSAMY CAROLE M TR +	HUSSAMY OMAR TR FOR CAROLE M HUSSAMY				NJ NJ	
2009 BEACH VILLAS		KENNEDY JAMES A + VALERIE A		4 CHERRY CT		SPRING LAKE HEIGHTS		7762
2122 BEACH VILLAS		GREENE VINCENT L + MARY ANN		8 PEND VIEW DR		CUMBERLAND	RI	2864
2327 BEACH VILLAS		WILSON ORRIN A + JAN L		263 V/OODSCREST		LINCOLN	NE	68502
3133 TENNIS VILLAS		BURGESS JAMES M + IRENE H TR		91 CARLEIGH LN		MAITLAND	FL	32751
16723 CAPTIVA DR		BAHNIK ROGER L + LORE W		50 COVE RD		OYSTER BAY COVE	NY	11771
11548 WIGHTMAN LN		DAVIS DAVID O + AGNES T 1/4 +	RMC INVESTMENT LTD PNTSHP 1/4 + NEWMAN	PA 100 N RANDOLPH ST		ARLINGTON	VA	22201
26 URCHIN CT		SISTO OMAR + DONNA L		976 SW 100 AV RD		MIAMI	FL	33176
15138 WILES DR		P J WILES LLC		897 MUD GREEK RD		INDIANAPOLIS	IN	46256
16531 CAPTIVA DR		LOOMIS THOMAS H		PO 00X 966		CAPTIVA	FL	33924
2018 BEACH VILLAS		HAHN JONATHAN F + CAROL S		RR BOX 266B		LEWISBURG	PA	17837
2637 BEACH VILLAS		DYLE DAVID L +	MULLINGER L ROBYN HAV	153 OXFORD RD		GROSSE POINTE	MI	48236
3216 TENNIS VILLAS		WINTERS RALPH E +	EVANS KATHERINE HAV	20 E9SEX RD		MAPLEWOOD	NJ	7040
4315 BAYSIDE VILLAS		16 COLTON ROGER S + JUDY Z	CVANO INTINCINIE IN	3 LONG MARSH LN		NORTH OAKS	MN	55127
11501 LAIKA LN		SPRECHER JOHN W		24 S CONCORD RD		OCONOMOWOC	WI	53066
21 BEACH HOMES		DUPONT LAMMOT		RIVER BEND RANCH	1963 FRONTAGE RD	FRUITA	co	81521
		MADDEN MARJORIE		P C SOX 305	1903 PRONTAGE RD	CAPTIVA	FL	33924
17201 CAPTIVA DR						GREENWICH	CT	6830
17170 CAPTIVA DR		MULLINS MICHAEL C + CANNELLA C		21 WINDROSE WAY			CO	80439
3 BEACH HOMES		KOHN STEVEN BRUCE + ELLEN S		566 5 MEADOW VISTA DR		EVERGREEN		
15017 BINDER DR		DOWNEY WILLIAM J + YOLANTA		150 7 BINDER DR		CAPTIVA	FL	33924
16421 CAPTIVA DR		GRALNICK MARVIN J + HELENE B		2341 PERIWINKLE WAY #M-1		SANIBEL	FL	33957
1636 LANDS END VILLAGE		UNIVERSAL COMPANIES INC		280 E BELTLINE AVE NE		GRAND RAPIDS	MI	49505
14991 BINDER DR		DONEY GEORGE M + VALERIE J		149 BINDER DR		CAPTIVA	FL	33924
5 BEACH HOMES		RFH INVESTMENTS L P		SOC STATE ST		CHICAGO HEIGHTS	11_	60411
44 OSTER CT		REISS VIRGINIA H TR	FOR VIRGINIA H REISS TRUST	251 VILLAGE CIR		GOLDEN	CO	80401
908 MARINA VILLAS		MERAT ROGER + IRENE		BEI EVUSTRASSE 161		CH-3095 SPIEGEL		SWITZERLAND
706 MARINA VILLAS		HAYES MICHAEL E +	CROTEAU SUELLEN CAFROLL HAW T/C	539 MADISON RD		GUILFORD	CT	6437
14980 BINDER DR		CHANDLER WILLIAM M		149 0 SINDER DR		CAPTIVA	FL	33924
16879 CAPTIVA DR		HEISLER MICHAEL B + DIANA R		P C BOX 507		CAPTIVA	FL	33924
11505 GORE LN		PRELL FRANK		P C BOX 14		CAPTIVA	FL	33924
ACCESS UNDETERMINED		RAUSCHENBERG ROBERT TR		PO 30X 54		CAPTIVA	FL	33924
1602 LANDS END VILLAGE		STAFFORD JOHN R + INGE P		P C BOX 355		CAPTIVA	FL	33924
2111 BEACH VILLAS		POCHRON VICKIE M		483 SUFFIELD		BIRMINGHAM	MI	48009
3122 TENNIS VILLAS		SHERIDAN PATRICIA		632 IELGROVE DR		KEARNY	NJ	7032
16715 CAPTIVA DR		VANVLECK SARITA TR		167 CAPTIVA DR BOX 159		CAPTIVA	FL	33924
16143 CAPTIVA DR		BROWN JAY W + CYNTHIA A		7 C FRSWOLD		ST LOUIS	MO	63105
11540 ANDY ROSSE LN		BIERI ANDREAS TR 1/4 +	WEBB STEPHANIE J 1/4 + MAYERON VICTOR 1/			CAPTIVA	FL	33924
2525 BEACH VILLAS		DEVUONO PATRICIA F TR	FOR PATRICIA F DEVUCINO TRUST	617 VOODFERN DR		STLOUIS	MO	
			FOR PATRICIA P DEVOID TO TRUST					63021
5236 BAYSIDE VILLAS		IERACI PHILIP V + DONNA M		162 JUPITER RIDGE DR		FEEDING HILLS	MA	1030
15641 CAPTIVA DR		ALEXANDER ROGER + RAMELLE		101 LINCOLN AV		ANN ARBOR	MI	48104
4204 BAYSIDE VILLAS		WEHMANN NANELLE TR	FREDERICK J WEHMANN MARITAL TRUST	PO 10 X 265		CAPTIVA	FL.	33924
1123 SCHEFFLERA CT		HARRIS RICHARD M JR + MARY S		P O BOX 1237		CAPTIVA	FL	33924
15141 CAPTIVA DR		MARKLE THOMAS W		14 STAGECOACH RD		CAPE MAY COURT HOUSE	NJ	8210
16440 CAPTIVA DR		J C B DEVELOPMENT LLC		241 WALKUP		CRYSTAL LAKE	IL	60012
16221 CAPTIVA DR		TOBIAS RANDALL L		500 96TH ST #110		INDIANAPOLIS	IN	46240
1521 LANDS END VILLAGE		CHARCLEWIN INC		118 E PARK C	1938 CHAMPEX LAC	VALAIS		SWITZERLAND

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346210300050300	IANAGEMENT LLC BETH A HW ON JR TR + E J + NANCY G VISTANCE S LLEXANDRA ATION CO LLC 7 LLC TR + + CANNELLA C J + PATRICIA A TA
3462100000500303	BETH A HW OON JR TR + E J + NANCY G NSTANCE S LLEXANDRA ATION CO LLC 7 LLC TR + + CANNELLA C J + PATRICIA A JA
346210000050070 RS-2 0 16615 CAPTIVA DR CAPTIVA ELDRIDGE HUNTINGT	ON JR TR + E J + NANCY G NSTANCE S LEXANDRA ATION CO LLC 7 LLC TR + + CANNELLA C J + PATRICIA A 34
034621010000A005B RS-1 121 13470 PALMFLOWER LN CAPTIVA MCCLINCH TERRANCE 03462102000B0070 RS-2 120 16310 CAPTIVA DR CAPTIVA JOHNSTON C R + CON 26452100000070000 TFC2 0 14860 MANGO CT 62 CAPTIVA WEINER MICHAEL + A 27452100000070000 RM-2 9650 ACCESS UNDETERMINED CAPTIVA MERISTAR SS PLANTY 35452104000007000 TFC2 0 15164 WILES DR CAPTIVA JENSEN BETTY J TR 3545210400000100 TFC2 0 15807 CAPTIVA DR CAPTIVA CASA ANTIGUA BLUE 034621010000A009E RM-2 100 16179 CAPTIVA DR CAPTIVA BRUNING CHARLES II 11462100000170100 C-1 121 17161 CAPTIVA DR CAPTIVA MULLINS MICHAEL C + 22452101000000000 RM-2 0 1119 SCHEFFLERA CT CAPTIVA MAZZONE ANTHONY J 27452103000010000 RM 9540 14770 CAPTIVA DR CAPTIVA SOUTH SEAS RESORT 27452103000010000 RM 9540 14740 CAPTIVA DR CAPTIVA PETILVA GR 2462100000080000 RS-2 121 16721 CAPTIVA DR CAPT	E J + NANCY G NSTANCE S LLEXANDRA ATION CO LLC 7 LLC TR + + CANNELLA C J + APATICIA A 34
034621020000B0070 RS-2 120 16310 CAPTIVA DR CAPTIVA JOHNSTON C R + COM 26452100000070000 TFC2 0 14860 MANGO CT 62 CAPTIVA WEINER MICHAEL + A 27452100000070000 RM-2 9650 ACCESS UNDETERMINED CAPTIVA MERISTAR SS PLANTX SS PLANTX JENSEN BETTY J TR 354521040000070000 TFC2 0 15164 WILES DR CAPTIVA CASA ANTIGUA BLUE CAPTIVA DR CAPTIVA CASA ANTIGUA BLUE CAPTIVA DR CAPTIVA CASA ANTIGUA BLUE CAPTIVA DR CAPTIVA BRUNING CHARLES II 1462100000170100 C-1 121 17161 CAPTIVA DR CAPTIVA MULLINS MICHAEL CAPTIVA BRUNING CHARLES II CAPTIVA DR CAPTIVA MULLINS MICHAEL CAPTIVA CAPTIVA BRUNING CHARLES II CAPTIVA CAPTIVA DR CAPTIVA MULLINS MICHAEL CAPTIVA BRUNING CHARLES II CAPTIVA CAPTIVA DR CAPTIVA MULLINS MICHAEL CAPTIVA DR CAPTIVA MULLINS MICHAEL CAPTIVA DR CAPTIVA CAPTIVA DR CAPTIVA DR CAPTIVA DR CAPTIVA DR CAPTIVA DR CAPTIVA DR CAPTIVA SOUTH SEAS RESORT CAPTIVA DR CAPTIVA SOUTH SEAS RESORT CAPTIVA DR CAPTIVA APPEL JOHN CAPTIVA DR CAPTIVA PET LIGHT CAPTIVA DR CAPTIVA DR CAPTIVA PET LIGHT CAPTIVA DR CAPTIVA PET LIGHT CAPTIVA DR CAPTIVA PET LIGHT CAPTIVA DR CAPTIVA CAPTIVA PROPERTIES CAPTIVA DR CAPTIVA CAPTIVA PROPERTIES CAPTIVA DR CAPTIVA CAPTIVA PROPERTIES CAPTIVA CAPTIVA CAPTIVA DR CAPTIVA CAPTIVA PROPERTIES CAPTIVA CAPTIVA CAPTIVA CAPTIVA DR CAPTIVA CAPTIVA PROPERTIES CAPTIVA C	NSTANCE S ILEXANDRA ATION CO LLC 7 LLC TR + + + + + + + + + + + + + + + + + + +
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034621020000A011A RS-2 121 16355 CAPTIVA DR CAPTIVA ANDERSEN CHRISTINI	E E 1/2 INT +
034621020000B0060 RS-2 120 16298 CAPTIVA DR CAPTIVA LUPO INC	
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22452100000060100 RM-2 120 925 SS PLANTATION RD CAPTIVA MOODIE RICHARD	
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26452102000030500 TFC2 100 11551 LAIKA LN CAPTIVA BARBEE JOSEPH E + V	
26452102000040200 C-1 100 11513 WIGHTMAN LN CAPTIVA GARSKE EDWARD E +	
26452103000580000 RM-2 100 11407 OLD LODGE LN CAPTIVA HUTTON LYNN C + JUD	
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26452120000000100 400 10 BEACH HOMES CAPTIVA MENDOZA CRISTINA L	TR
26452120000000100 400 17 BEACH HOMES CAPTIVA FRANCESCA ASSOCIAT	
26452120000000200 400 24 BEACH HOMES CAPTIVA KELLY FAMILY LIMITED	
26452120000000200 400 26 BEACH HOMES CAPTIVA BARBEE HARRY JR + N	IOEL
26452120000000300 400 33 BEACH HOMES CAPTIVA BAHN MICHAEL M + MA	RYC
27452101000000000 RM-2 120 1135 LONGIFOLIA CT CAPTIVA WCN PROPERTIES LP	
35452100000050000 RPD 120 5 SUNSET CAPTIVA LN CAPTIVA JENSEN JOHN R + LILLI	L NAI
35452100000050000	
35452100000050100 RPD 100 13 SEASCAPE CT CAPTIVA GISSY STEVEN J + BET	SYJK
35452100000050100 RPD 100 15 SEASCAPE CT CAPTIVA FENNIMAN WILLIAM W	
35452100000050200 RPD 100 22 URCHIN CT CAPTIVA NOVACK ASSO LTD PTI	NRSHP III
35452100000050200 RPD 100 24 URCHIN CT CAPTIVA MERCADANTE LUCILLE	
35452100000050300 RPD 100 31 URCHIN CT CAPTIVA ALIZADEH CYRUS + KA	
35452100000050400 RPD 100 40 OSTER CT CAPTIVA ROSENBERG GORDON	
3545210000005040P	
354521000000550400 RPD 100 49 OSTER CT CAPTIVA PETRINI DIANNE M TR	
354521000000505000 RPD 100 56 SANDPIPER CT CAPTIVA IRVINE ROBERT G + AN	INA D
35452100000070100 RM-2 121 15153 CAPTIVA DR CAPTIVA ESCHERT JOAN M	z letazota
35452100000070200 TFC2 100 11510 GORE LN CAPTIVA REYES HERNAN M + DC	DLORES C

35452100000070300	TFC2	100	15181 WILES DR		CAPTIVA	WU STEPHEN W + JANE E	
35452101000000000	TFC2	120	15166 WILES DR			JENSEN BETTY J TR	
35452101000000100	RM-2	120	15172 WILES DR		CAPTIVA	JENSEN BETTY J TR	
35452104000000100	TFC2	120	15855 CAPTIVA DR		CAPTIVA	BETTCHER LAURENCE A TR +	
35452104000000100	TFC2					VOJCEK VICTOR + MONI J	
		120	15747 CAPTIVA DR				
0246210000004004B	RS-2	121	16525 CAPTIVA DR		CAPTIVA	LOOMIS THOMAS H	
2462100000110000	RS-2	121	16785 CAPTIVA DR		CAPTIVA	MCGLYNN BURTON J + ROSALYN J	
3462100000040010	RS-2	121	16447 CAPTIVA DR			FITZHUGH HAZEL HOLOWAY CO TR +	
0346210000005002B	RS-2	120	16452 CAPTIVA DR		CAPTIVA	COCONUT GROVE BANK TR	
3462100000070000	RS-2	120	16512 CAPTIVA DR			PELICAN HOLDINGS INC	
3462100000120000	RS-2	120	16590 CAPTIVA DR		CAPTIVA	HARRON PAUL F JR	
3462100000130010	RSC2	120	16596 CAPTIVA DR		CAPTIVA	CUTLER STEPHEN + SUE ELLEN	
3462100000230000	RSC2	120	16790 CAPTIVA DR		CAPTIVA	KRAMER NORBERT A + URSULA C	
034621010000A0040	RS-2	121	16095 CAPTIVA DR		CAPTIVA	TRAFF CLIFF JR TR	
034621010000A009B							
	RM-2	121	16171 CAPTIVA DR			GIBSON RONALD + PHYLLIS	
034621010000A0120	RS-2	120	16195 CAPTIVA DR		CAPTIVA	ROSS LUCIANNA G TR +	
22452100000060100	RM-2	121	940 SS PLANTATION RD		CAPTIVA	KOELMEL CARL F TR 50% INT +	
27452101000000200	RM-2	0	LONGIFOLIA CT		CAPTIVA	MARION JAMES P JR ET AL	
35452100000070100	TFC2	0	15161 WILES DR		CAPTIVA	WHEATON INVESTMENT CO LLC	
	11 02						
3545210400000019C		120	15699 CAPTIVA DR			SILVERGLIDE HARRY R +EDYTHE TR	
3462100000030000	RS-2	0	16428 CAPTIVA DR		CAPTIVA	COATS WILLIAM + ANN	
3462100000170000	RS-2	120	16682 CAPTIVA DR		CAPTIVA	STAFFORD JOHN R + INGE P	
	110-2	120					
264521100000200D0			11410 OLD LODGE LN	2D	CAPTIVA	MILLER HAROLD E JR + SUSAN ANN	
35452100000050400	RPD	100	41 OSTER CT		CAPTIVA	LOOMIS-PETRITZ PROPERTIES LLC	
	C11 (E)						
264521230000A2100			2030 BEACH VILLAS			ABRAMS ROBERT I +	
3545210400000010A	TFC2	0	15867 CAPTIVA DR		CAPTIVA	WEINER MICHAEL	
264521100000200B0			11410 OLD LODGE LN	2B	CAPTIVA	ALOFS PAUL MARTHA	
		944		20			
35452100000070000	RM-2	121	15147 CAPTIVA DR			CUNNINGHAM JOHN R + MICHELE	
35452100000070000	TFC2	100	11500 CHAPIN LN		CAPTIVA	JENNINGS MARTIN III + KATHY T	
35452100000070200	TFC2	100	11545 CHAPIN LN			MAURER MICHAEL P	
35452100000070200	TFC2	100	11530 CHAPIN LN		CAPTIVA	MARINO MICHAEL J +	
35452100000070200	TFC2	100				BRUBAKER K L + EDNA M	
			11535 CHAPIN LN				
35452100000080000	TFC2	120	15361 CAPTIVA DR		CAPTIVA	PFRIEM ELIZABETH M	
35452101000000100	TFC2	120	15301 CAPTIVA DR		CAPTIVA	GIDEL ROBERT H + LINDA C	
35452103000110000	RPD	120	2 SUNSET CAPTIVA LN			BORIS MICHAEL J + PATRICIA	
35452103000110000	C-1	120	3 SUNSET CAPTIVA LN		CAPTIVA	DIETZ CHRISTOPHER P	
35452103000110000	C-1	120	4 SUNSET CAPTIVA LN		CAPTIVA	LETOURNEAU RICHARD + VIRGINIA	
35452103000400000	C-1	100	11514 ANDY ROSSE LN		CAPTIVA	BUCK STUART D	
	C-1	100				NORTON NEWHOUSE LLC	
35452103000430000			11520 ANDY ROSSE LN				
35452103000440000	C-1	100	11522 ANDY ROSSE LN		CAPTIVA	WALKEN KENNETH E + EVA S M	
3545210400000015A	TFC2	120	15795 CAPTIVA DR		CAPTIVA	GREEN EYES LLC	
						ROBERTS RALPH L SR + MARY D	
35452104000000100	TRC2	120	15759 CAPTIVA DR				
2460 (000000000000	150-2	127	10595 CAPTIVA DR		CAPTIVA	KING ROGER G + D CHRISTINE	
2462100000040080	RS-2	121	16585 CAPTIVA DR			SACKS JONATHAN E TR	
2462100000130010	RS-2	121	16813 CAPTIVA DR		CAPTIVA	KAPLAN EDWARD + MICHELE	
2462100000140000	RS-2	121	16841 CAPTIVA DR		CAPTIVA	NOYES FRANK R	
	RS-2	121				WOLFF TIMOTHY E + LESLIE	
3462100000050020			16459 CAPTIVA DR				
3462100000080000	RS-2	120	16530 CAPTIVA DR		CAPTIVA	PIGOTT JAMES C + GAYE T	
3462100000090000	RS-2	120	16548 CAPTIVA DR			STANTON WARREN B	
3462100000190030	RS-2	120	16718 CAPTIVA DR		CAPTIVA	BAHNIK ROGER L + LORE W	
3462100000190040	RS-2	120	16730 CAPTIVA DR		CAPTIVA	NEDBLAKE G WESLEY + RENEE J	
3462100000200000	RS-2	120	16760 CAPTIVA DR			TISBO THOMAS A TR	
26452120000000100		400	14 BEACH HOMES		CAPTIVA	LASHER CHRISTOPHER J	
26452120000000200		400	27 BEACH HOMES		CARTIVA	892271 ONTARIO INC	
26452120000000200		400	28 BEACH HOMES		CAPTIVA	CAPISLE INVESTMENTS INC	
26452120000000200		400	29 BEACH HOMES		CAPTIVA	BRODY GEORGE + FONSA CO-TRS	
	DOD					SHINNER INGEBORG TR	
35452100000050100	RPD	100	16 URCHIN CT				
35452100000050100	RPD	100	19 URCHIN CT		CAPTIVA	THORSON BRIAN L + PATRICIA M	
35452100000050300	RPD	100	33 URCHIN CT		CAPTIVA	STONE STEPHEN L + REGINA K	
35452100000050300	RPD	100	34 SEA HIBISCUS CT		CAPTIVA	7050 BUILDING LLC	
35452100000050500	RPD	100	50 OSTER CT		CAPTIVA	SONES RUTH A	
35452100000050500	RPD	100	51 OSTER CT		CAPTIVA	WALDROP DAVID W + GRACE P.	
			920 220 220 20				
35452100000050500	RPD	100	52 OSTER CT		CAPTIVA	STEGMANN MARCIA A TR	
35452100000070000	TFC2	100	11500 GORE LN		CAPTIVA	VENTIMIGLIA JOHN + PATRICIA	
034621010000B001A	RS-2	120	16205 CAPTIVA DR			STREHLOW ROBERT TR	
034621020000A0020	RS-2	121	16249 CAPTIVA DR		CAPTIVA	K + M PROPERTIES	
034621020000A0040	RS-2	121 16				JECKERING THOMAS E + VIRGINIA	
034621020000A0140	RS-2	121	16393 CAPTIVA DR		CAPTIVA	RICE MARY H TR + ETALS	
03462102000080080	RS-2	120	16322 CAPTIVA DR		CAPTIVA	MACKENZIE DAVID O TR 1/4 +	
034621020000B0160	RS-2	120	16418 CAPTIVA DR			LINDNER RICHARD J	
11462100000170100	C-1	120 17	110/12 CAPTIVA DR		CAPTIVA	HALL ELLA ETAL J/T	
11462100000170100	C-1	121	17061 CAPTIVA DR			HOLLEY PARTNERS	
11462100000170200	C-1	120	17140 CAPTIVA DR		CAPTIVA	MOBED DARAYES + GOHER D	
						BAHN MANAGEMENT CO LLC	
3462100000040020	RS-2	121	16431 CAPTIVA DR				
3462100000050010	RSC2	120	16476 CAPTIVA DR		CAPTIVA	MARTIN JAMES B + INGRID K	
22452100000060100	TFC-2	120	945 SS PLANTATION RD			CHALFANT MATTHEW C	
22452100000060200	RM-2	121	948 SS PLANTATION RD			MORGAN JAMES S + JANE K +	
22452101000000000	RM-2	120	1117 SCHEFFLERA CT		CAPTIVA	FLORIDA INVESTORS LIMITED	
22452101000000100	RM-2	120	1113 SCHEFFLERA CT			HOOD WARREN A JR	
2245210100000015B	RM-2	120	1106 TALLOW TREE CT			NEAL JEFFREY C +	
2245210100000016B	RM-2	120	1104 TALLOW TREE CT			FREEMAN SUE F TR	
22452101000000200	RM-2	100	1112 SCHEFFLERA CT			RONALD PETER + MARY B	
22452101000000200	RM-2	100	1116 SCHEFFLERA CT		CAPTIVA	BERMAN C J + KATHERINE A	
						GARVEY PAUL E	
26452100000060000	TFC2	100	14861 MANGO CT			[20] 전 경영하다면서 보고 싶으로 '집 시간에 나 모임하다 보세요. (20) 100 H.	
26452100000100000	C-1	100	14840 CAPTIVA DR		CAPTIVA	RAUSCHENBERG ROBERT TR	
26452102000020100						PORTER GREGORY A + HOLLY L	
	TFC2	100	11550 LAIKA LN				
26452102000020200	TFC2	100	11524 LAIKA LN		CAPTIVA	TURNER SHEILA H	
0346210000005002A	RS-2	121	16455 CAPTIVA DR			HULLAR GORDON C TR	
3462100000060000	RS-2	120	16500 CAPTIVA DR			FARWELL STELLA EVANS	
3462100000140000	RS-2	120	16620 CAPTIVA DR		CAPTIVA	WINSHALL WALTER A	
3462100000190000	RS-2	120	16742 CAPTIVA DR			PETTUS G T	
3462100000230010	RS-2	120 16	798/802 CAPTIVA DR		CAPTIVA	MCGLYNN BURTON J	
3462100000280040	RS-2	120	16874 CAPTIVA DR			HUSSAMY INVESTMENTS INC	
034621010000A009A	RM-2	120	16163 CAPTIVA DR		CAPTIVA	RISHI PUNKAJ +	
		7.3					

034621010000B0010	RS-2	121	16201 CAPTIVA DR	CAPTIVA NELSON THOMAS E + SANDRA B
034621020000A0030	RS-2	121	16251 CAPTIVA DR	
				CAPTIVA PARSONS DOUGLAS T + MARY LYNN
034621020000A0110	RS-2	121	16357 CAPTIVA DR	CAPTIVA RICE MARY H TR + ETALS
034621020000A0120	RS-2	121	16369 CAPTIVA DR	CAPTIVA RICE MARY H TR + ETALS
034621020000B0050	RSC-2	120	16286 CAPTIVA DR	CAPTIVA CAMFERDAM HENRY JR + CHRISTINE
26452102000030200	C-1			
		100	11506 WIGHTMAN LN	CAPTIVA HAHN LARRY +
26452102000030300	TFC2	100	11521 LAIKA LN	CAPTIVA ODEHNAL IVANA
26452102000030400	TFC2	100	11547 LAIKA LN	CAPTIVA SIEFERT ERIC + VERA
26452102000040100				
	TFC2	100	11535 WIGHTMAN LN	CAPTIVA WOESSNER WARREN D TR
26452103000580000	RM-2	100	11411 OLD LODGE LN	CAPTIVA NELSON DAVID W +
26452103000590000	RM-2	100	11460 OLD LODGE LN	CAPTIVA SANSONE JOAN +
26452120000000000				
		400	7 BEACH HOMES	CAPTIVA AYRES FREDERIC M
26452120000000000		400	9 BEACH HOMES	CAPTIVA SQUADRON HOWARD M + ANNE S
26452120000000100		400	16 BEACH HOMES	CAPTIVA CAPISLE PROPERTIES INC
26452120000000100		400	18 BEACH HOMES	CAPTIVA BUCHER BRIAN C TR
26452120000000200		400	23 BEACH HOMES	CAPTIVA ORESMAN ENID J
35452100000050100	RPD	100	12 SEASCAPE CT	CAPTIVA BROUSTER THOMAS H SR + RUTH A
35452100000050100	RPD	100	14 SEASCAPE CT	CAPTIVA VINSON ROBERT K + MARY JANE TR
35452100000050200	RPD	100	21 URCHIN CT	CAPTIVA DISTELHORST CRAIG TIPTON
35452100000050200	RPD	100	23 URCHIN CT	CAPTIVA RYAN DANIEL E + ANN L
35452100000050300	RPD	100	30 URCHIN CT	CAPTIVA ZASHIN MARCIA G +
35452100000050300	RPD	100	32 URCHIN CT	CAPTIVA KRAMER RONALD E +
35452100000050300	RPD	100	37 SEA HIBISCUS CT	CAPTIVA LAIRD LINDA M+
35452100000050400				
	RPD	100	48 OSTER CT	CAPTIVA REID HELEN A TR 1/2 INT +
3545210000007009A	TFC2	100	11510 CHAPIN LN	CAPTIVA HAHN LARRY +
35452100000070100	RM-2	121	15161 CAPTIVA DR	CAPTIVA BORNHORST DAVID J + BARBARA A
35452100000070200				
	TFC2	100	11520 MURMOND LN	CAPTIVA BIERI ANDREAS TR
35452100000070300	TFC2	100	11525 MURMOND LN	CAPTIVA MURPHY CHARLES J +
3545210300007000B	C-1	100	15000 BINDER DR	CAPTIVA GODARD STEPHENIE TR
35452103000080000				
	TFC2	120	11555 WIGHTMAN LN	CAPTIVA GRIMES RICHARD + ALLISON
35452103000160000	C-1	100	11535 ANDY ROSSE LN	CAPTIVA FISCHER WILLIAM G + JANE C
35452103000210000	C-1	100	11525 ANDY ROSSE LN	CAPTIVA THROP STEVEN R + TERRY K
2462100000040040				
	RS-2	121	16551 CAPTIVA DR	CAPTIVA MAURER MICHAEL P +
2462100000050000	RS-2	121	16645 CAPTIVA DR	CAPTIVA MOODIE R M TR
2462100000070000	RS-2	121	16697 CAPTIVA DR	CAPTIVA RILEY WILLIAM + LAURA
2462100000100000	RS-2	121	16777 CAPTIVA DR	CAPTIVA BOATMAN KATHERYN M TR 50 % +
2462100000160000	RS-2	121	16861 CAPTIVA DR	CAPTIVA WOOD WILLIAM M + HELEN R
0246210000017007A	RSC2	121	16979 CAPTIVA DR	CAPTIVA CADMAN TIMOTHY + JEAN
2462100000080020	RS-2	121	16737 CAPTIVA DR	CAPTIVA BRYFOGLE KENNETH G + BARBARA M
2462100000170030	RS-2	121	16897 CAPTIVA DR	CAPTIVA CMC GROUP INC
034621020000B0150	RS-2	120	16406 CAPTIVA DR	CAPTIVA ROSNER JUNE
22452100000060100	RM-2	120	937 SS PLANTATION RD	CAPTIVA MCGLYNN PATRICIA J
22452100000060100	RM-2	120	933 SS PLANTATION RD	CAPTIVA SOUTH SEAS LLC
22452100000060100	RM-2	121	944 SS PLANTATION RD	CAPTIVA KOELMEL CARL F TR 50% INT +
22452101000000000	RM-2	120	1127 LONGIFOLIA CT	CAPTIVA PELLER JOSEPH A 94% +
22452101000000000	RM-2	120	1121 SCHEFFLERA CT	CAPTIVA LANDOR USA INC
26452100000030000		121	14845 CAPTIVA DR	CAPTIVA RAUSCHENBERG ROBERT TR
26452100000030000		121	14837 CAPTIVA DR	CAPTIVA RAUSCHENBERG ROBERT TR
26452100000050000	TFC2	121	14851 CAPTIVA DR	CAPTIVA ROYSTER JOHN D TR
26452102000030000	TFC2	100	11544 WIGHTMAN LN	CAPTIVA WINSLOW PAUL + CATHERINE
26452102000030500	TFC2	120	11559 LAIKA LN	CAPTIVA RAUSCHENBERG ROBERT TR
26452102000040000	TFC2	120	11551 WIGHTMAN LN	CAPTIVA GRIMES RICHARD + ALLISON
3462100000040000	RS-2	121	16435 CAPTIVA DR	CAPTIVA BAHN MANAGEMENT CO LLC
3462100000150000	RS-2	120	16632 CAPTIVA DR	CAPTIVA KAISER HENRY A + CAROLYN C
3462100000240010	RS-2	120	16828 CAPTIVA DR	CAPTIVA NOYES FRANK R
3462100000250000	RS-2	120	16838 CAPTIVA DR	CAPTIVA MADAKET INVESTMENT LIMITED
3462100000260000			16850 CAPTIVA DR	
	RS-2	120		CAPTIVA JONES WALTER B + JO ANNE P
3462100000270000	RSC-2	120	16862 CAPTIVA DR	CAPTIVA FREUND JOHN H + SUSAN W
034621010000A0080	RS-2	120	16151 CAPTIVA DR	CAPTIVA COCHLAN STEVEN J
034621010000A008A				
	RS-2	121	16155 CAPTIVA DR	CAPTIVA COCHLAN STEVEN J
034621010000A0090	RM-2	121	16177 CAPTIVA DR	CAPTIVA BRUNING CHARLES II 55% INT
034621010000B003A	RS-2	100	16217 CAPTIVA DR	CAPTIVA TOBIAS RANDALL L
034621020000A0010	RS-2	121	16237 CAPTIVA DR	CAPTIVA ROBERTS ROBY L + JENNIFER K
26452102000040000	TFC2	100	11549 WIGHTMAN LN	CAPTIVA GRIMES RICHARD + ALLISON
26452102000040000	TFC2	100	11547 WIGHTMAN LN	CAPTIVA CHRISTOFF SOO +
26452103000550000	RM-2	100	14981 BINDER DR	CAPTIVA RIGGS ELIZABETH PLUME
26452103000580000	RM-2	121	11401 OLD LODGE LN	CAPTIVA ORR JOHN J + PATRICIA J CO-TRS
26452103000780000	RM-2	100	14990 BINDER DR	CAPTIVA BAER JOSEPH W 1/2 INT +
26452104000010000	TFC2	120	14790 CAPTIVA DR	CAPTIVA BOYLE JAMES C+
	11.02			
264521200000000000		400	2 BEACH HOMES	CAPTIVA GASSER ROBERT C + BARBARA M
264521200000000000		400	5 BEACH HOMES	CAPTIVA LANDOR USA INC
26452120000000100		400	19 BEACH HOMES	CAPTIVA HOLLAND EUGENE P + JAYNE W
26452120000000200		400	20 BEACH HOMES	CAPTIVA JOHNSON MARK D + LAURA M E
35452100000050100	RPD	100	10 SUNSET CAPTIVA LN	CAPTIVA NOLLER KENNETH L + MARY C
35452100000050100	RPD	100	11 SUNSET CAPTIVA LN	CAPTIVA TOPKA THOMAS E + MARSHA L
35452100000050200	RPD	100	25 URCHIN CT	CAPTIVA CHIPMAN JOHN E + PATRICIA
35452100000050200	RPD	100	28 URCHIN CT	CAPTIVA HULLSTRUNG MARK W + ANTONIA
35452100000050400	RPD	100	42 OSTER CT	CAPTIVA KIRSCH MARK S + LUANN M
35452100000050400	RPD	100	43 OSTER CT	CAPTIVA PAOLELLA NEIL + ANITA
35452100000050500	RPD	100	58 SANDPIPER CT	CAPTIVA JENSEN JOHN R + GINA
35452100000050500	RPD	100	59 SANDPIPER CT	CAPTIVA BEARD LOUISE J
3545210000007015A	RM-2	121	15133 CAPTIVA DR	CAPTIVA KOSSACK REINHARD + ANNETTE
35452100000070300	TFC2	100	11540 GORE LN	CAPTIVA INTOCI GUY +
3545210000007033A	TFC2	100	11530 GORE LN	CAPTIVA BRACE ROBERT J + SHARON L
35452100000070300	TFC2	100	11515 CHAPIN LN	CAPTIVA MCCARTHY PAUL F
354521010000000000	TFC2	120	15150 WILES DR	CAPTIVA WFLP FAMILY LTD PARTNERSHIP
35452103000050000	C-1	100	15012 BINDER DR	CAPTIVA MARTIN LOLA S
3462100000280050	RS-2	120	16980 CAPTIVA DR	CAPTIVA DUNBAR WALLACE H JR
0346210000028005A		0	16990 CAPTIVA DR	CAPTIVA DUNBAR WALLACE H JR
D34621010000A0030	pc n			
	RS-2	120	16083 CAPTIVA DR	CAPTIVA O BRIEN JOAN E
034621010000A011Å	RS-2	121	16189 CAPTIVA DR	CAPTIVA FOOTE EDWARD T + ROBERTA F
034621010000A011B	RS-2	120	16183 CAPTIVA DR	CAPTIVA SUITS ELIZABETH H
034621020000A0080				
	RS-2	121	16321 CAPTIVA DR	CAPTIVA TURTLE RUN LLC
034621020000A0090	RS-2	121	16333 CAPTIVA DR	CAPTIVA RICE MARY H TR + ETALS
	11.5-2	12.1	.2200 9711 1111 1211	SALING GISE MOUTH IN TEINES

034621020000B0090	RS-2	120	16334 CAPTIVA DR		KAEMMER ARTHUR TR +
034621020000B0120	RS-2	120	16370 CAPTIVA DR	CAPTIVA	KAEMMER MARTHA H CO TR +
11462100000170100	C-1	121	17041 CAPTIVA DR	CAPTIVA	WILSON RODNEY M TR 50 % INT +
35452100000070300	TFC2	100	15200 CAPTIVA DR		JENSEN DAVID M
35452103000230000	C-1				PINK LESLIE A + JACQUELINE
		100	11521 ANDY ROSSE LN		
35452104000000100	TFC2	120	15891 CAPTIVA DR		NIXEL HOLDINGS LLC 33.33 % +
3545210400000019D	TFC2	120	15687 CAPTIVA DR		GALLOWAY SAM M JR TR +
2462100000040000	RS-2	121	16575 CAPTIVA DR	CAPTIVA	RIEGERT L JOHN +
2462100000040030	RS-2	121	16501 CAPTIVA DR	CAPTIVA	NEWLAND JOHN A + BETH A H/W
35452100000050300	RPD	100	39 OSTER CT	CAPTIVA	ENGELBRECHT ALEXANDRA L B L/E
35452111000000000	RPD	120	11550 PAIGE CT		GLOBAL INVESTORS LP
35452111000000000	RS-2	121	11530 PAIGE CT		KOTULA DONALD L + JUDY L
					BRUST ROBERT H + JUDITH A
35452111000000000	RS-2	121	11531 PAIGE CT		
35452103000170000		100	11533 ANDY ROSSE LN		LINN GORDON D + JUDITH A
264521230000A2010			2013 BEACH VILLAS		OBRIEN G PETER + PATRICIA A
034621020000B0020	RS-2	120 16	250/52 CAPTIVA DR	CAPTIVA	BUEHLER LAWRENCE D TR +
11462100000170000	RSC-2	120	17050 CAPTIVA DR	CAPTIVA	PEEL WILLIAM F + BARBARA K
11462100000170200	RSC2	120	17000 CAPTIVA DR	CAPTIVA	PARKER R GARY + KARMAN D
3545210400000017A	TFC2	120	15771 CAPTIVA DR	CAPTIVA	SARGENT CYNTHIA M
35452104000000100	TFC2	120	15843 CAPTIVA DR		WATKINS JANE M TR 12.5% +
35452103000200000					NOVACK KENNETH J TR +
	C1	100	11527 ANDY ROSSE LN		
35452103000410000	C-1	100	11516 ANDY ROSSE LN		CAPTIVA ISLAND VACATION
22452102000010000			901 MARINA VILLAS		PAYNE FRANCIS
22452102000020000			804 MARINA VILLAS	CAPTIVA	DAVIS CARL
22452102000020000			805 MARINA VILLAS	CAPTIVA	GAGNON KENNETH L + ROLANDE A
22452102000020000			806 MARINA VILLAS	CAPTIVA	SILIGMUELLER CINDA TR
22452102000040000			601 MARINA VILLAS		SILIGMUELLER DALE S TR
22452102000040000					SMITH RICHARD H + ARLENE M
			602 MARINA VILLAS		
22452102000040000			603 MARINA VILLAS		ACHILLES VIRGINIA GOODWILL
22452102000040000			604 MARINA VILLAS		ASSAAD WAFAA F TR
22452123000001600			1610 LANDS END VILLAGE	CAPTIVA	FARMER ELLIOTT E
22452123000001600			1612 LANDS END VILLAGE	CAPTIVA	HEARD LAWRENCE M + JACQUELINE
22452123000001600			1629 LANDS END VILLAGE		SLOVICH GENEVIE M
22452123000001600			1643 LANDS END VILLAGE		NANOVIC ROBERT
22452123000001600			1644 LANDS END VILLAGE		NANOVIC ROBERT S
22452123000001600			1659 LANDS END VILLAGE	CAPTIVA	BRUST ROBERT H + JUDITH A
22452123000001600			1660 LANDS END VILLAGE	CAPTIVA	WILDS DAVID M + HOLLY A
22452123000001600			1661 LANDS END VILLAGE	CAPTIVA	BAUMGARTEN ARTHUR RAND +
22452123000001600			1662 LANDS END VILLAGE		MATTHEWS PETER F +
22452126000001200			1252 SS PLANTATION RD		APPELBAUM SUSAN D TR
22452126000001200			1253 SS PLANTATION RD		SELVAAG OLE GUNNAR
22452126000001200			1254 SS PLANTATION RD	CAPTIVA	NELSON GRANT E * CAROL J
22452126000001200			1255 55 FLANTATION RD	CAPTIVA	CROSS RICHARD B + JOAN B H/W
264521100000200A0			11410 OLD LODGE LN	2A CAPTIVA	PETERSEN ELLEN M A
26452122000080030			1403 BEACH COTTAGES		MORTIMER CORP
264521220000B0040			1404 BEACH COTTAGES		MORTIMER CORP
264521220000B0050			1405 BEACH COTTAGES	CAPTIVA	TAYLOR THOMAS M TR
264521220000B0060			1406 BEACH COTTAGES	CAPTIVA	ROBERTO ROBERT R JR + LISA A
264521230000A1100			2010 BEACH VILLAS		SZUMIGATA JOHN E + DOROTHY A
264521230000A1110			2011 BEACH VILLAS		GERSTLE MARK R + DIANE L
		400			
35452103000220000	C-1	100	11523 ANDY ROSSE LN		CAPTIVA ISLAND VACATION
26452102000020100		100	11554 LAIKA LN		RAUSCHENBERG ROBERT M TR
3545210000007018A	TFC2	100	15155 WILES DR	CAPTIVA	ROMERSA HENRY + KATHY TR
E462100000120010	RS-2	121	16801 CAPTIVA DR	CAPTIVA	ASTER KAREL
35452103000240000	C-1	100	11519 ANDY ROSSE LN		CAPTIVA ISLAND VACATION
35452103000190000	C-1	100	11529 ANDY ROSSE LN		GINGERICH VIRGINIA R TR
					HINSCH DAVID R + JOETTE J
35452100000080000	TFC2	120	15351 CAPTIVA DR		2 TABLE - TABLE STATE AND A TABLE - TABLE - TABLE
3545210400000010C	TFC2	120	15879 CAPTIVA DR		WEINER ALEXANDRA W
26-45-21-21-0000E.0160			1416 BEACH COTTAGES	CAPTIVA	MORGAN JUSTIN R + PATRICE 30%+
264521300000C1070			4114 BAYSIDE VILLAS	CAPTIVA	CLEMENT ROBERTO + BARBARA +
264521300000C2080			4216 BAYSIDE VILLAS	CAPTIVA	FAIRFIELD L NICKERSON + GAIL P
264521300000C2090			4218 BAYSIDE VILLAS	CAPTIVA	STRUZZIERO JOAN A
264521230000B1060			2116 BEACH VILLAS		POTERASKE JOHN F JR + SHARON A
264521230000B2010			2121 BEACH VILLAS		KASKIW EUGENE H + JUDITH 1/2 +
264521260000C1060			2216 BEACH VILLAS		ADAMS NORMAN A + MARY J
264521260000C1070			2217 BEACH VILLAS		LAURIE CHARLES R JR 1/3 ETAL
264521260000C3070			2237 BEACH VILLAS	CAPTIVA	BALOTA R C + NANCY J
264521260000C3080			2238 BEACH VILLAS		BESANT WILSON J + BARBARA L
264521260000D1010			2311 BEACH VILLAS		CRESSMAN PETER T + DEBORAH P
264521260000D1020			2312 BEACH VILLAS		MCVEIGH JOHN N III
264521260000D2080			2328 BEACH VILLAS		FOSTER KELLY +
264521260000D3010			2331 BEACH VILLAS		SUMMER VALLEY PROPERTIES LLC
264521260000D3020			2332 BEACH VILLAS		M L RAY FAMILY LIMITED
264521260000D3030			2333 BEACH VILLAS	CAPTIVA	WREIOLE AUGUST L + MELVINA C
264521300000C2100			4220 BAYSIDE VILLAS	CAPTIVA	MCCARTHY PHILLIP D +
26452131000000000			11411 DICKEY LN		EBERLE MARGARET F TR
26452131000000000			11411 DICKEY LN		DICKINSON ANNE M
26452131000000000			11411 DICKEY LN		DAVIS DAVID O + AGNES T
354521050000200B0			15291 CAPTIVA DR		CHAPMAN JEFFERSON L/E
354521050000300B0			15291 CAPTIVA DR		WENDELL STEVEN + DEBORAH H/W +
354521060000300B0			15663 CAPTIVA DR		CAPTIVA PARTNERS
354521070000100A0			15411 CAPTIVA DR	A1 CAPTIVA	PVV OF CAPTIVA INC
354521070000600C0			15411 CAPTIVA DR	C6 CAPTIVA	CRIMMINS WILLIAM A + GAIL A
354521070000600D0			15411 CAPTIVA DR		WETZEL CARROLL R JR + BERTA
					CHASTAIN THOMAS G + CAROL L
354521070000700A0			15411 CAPTIVA DR		
354521080000A3020			15123 CAPTIVA DR		CANYON LAKE PROPERTIES LTD
264521270000A1080			3112 TENNIS VILLAS		PACE WILLIAM A + MAXINE H
264521270000A1100			3110 TENNIS VILLAS	CAPTIVA	SAHLI HOWARD D+
264521270000A3060			3134 TENNIS VILLAS		COLTON JUDITH Z
264521270000B5010			3224 TENNIS VILLAS		LAIPPLY RONALD E + EFTIHIA
264521270000B6070			3233 TENNIS VILLAS		STEWART C D + ANN BARBARA
264521270000B6080			3232 TENNIS VILLAS		LOCKYEAR JAMES +
264521270000B6090			3231 TENNIS VILLAS		WRIGHT MARTIN R + EILEEN K
26452127000086100			3230 TENNIS VILLAS	CAPTIVA	GIATRELIS JOHN + NANCY
				2	

264521280000E2040 264521280000E2050			2424 BEACH VILLAS			KINGSTON WILLIAM J JR
264521280000E2060			2425 BEACH VILLAS 2426 BEACH VILLAS			A SHAFFER FAMILY L P 1/2 + A MARKS ALFRED W + ANNE L
264521280000E2070			2427 BEACH VILLAS		CAPTIVA	HANLEY CHARLES S JR TR
264521290000F1030 264521290000F1050			2513 BEACH VILLAS 2515 BEACH VILLAS			A GULF COAST REALTY TRUST ETAL A WAETJEN JAMES R + LINDA F
264521290000F1060			2516 BEACH VILLAS			MORMILE RALPH P
264521290000F3050 264521290000F3070			2535 BEACH VILLAS		CAPTIVA	STEWART LESLIE T + KAREN L
264521290000G2040			2537 BEACH VILLAS 2624 BEACH VILLAS			A PLUMLEY ALLAN R JR + MARIE C A SCHUMAN KEVIN H + CAROL J
264521300000A1030			5106 BAYSIDE VILLAS		CAPTIVA	GIARDINA JOSEPH A + JANICE L
264521300000A1040 264521300000A1050			5108 BAYSIDE VILLAS 5110 BAYSIDE VILLAS			A SAHA SUSHIL K + SABITA R A RAABE JANET L
264521300000B1080			5116 BAYSIDE VILLAS			NEEL JOHN D + JEAN W
264521300000B1090 264521300000B1100			5118 BAYSIDE VILLAS 5120 BAYSIDE VILLAS			MERRILL WAYNE R + DONNA J CIRILLA ALFRED J + MARY B
26452102000020200	C-1	100	11520 LAIKA LN			POTTORF DARRYL
35452103000250000 3462111000000050	C-1 RS-2	100 120	11517 ANDY ROSSE LN			S + C ISLAND REALTY LLC
0246210000004005A	RS-2	121	11551 PAIGE CT 16623 CAPTIVA DR			NEST THOMAS M REDMOND THOMAS M + PATRICIA H
35452100000070400	TFC2	100	11515 MURMOND LN			IRION NANCY L
35452100000050300 35452103000420000	C-1	100	36 SEA HIBISCUS CT 11518 ANDY ROSSE LN			SHUM JACK + STARR THURMAN CONNIE R
22452123000001600		0.4	1606 LANDS END VILLAGE		CAPTIVA	ORR WAYNE F + DEBORAH P
22452123000001600 22452123000001600			1613 LANDS END VILLAGE 1615 LANDS END VILLAGE			COWLES HAROLD F + JEAN L BONAZZOLI ALFRED F
22452123000001600			1622 LANDS END VILLAGE			RUSK KATHY J
22452123000001600 22452123000001600			1624 LANDS END VILLAGE 1631 LANDS END VILLAGE			PAXTON JAMES F + PEGGY S
22452123000001600			1633 LANDS END VILLAGE			BUCHANAN STEVEN JAMES SAID-HANNA SAWSAN TR
22452123000001600 22452123000001600			1638 LANDS END VILLAGE			BROOKS ELIZABETH S
22452123000001600			1640 LANDS END VILLAGE 1642 LANDS END VILLAGE			HILLENBRAND M ROCH + HOKE CHARLES M
22452123000001600			1647 LANDS END VILLAGE		CAPTIVA	LAMOTTA JOSEPH M + GERALDINE C
22452123000001600 22452123000001600			1648 LANDS END VILLAGE 1656 LANDS END VILLAGE			MAY M LEBLANC HOLDINGS LTD MORSANI FAMILY PARTNERSHIP LTD
22452123000001600			1658 LANDS END VILLAGE		CAPTIVA	HOLTZ LAWRENCE C + CYNTHIA B
22452123000001600 22452126000001200			1667 LANDS END VILLAGE 1257 SS PLANTATION RD			PELLER JOSEPH A + CONSTANCE S GARLAND FLORENCE S
264521100000200C0			11410 OLD LODGE LN	2C	CAPTIVA	MASON JOHN T +
264521220000C0070 264521220000H0240			1407 BEACH COTTAGES 1424 BEACH COTTAGES			CLARK GERALD JOSEPH 1/2 INT + EASTON JEANETTE M
264521230000A1010			2001 BEACH VILLAS			KLEIN ERNEST V COTR +
264521230000A1030 264521230000A2020			2003 BEACH VILLAS			SAUNDERS DAVID O + JACQUELINE STEIN BERNADETTE B
264521230000A2040			2022 BEACH VILLAS 2016 BEACH VILLAS			VARSAM GEORGE F + LORI
264521230000B1030 264521230000B1050			2113 BEACH VILLAS			CHRISTO PAUL + PATRICIA RUTH
264521230000B2040			2115 BEACH VILLAS 2124 BEACH VILLAS			THOMPSON RICHARD H + AMY W NISCH KENNETH + ANNE
264521230000B2060			2126 BEACH VILLAS		CAPTIVA	MAJOR GLENN N +
264521260000C1020 264521260000C1040			2212 BEACH VILLAS 2214 BEACH VILLAS			LAURIE CHARLES R JR ETAL FLECKENSTEIN W O + JEAN H
264521260000C2030 264521260000C2050			2223 BEACH VILLAS		CAPTIVA	FULLER JOHN E + MARIAN T
264521260000C2050 264521260000C3040			2225 BEACH VILLAS 2234 BEACH VILLAS			ACRA WADI J + NANCY S TR EASTON RICHARD W + THERESE L S
264521260000C3060			2236 BEACH VILLAS		CAPTIVA	SUCHY DIANA + THEODORE J
264521260000D1050 264521260000D2060			2315 BEACH VILLAS 2326 BEACH VILLAS			HULLSTRUNG MARK W + ANTONIA S STEPHENSON G E JR + MARCIA
264521270000A2020			3128 TENNIS VILLAS		CAPTIVA	BIRK R F + DENISE E
264521270000A2040 264521270000A3010			3126 TENNIS VILLAS 3139 TENNIS VILLAS			ST CLAIR DAVID E + JACKIE LEEKLEY MARCIA B TR
264521270000A3030			3137 TENNIS VILLAS		CAPTIVA	MALLE CHRISTINE + GULLIAUME
264521270000A3080 264521270000A3100			3132 TENNIS VILLAS 3130 TENNIS VILLAS			GERSTLE MARK R + DIANE L PULLO JUSTINE +
264521270000B4070			3213 TENNIS VILLAS		CAPTIVA	SEPE WILLIAM R + PATRICIA A
264521270000B4090 264521270000B5060			3211 TENNIS VILLAS 3229 TENNIS VILLAS			GERSTLE MARK 1/10 INT ETAL BLINKOFF MICHAEL M 2/5INT +
264521270000B5080			3222 TENNIS VILLAS		CAPTIVA	SCHRAMM MARGARET R +
264521280000E2030 264521280000E2080			2423 BEACH VILLAS		CAPTIVA	BELL KAREN L
264521280000E2080 264521290000F1080			2428 BEACH VILLAS 2518 BEACH VILLAS			WEISS MANUEL + KAREN ALLISON JAMES C +
264521290000F2070			2527 BEACH VILLAS		CAPTIVA	HARRIS CANDACE L TR
264521290000F3010 264521290000F3080			2531 BEACH VILLAS 2538 BEACH VILLAS			PAONESSA THOMAS JR + CAROL L CUCCARO BEATRICE +
264521290000G1020			2612 BEACH VILLAS		CAPTIVA	LEE J K T + CHRISTINA T TR
264521290000G2010 264521290000G2030			2621 BEACH VILLAS 2623 BEACH VILLAS			CAPTIVA ISLAND LC BAZANT ZDENEK P TR +
264521290000G2080			2628 BEACH VILLAS		CAPTIVA	STRONG FRANK P JR + BARBARA B
264521290000G3020 264521290000G3040			2632 BEACH VILLAS 2634 BEACH VILLAS			IVAN PAUL S + ROBERTA J SMITH PAULA H
264521300000A1010			5102 BAYSIDE VILLAS			ABRAMS NANCY K TR
264521300000A2020 264521300000A2040			5204 BAYSIDE VILLAS		CAPTIVA	VAN VOORHIS PEGGY J TR
264521300000A2040 264521300000A3050			5208 BAYSIDE VILLAS 5309 BAYSIDE VILLAS	10		BERRIAN THOMAS G KAKISH WILLIAM R + KIMS
264521300000B1210			5142 BAYSIDE VILLAS		CAPTIVA	LAURIE CHARLES R JR 1/3
264521300000B2120 264521300000B2140			5224 BAYSIDE VILLAS 5228 BAYSIDE VILLAS			GOLS A GEORGE + CORINNE TR WITHEROW RICHARD I + CHERYL A
264521300000B2210			5242 BAYSIDE VILLAS		CAPTIVA	SOSTHEIM JUNE A
264521300000B3070 264521300000B3140			5313 BAYSIDE VILLAS 5327 BAYSIDE VILLAS			HELLINGS BRIAN ALIOL + ANN VARGAS FERNANDO + SLYVIA L
264521300000B3160			5331 BAYSIDE VILLAS		CAPTIVA	HELLINGS BRIAN A + ANN
264521300000C1010 264521300000C1030			4102 BAYSIDE VILLAS 4106 BAYSIDE VILLAS			TEDESCO MATTHEW C + CONSTANCE DUNTON JAKE + NORMA
264521300000C1100			4120 BAYSIDE VILLAS			SAUNDERS D O + JACQUELINE R

264521300000C2070	ALL BUSINESSES	ATERIA TALLES ATERIAS DE LA CONTRACTOR D
264521300000C3040	4214 BAYSIDE VILLAS	CAPTIVA WALTS ALAN E + ELISA F
	4307 BAYSIDE VILLAS	B CAPTIVA GLOWACKI F W + MARGARET M
26452131000000000	11411 DICKEY LN	7 CAPTIVA DAVIS DAVID O + AGNES T
354521050000100A0	15221 CAPTIVA DR	CAPTIVA LORD MARGOT H
354521050000400B0	15221 CAPTIVA DR	CAPTIVA ADAMS SARA K TR
354521050000500B0	15221 CAPTIVA DR	
35452109000001000		CAPTIVA CHILDERS WENDY U
	11532 ANDY ROSSE LN	101 CAPTIVA JUNGLE DRUMS
264521270000A1030	3117 TENNIS VILLAS	CAPTIVA BOCCABELLA LOUIS D JR + JOELLE
22452102000010000	903 MARINA VILLAS	CAPTIVA PINCELLI NANCY R TR
22452102000010000	905 MARINA VILLAS	CAPTIVA WILLIAMSON CY M + ANNIE M
22452102000010000	910 MARINA VILLAS	CAPTIVA ANGELL EDWARD S + BETTY A
22452102000020000		
22452102000020000	802 MARINA VILLAS	CAPTIVA RYAN MARGARET M 50% TR +
	809 MARINA VILLAS	CAPTIVA WILLIAMS PATRICIA L
22452102000030000	701 MARINA VILLAS	CAPTIVA SMITH REBECCA R
22452102000030000	708 MARINA VILLAS	CAPTIVA CARPENTER ROBERT M + JANE F
22452102000030000	710 MARINA VILLAS	CAPTIVA HOPSON JAMES W + JULIE A
22452102000040000	607 MARINA VILLAS	CAPTIVA MCDONALD LEO S + ANN EVE
22452123000001600		
	1605 LANDS END VILLAGE	CAPTIVA POLLARD JUDITH W TR +
264521300000B1110	5122 BAYSIDE VILLAS	CAPTIVA GASSER ROBERT C + BARBARA M
264521300000B2080	5216 BAYSIDE VILLAS	CAPTIVA LA GUARDIA THOMAS S + VIRGINIA
264521300000B2100	5220 BAYSIDE VILLAS	CAPTIVA SAVANI GEORGE R JR + PATRICIA
264521300000B2110	5222 BAYSIDE VILLAS	CAPTIVA MOTT ELEANORA I
264521300000B3100	5319 BAYSIDE VILLAS	20 CAPTIVA 5319 BAYSIDE VILLAS LLC
264521300000B3110		
264521300000B3120	5321 BAYSIDE VILLAS	22 CAPTIVA HUNEKE DENNIS + DONNA
	5323 BAYSIDE VILLAS	24 CAPTIVA BEDFORD BRUCE P + ANN LOGAN
264521300000C1040	4108 BAYSIDE VILLAS	CAPTIVA ZACCARDI PETER E + MARYANN
22452123000001600	1614 LANDS END VILLAGE	CAPTIVA WEST THOMAS M
22452123000001600	1616 LANDS END VILLAGE	CAPTIVA TRELEX R E CORPORATION
22452123000001600	1623 LANDS END VILLAGE	
22452123000001600		CAPTIVA NESKEY SHARON D.TR
	1625 LANDS END VILLAGE	CAPTIVA LEE CHARLES V +
22452123000001600	1630 LANDS END VILLAGE	CAPTIVA SETTON ROBERT C + MINDY S
22452123000001600	1632 LANDS END VILLAGE	CAPTIVA KANTER ALLEN L + VALENTINA
22452123000001600	1641 LANDS END VILLAGE	CAPTIVA SCHELLE WAYNE N 1/2 TR +
22452123000001600	1650 LANDS END VILLAGE	
22452123000001600		CAPTIVA DONOVAN MARY E + S THOMAS TR
	1666 LANDS END VILLAGE	CAPTIVA LANGBO ARNOLD G + MARTHA M
22452126000001200	1251 SS PLANTATION RD	CAPTIVA LEVINSON RICHARD D + PATRICA B
22452126000001200	1256 SS PLANTATION RD	CAPTIVA BUCK STUART D 1/2 INT TR+
264521100000100A0	11400 OLD LODGE LN	1A CAPTIVA BEGGS JOHN
264521210000D0110	1411 BEACH COTTAGES	CAPTIVA ARTHUR MARY ANN TR
264521210000F0180		
264521220000C0100	1418 BEACH COTTAGES	CAPTIVA THRELKEL JAMES B TR
	1410 BEACH COTTAGES	CAPTIVA KARR GEORGE W JR + BARBARA M
264521230000A2090	2029 BEACH VILLAS	CAPTIVA SCHUBEL RONALD L→ DEBORAH H
264621230000A1023	2002 DENGTI VICEAS	CAPTIVA GROSS NICHARD B
264521230000A2030	2023 BEACH VILLAS	CAPTIVA LEWIS KIRK CHASE
264521230000A2050	2025 BEACH VILLAS	
264521230000B1020		CAPTIVA DUGAN ROBERT C +
	2112 BEACH VILLAS	CAPTIVA MUELLER ROGER C + BARBARA R
264521230000B1040	2114 BEACH VILLAS	CAPTIVA MC LEOD A G W + DORIS S
264521230000B2030	2123 BEACH VILLAS	CAPTIVA RICH SALLIE R TR
264521230000B2050	2125 BEACH VILLAS	CAPTIVA HOCHHAUSER GUNTHER C + ANNE C
264521260000C1050	2215 BEACH VILLAS	CAPTIVA YOGEL LOUIS R + SHEILA M
264521260000C2040		
264521260000D2030	2224 BEACH VILLAS	CAPTIVA POPE LAWRENCE E
	2323 BEACH VILLAS	CAPTIVA DALENSTAM JAN-ANDERS TR +
264521260000D3040	2334 BEACH VILLAS	CAPTIVA BUKOWSKI THOMAS + JOYCE
284521270000A1040	3116 TENNIS VILLAS	CAPTIVA MURRAY JAMES L
264521270000A2010	3129 TENNIS VILLAS	CAPTIVA CONROY MARTIN + JOAN
264521270000A2030	3127 TENNIS VILLAS	CAPTIVA DAVIDSON DEKKERS L + BARBARA S
264521270000A2100	3120 TENNIS VILLAS	
264521270000A3020		CAPTIVA MARTIN DAVID J + K KELLY
	3138 TENNIS VILLAS	CAPTIVA KIM MARTHE G
264521270000A3090	3131 TENNIS VILLAS	CAPTIVA JACKSON JOHN K II TR
264521270000B4010	3214 TENNIS VILLAS	CAPTIVA GROSS RICHARD B
264521270000B4060	3219 TENNIS VILLAS	CAPTIVA JAMES J DOUGLAS + JEAN B
264521270000B4080	3212 TENNIS VILLAS	CAPTIVA ROHN MADELAINE B TR
264521270000B4100		
264521270000B4100 264521270000B5050	3210 TENNIS VILLAS	CAPTIVA KELLY MICHAEL F +
	3228 TENNIS VILLAS	CAPTIVA BROUSTER T H + RUTH A 1/2 J/T
264521270000B5070	3223 TENNIS VILLAS	CAPTIVA CONNOLLY TOM H + PAMELA H
264521270000B6040	3237 TENNIS VILLAS	CAPTIVA LARESCA LEONARD T + LYNN C
264521270000B6060	3239 TENNIS VILLAS	CAPTIVA DERIDDER JOHAN +
264521280000E1010	2411 BEACH VILLAS	
264521280000E1030		CAPTIVA KREUTZJANS WILLIAM A
	2413 BEACH VILLAS	CAPTIVA URSINI ANATOLIJ + BRENDA E
264521280000E2020	2422 BEACH VILLAS	CAPTIVA PIE PIERRE B II + SUSAN S
264521290000F1070	2517 BEACH VILLAS	CAPTIVA SCHMITZ RICHARD D + HELEN D
264521290000F2010	2521 BEACH VILLAS	CAPTIVA KELLY CHARLES A
264521290000F2080		
264521290000F3020	2528 BEACH VILLAS	CAPTIVA BOWDEN CHARLES V + BERNA +
	2532 BEACH VILLAS	CAPTIVA CASEY JEANNE S
264521290000G1010	2611 BEACH VILLAS	CAPTIVA FITZGIBBON EDWARD G + VALERIE
264521290000G1030	2613 BEACH VILLAS	CAPTIVA RUIZ FABIAN P + ALICE FLUKMAN
264521290000G1080	2618 BEACH VILLAS	CAPTIVA MARTINDALE DAVID L + JEANETTE
264521290000G2020	2622 BEACH VILLAS	
264521290000G3010		CAPTIVA FAYTIS STEPHEN L + MARY E
	2631 BEACH VILLAS	CAPTIVA HENRY GREGORY L + MARGENE A
264521290000G3030	2633 BEACH VILLAS	CAPTIVA LANDUYT WILLIAM M + JUDITH K
264521300000A1020	5104 BAYSIDE VILLAS	CAPTIVA WILLIAMS VREELAND + JANET
264521300000A3060	5311 BAYSIDE VILLAS	12 CAPTIVA SCHARLAU EDWIN + CAROL
264521300000B1150		
	5130 BAYSIDE VILLAS	CAPTIVA LAURIE CHARLES R JR ETAL 1/3
264521300000B1200	5140 BAYSIDE VILLAS	CAPTIVA JENKINS MARIANNE TR
264521300000B2130	5226 BAYSIDE VILLAS	CAPTIVA PAZ-SOLDAN MARCELA R
264521300000B2220	5244 BAYSIDE VILLAS	CAPTIVA DAMON KATHRYN C
264521300000B3130	5325 BAYSIDE VILLAS	26 CAPTIVA YEAGER FRED + DORIS A TR 1/3
264521300000B3150		
	5329 BAYSIDE VILLAS	30 CAPTIVA METZGER CHRISTOPHER J +
264521300000B3220	5343 BAYSIDE VILLAS	44 CAPTIVA FRETTE JOHN E + MARGARET R
264521300000C1020	4104 BAYSIDE VILLAS	CAPTIVA WACYK RICHARD J + EUGENIA E
264521230000A1120	2012 BEACH VILLAS	CAPTIVA DUNNE MICHAEL W + JULIA M
264521230000A1070	2007 BEACH VILLAS	CAPTIVA BARTOK PETER J + COLLEEN J
264521230000A1080		
22452102000010000	2008 BEACH VILLAS	CAPTIVA VAN RIPER DANIEL S + KATHARINE
	904 MARINA VILLAS	CAPTIVA DELIA DOMENICK + DEE
EE 10E 1020000 10000	DOS MICHINA VILLAG	CAPTIVA DELIA DOMENICA + DEE

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22452102000020000
                                                                         803 MARINA VILLAS
                                                                                                                     CAPTIVA JOHN K LARK COMPANY LLC
  22452102000040000
                                                                         608 MARINA VILLAS
                                                                                                                 CAPTIVA SUMMA SHARON A
24 CAPTIVA MORGAN JOHN W 4/20 INT
  264521300000C3120
                                                                        4323 BAYSIDE VILLAS
  26452131000000000
354521050000400A0
                                                                       11411 DICKEY LN
                                                                                                                  8 CAPTIVA DAVIS AGNES T + DAVID O
                                                                      15221 CAPTIVA DR
15221 CAPTIVA DR
                                                                                                                     CAPTIVA SCHAFFNER WILLIAM +
CAPTIVA HANNA MICHAEL A + ELIZABETH A
  354521050000500A0
                                                                      15651 CAPTIVA DR
15661 CAPTIVA DR
                                                                                                                     CAPTIVA BARTON MARGARET D TRUST
CAPTIVA FOX ROBERT C + JEAN C
  354521060000200A0
  354521060000300A0
  22452123000001600 26452100000012000
                                                                        1607 LANDS END VILLAGE
                                                                                                                      CAPTIVA
                                                                                                                                 1607 LANDS END LLC
                                      RM-2
                                                          300 2800-5640 SS PLANTATION RD
906 MARINA VILLAS
                                                                                                                     CAPTIVA MERISTAR SS PLANTATION CO LLC
CAPTIVA STEVELMAN HAROLD B + BARBARA R
  22452102000010000
  22452102000030000
                                                                         702 MARINA VILLAS
703 MARINA VILLAS
                                                                                                                     CAPTIVA MIRANDA JAMES + DONNA
CAPTIVA NORDEN PETER C + RHONDA P
  22452102000030000
                                                                                                                     CAPTIVA FINLEY WILLIAM M + SUSAN J
CAPTIVA FINLEY WILLIAM M + SUSAN J
  22452102000030000
                                                                         704 MARINA VILLAS
  22452102000030000
                                                                         705 MARINA VILLAS
609 MARINA VILLAS
  22452102000040000
                                                                                                                     CAPTIVA S & S COLONY ASSOCIATES
  22452102000040000
                                                                        610 MARINA VILLAS
1601 LANDS END VILLAGE
                                                                                                                     CAPTIVA FITZPATRICK JOHN H + JANE P
CAPTIVA LIESER GEORGE F
  22452123000001600
  22452123000001600
                                                                        1603 LANDS END VILLAGE
                                                                                                                     CAPTIVA NYGAARD DIANE A TR
  22452123000001600
                                                                        1604 LANDS END VILLAGE
                                                                                                                     CAPTIVA SCHLOSSMAN JOHN + SHIRLEY
 354521060000100B0
354521060000200B0
                                                                      15643 CAPTIVA DR
                                                                                                                     CAPTIVA GOODMAN JILL +
                                                                      15653 CAPTIVA DR
15411 CAPTIVA DR
                                                                                                                     CAPTIVA OCHSNER PETER B TR
CAPTIVA CASHERO FIDELL A JR TR
  354521070000300A0
                                                                                                                     CAPTIVA SMITH JAMES D + TONI R
CAPTIVA BLACK SANDRA A
SANIBEL MILLER HAROLD E + SHIRLEY R
  35452107000050000
                                                                       15411 CAPTIVA DR
  354521070000600B0
                                                                      15411 CAPTIVA DR
15563 CAPTIVA DR
 354521100000200D0
264521270000B4050
                                                                       3218 TENNIS VILLAS
3221 TENNIS VILLAS
                                                                                                                     CAPTIVA MATHEWS PATRICIA
CAPTIVA WELENCE CRAIG S + SARAH V
  264521270000B5090
 264521270000B5100
264521270000B6010
                                                                        3220 TENNIS VILLAS
                                                                                                                     CAPTIVA TRAGONE PETER R + ELSA L
                                                                       3234 TENNIS VILLAS
                                                                                                                     CAPTIVA FROEHLE THOMAS C + SARA J
 264521280000E1050
264521280000E1060
                                                                        2415 BEACH VILLAS
                                                                                                                     CAPTIVA BALTUS VERNON F
                                                                       2416 BEACH VILLAS
1619 LANDS END VILLAGE
                                                                                                                     CAPTIVA SLOUS LAURENCE + JOYCE
CAPTIVA THACKERAY JONATHAN E 1/2 +
  22452123000001600
  22452123000001600
                                                                        1620 LANDS END VILLAGE
                                                                                                                     CAPTIVA BRIGGS MALCOLM N + REBECCA N
  22452123000001600
                                                                       1634 LANDS END VILLAGE
1635 LANDS END VILLAGE
                                                                                                                     CAPTIVA BARBEE GEORGE E L + MOLLY J
CAPTIVA RYLE ALAN G + LYNN E
  22452123000001600
  22452123000001600
                                                                        1651 LANDS END VILLAGE
1652 LANDS END VILLAGE
                                                                                                                     CAPTIVA LAUDENBACH KENNETH + ROCHELLE
CAPTIVA RINKER DAVID B + LEIGHAN
  22452123000001600
 22452123000001600
22452123000001600
                                                                        1653 LANDS END VILLAGE
                                                                                                                     CAPTIVA MCCARTHY WILLIAM E + ANN TR
                                                                        1668 LANDS END VILLAGE
                                                                                                                     CAPTIVA FADNER KENNETH + PAMELA
26-45-21-21-0000D.0120
26-45-21-21-0000E.0130
                                                                        1412 BEACH COTTAGES
                                                                                                                     CAPTIVA LLOYD CAROL H
                                                                       1413 BEACH COTTAGES
1414 BEACH COTTAGES
                                                                                                                     CAPTIVA MCART ROGER W + SANDRA L
CAPTIVA TUDHOPE DOUGLAS I
26-45-21-21-0000E.0140
26-45-21-21-0000E.0150
264521220000G0200
                                                                        1415 BEACH COTTAGES
                                                                                                                     CAPTIVA PARDEE MARGARET E TR
                                                                        1420 BEACH COTTAGES
                                                                                                                     CAPTIVA HANLON EDWARD E
CAPTIVA DERRIDINGER PAUL + WILLAMAE +
 264521220000G0210
                                                                        1421 BEACH COTTAGES
                                                                                                                     CAPTIVA DRISSELL NORMAN E TR 2/10 INT+
CAPTIVA CLARK CORA A
CAPTIVA ALEXANDER MARJORIE A
 264521220000G0220
                                                                       1422 BEACH COTTAGES
1423 BEACH COTTAGES
  264521220000H0230
 264521240000A0010
264521240000A0020
                                                                        1401 BEACH COTTAGES
                                                                       1402 BEACH COTTAGES
                                                                                                                     CAPTIVA DOLL A ROBERT + MARY STANTON W
CAPTIVA RELYEA CHRISTOPHER M + SARAH P
  264521230000A2080
                                                                       2028 BEACH VILLAS
                                                                       2127 BEACH VILLAS
2211 BEACH VILLAS
                                                                                                                     CAPTIVA TSITSERA CONSTANTINE T+LITSA D
CAPTIVA ROSSI LOUIS P
 264521230000B2070
  264521260000C1010
                                                                       2227 BEACH VILLAS
2228 BEACH VILLAS
 264521260000C2070
                                                                                                                     CAPTIVA LAURIE CHARLES R 1/3 ETAL
 264521260000C2080
                                                                                                                     CAPTIVA HARRIS BENNETT L
CAPTIVA BETHEA JAMES S III
 264521260000C3010
                                                                       2231 BEACH VILLAS
 264521280000F1070
                                                                       2417 BEACH VILLAS
2434 BEACH VILLAS
                                                                                                                     CAPTIVA BAHN MICHAEL M +MARY C
 264521280000E3040
                                                                                                                     CAPTIVA SCHUVER MARK T +
 264521280000E3050
264521280000E3060
                                                                       2435 BEACH VILLAS
                                                                                                                     CAPTIVA YOUNG ROBERT H + TERRY B TR
                                                                                                                     CAPTIVA MCCABE JOHN + SUSAN
CAPTIVA LAKE CAROLE A TR
                                                                       2436 BEACH VILLAS
  264521280000E3070
                                                                       2437 BEACH VILLAS
                                                                       2438 BEACH VILLAS
2524 BEACH VILLAS
                                                                                                                     CAPTIVA CRAM BARCLAY M + JUNE E TR
CAPTIVA MCCURDY G G + KATHERINE B
CAPTIVA STEINER ERIC A + LINDA
 264521280000F3080
  264521290000F2040
 264521290000F2060
264521290000G1070
                                                                       2526 BEACH VILLAS
                                                                       2617 BEACH VILLAS
2635 BEACH VILLAS
                                                                                                                    CAPTIVA BLACK SANDRA A
CAPTIVA PICKELS ROBERT F
 264521290000G3050
                                                                       2636 BEACH VILLAS
5210 BAYSIDE VILLAS
                                                                                                                    CAPTIVA COPELAND LOIS J TR
CAPTIVA SMART JANICE L TR
 264521290000G3060
 264521300000A2050
 264521300000A2060
264521300000A3010
                                                                       5212 BAYSIDE VILLAS
                                                                                                                     CAPTIVA LEGE DOMINIC J + MARY J
                                                                       5301 BAYSIDE VILLAS
                                                                                                                  2 CAPTIVA GUY CHRISTINE L
4 CAPTIVA MARTIN ROBERT G
 264521300000A3020
                                                                       5303 BAYSIDE VILLAS
                                                                       5132 BAYSIDE VILLAS
5134 BAYSIDE VILLAS
                                                                                                                    CAPTIVA COOLEY PHYLLIS J
CAPTIVA KEMMERER CAROLINE K
 264521300000B1160
 264521300000B1170
 264521300000B1180
264521300000B1190
                                                                       5136 BAYSIDE VILLAS
                                                                                                                     CAPTIVA BOYNTON JACQUELINE D'TR
                                                                       5138 BAYSIDE VILLAS
                                                                                                                    CAPTIVA MENDEZ PEDRO E + LOURDES I
CAPTIVA BOWDEN CHARLES V 1/3 +
 264521300000B2170
                                                                       5234 BAYSIDE VILLAS
 264521300000B2190
                                                                       5238 BAYSIDE VILLAS
5240 BAYSIDE VILLAS
                                                                                                                    CAPTIVA WENDELKEN THOMAS A SR + M L
CAPTIVA RICHMOND HELEN M CO TR +
 264521300000B2200
 264521300000B3200
264521300000B3210
                                                                       5339 BAYSIDE VILLAS
                                                                                                                 40 CAPTIVA HELLINGS BRIAN A + ANN
                                                                       5341 BAYSIDE VILLAS
                                                                                                                42 CAPTIVA LYNCH PATRICIA +
CAPTIVA BOLTZ FREDERICK J +
 264521300000C1120
                                                                       4124 BAYSIDE VILLAS
                                                                       4202 BAYSIDE VILLAS
4309 BAYSIDE VILLAS
                                                                                                                 CAPTIVA ADAMS ANTHONY J + ELLEN E +
10 CAPTIVA ZOUTENDAM GARY L + JANICE L
 264521300000C2010
 264521300000C3050
264521300000C3060
264521300000C3070
                                                                       4311 BAYSIDE VILLAS
                                                                                                                 12 CAPTIVA SOUKUP JOSEPH TR
                                                                      4313 BAYSIDE VILLAS
11411 DICKEY LN
                                                                                                                14 CAPTIVA VANJURA JOSEPH J + LAURA L
9 CAPTIVA DAVIS DAVID O + AGNES T
 26452131000000000
                                                                      15411 CAPTIVA DR
15411 CAPTIVA DR
 354521070000300R0
                                                                                                                    CAPTIVA TECKLENBURG MARY LOUISE
 354521070000400A0
                                                                                                                    CAPTIVA CONROY MARTIN F + JOAN T
CAPTIVA CHRISTOPHER JUDITH A
 354521080000A1010
                                                                      15123 CAPTIVA DR
 354521080000A1020
                                                                      15123 CAPTIVA DR
15123 CAPTIVA DR
                                                                                                               102 CAPTIVA SHERLOCK S BARRY + SUSAN M
103 CAPTIVA COX TOWNSEND ANN L TR
 354521080000A1030
 354521080000A1040
                                                                      15123 CAPTIVA DR
                                                                                                                    CAPTIVA MARKLE THOMAS W
 354521070000100B0
                                                                                                                    CAPTIVA MCDERMOTT THOMAS J + ELIZABETH CAPTIVA WRIGHT LAURA
                                                                      15411 CAPTIVA DR
 354521070000200B0
                                                                      15411 CAPTIVA DR
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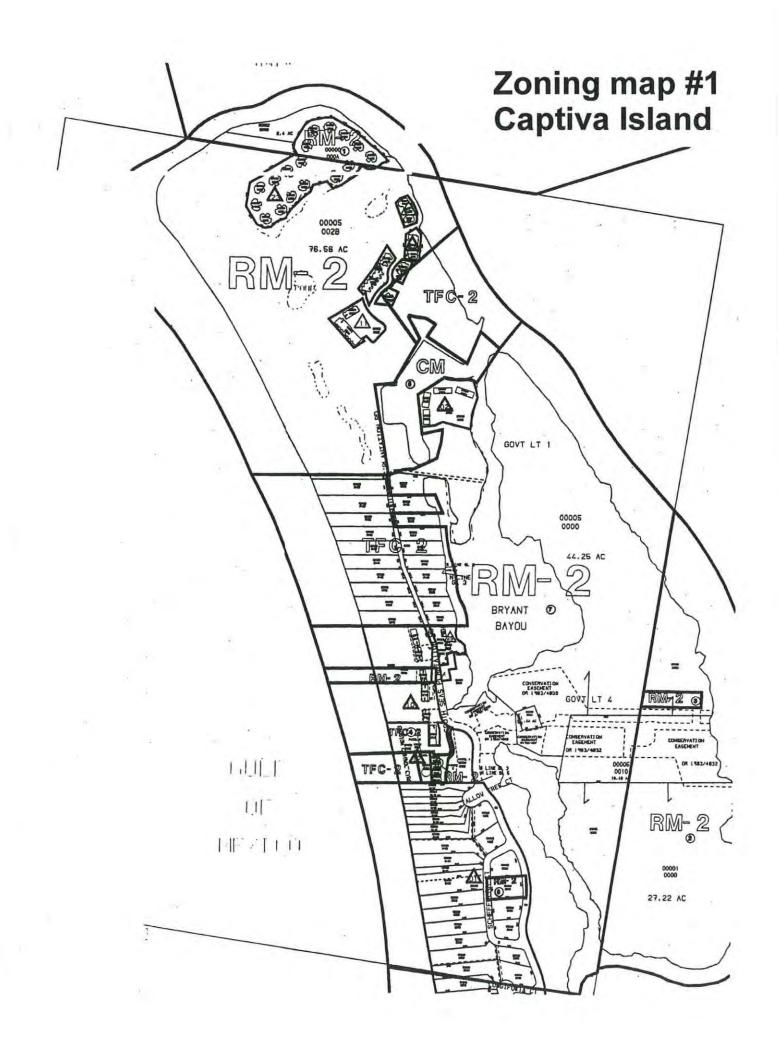
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				CAPTIVA DR	C5		KIMIN INC
354521070000600A0			15411	CAPTIVA DR	A6		BOOTH HOWARD D + LUANNE R
354521070000800B0			15411	CAPTIVA DR	B8	CAPTIVA	CAYANNI JEAN L + PATRICIA M
354521080000A2030			15123	CAPTIVA DR	203	CAPTIVA	WEISINGER SHERYL A TR +
354521080000A3010			15123	CAPTIVA DR			MORE GEORGE A + SALLY A
35452109000001000				ANDY ROSSE LN			NEUMAN KATE
224521100000000000		900		SS PLANTATION RD	104		
							PLANTATION BEACH CLUB
26452102000020300	1.275	1000		CAPTIVA DR			RAUSCHENBERG ROBERT TR
35452103000030000	C-1	1000	11495	ANDY ROSSE LN		CAPTIVA	MCCARTHYS MARINA INC
354521120000D0000			15067	CAPTIVA DR	4	CAPTIVA	OBRIEN JOSEPH D JR
354521120000				CAPTIVA DR			WILDMAN DONALD C
264521260000D1070				BEACH VILLAS	-		FOSTER RICHARD W +
264521260000D1080							
				BEACH VILLAS			RYAN KENNETH E + MAUREEN E
264521260000D2010				BEACH VILLAS		CAPTIVA	THOMAS RICHARD H + JEAN W +
264521260000D2020			2322	BEACH VILLAS		CAPTIVA	BOY'S MOOSE LIMITED COMPANY
264521260000D3080			2338	BEACH VILLAS		CAPTIVA	KATSAROS DENISE S
264521270000A1010			3119	TENNIS VILLAS		CAPTIVA	BANK MICHAEL S +
264521270000A1020				TENNIS VILLAS			TODD DEBBIE SPENCER
264521270000A2070							
				TENNIS VILLAS			TOMARO ANTHONY JOHN +
264521270000A2090			3121	TENNIS VILLAS		CAPTIVA	PISTORIO FRANCIS T
264521270000B4020			3215	TENNIS VILLAS		CAPTIVA	LOSE JAMES IV + ELLEN
26452102000020200	TFC2	800	11526	LAIKA LN		CAPTIVA	CAPTIVA EQUITIES LLC 1/2 +
35452100000070000	RM-2	821		CAPTIVA DR			WENINGER HOWARD L + PATRICIA A
264521300000C1090	4100	-		BAYSIDE VILLAS			
264521300000C1110							FEHRENBACH THOMAS +
				BAYSIDE VILLAS			NIEDERMAYR PAUL E
264521300000C2040			4208	BAYSIDE VILLAS			MANCE M PATSY
264521300000C2060			4212	BAYSIDE VILLAS		CAPTIVA	MARRA JAMES L + MARY ELLA
264521300000C3010			4301	BAYSIDE VILLAS	2		WAGGONER HARRY J + NANCY M
264521300000C3100				BAYSIDE VILLAS			LUPI ROBERT S + KRISTINE S
26452102000030100	TFC2	800			20		
		800		WIGHTMAN LN			SALEEBY ELI R + CHERIE L
3545210000007001A	RM-2	800	15180	WILES DR		CAPTIVA	JENSEN BETTY J TR
26452102000030400	TFC2	800	11525	LAIKA LN		CAPTIVA	MANDELBAUM ISIDORE
35452100000070200	TFC2	800	11540	CHAPIN LN		CAPTIVA	BATES JOHN F + MARY E
26452100000120000	CS-1			CAPTIVA DR			COURTNEY ENTERPRISES INC
22452100000060000			14010/12				
	RM-2	1700	7444	SS PLANTATION RD			PLANTATION DEVELOPMENT LTD
354521100000100A0				CAPTIVA DR		CAPTIVA	TENTLER LYNN A TR +
354521100000100B0				CAPTIVA DR		CAPTIVA	KING JEROME L 1/2 +
354521100000200C0			15561	CAPTIVA DR		CAPTIVA	PERLIN ALBERT B JR + JOAN K
354521120000C0000				CAPTIVA DR	3		JOHN DALE LLC
35452103000260000	C-1	1000		ANDY ROSSE LN			
							CAPTIVA ISLAND VACATION
35452103000270000	C-1	1000		ANDY ROSSE LN			STILWELL MANAGEMENT LLC
2245210000005002B	RM-2	3900	1200	SS PLANTATION RD		CAPTIVA	MERISTAR SS PLANTATION CO LLC
35452100000040000	RPC	3900	15107	CAPTIVA DR		CAPTIVA	JENSEN BETTY J TR
26452101000030000	C-1	1200	14808	CAPTIVA DR			BELL WILLIAM A + VICKY E
35452104000000000	TFC2	7700		CAPTIVA DR			CAPTIVA ISLAND YACHT CLUB
35452100000061000			15505				
	TFC2	100		ACCESS UNDETERMINED			CAPTIVA CIVIC ASSOC INC
2645210100003002B		9400		RIGHT OF WAY		CAPTIVA	BORREGAARD SHIRLEY
26452100000110000	C-1	1600	14830	CAPTIVA DR		CAPTIVA	MERISTAR SS PLANTATION CO LLC
35452103000090000	C-1	2100	11546	ANDY ROSSE LN			MAYERON THELMA W TR 2/5 ETAL
22452124000001900		900		SS PLANTATION RD			PLANTATION HOUSE
26452102000020300							
		1000		CAPTIVA DR			RAUSCHENBERG ROBERT TR
26452103000730000		0		OLD LODGE LN		CAPTIVA	CAPTIVA FIRE CONTROL DIST
26452102000030200	CT	1100	14970	CAPTIVA DR		CAPTIVA	CVS LLC
26452102000030300	CT	1100	14900	CAPTIVA DR		CAPTIVA	JOSHA LMTD LIABILITY COMPANY
35452103000340000	C-1	1100		ANDY ROSSE LN		CAPTIVA	GULNAC MICHAEL E
26452100000110000	C-1	1610	11000				
35452103000040000			44400	HDR:PLANTATION VIEW			MERISTAR PLANTATION SHOPPING
	C-1	1700		ANDY ROSSE LN			HOWEY CHARLES O TR
2462100000120000	RS-2	9100	16791	CAPTIVA DR		CAPTIVA	ISLAND WATER ASSOC INC
35452103000510000	C-1	0	11536	ANDY ROSSE LN		CAPTIVA	DUGAN PROPERTY MANAGEMENT LLC
35452103000470000	C-1	1100	11528	ANDY ROSSE LN			STRATOS CONSTANTINE S
35452103000040000	C-1	2010		ANDY ROSSE LN			MCCARTHYS MARINA INC
35452101000000100				CAPTIVA DR			
	RM-2	3900					JENSEN BETTY J TR
35452103000370000	C-1	3900		ANDY ROSSE LN			STILWELL MANAGEMENT LLC
354521040000200A0	RM-2	3900	15951	CAPTIVA DR		CAPTIVA.	ROCHESTER RESORTS INC
27452103000010000	RM	8600		ACCESS UNDETERMINED			LEE COUNTY
35452100000070000	C-1	2100		CAPTIVA DR			BIERI ANDREAS TR
35452103000310000	CPD	2100		CAPTIVA DR			CAPTIVA LTD
26452103000760000	RM-2	8600		CAPTIVA DR			
							CAPTIVA FIRE CONTROL DIST
22452100000050000	RM-2	9100		ACCESS UNDETERMINED			AQUASOURCE UTILITY INC
2245210000005001A		9100		ACCESS UNDETERMINED		CAPTIVA	ISLAND WATER ASSOCIATION INC
26452100000070000	TFC2	0	11450	DICKEY LN			OBRIEN JOSEPH D JR 50% INT +
22452100000060000	RM-2	120		SS PLANTATION RD			SUAREZ NANCY E
26452103000590000	RM-2	100					
034621010000A009D				DICKEY LN			DAVIS DAVID O + AGNES T
	RM-2	121		CAPTIVA DR			BRUNING CHARLES II TR +
22452102000040000			606	MARINA VILLAS		CAPTIVA	JORDEN EDWIN W JR + SUZANNE M
264521220000H0260			1426	BEACH COTTAGES		CAPTIVA	CURRIE SUSAN K
35452109000001000				ANDY ROSSE LN			DRUMS JUNGLE
26452102000020300		100		ACCESS UNDETERMINED			
22452123000001600		100					RAUSCHENBERG ROBERT M TR
				LANDS END VILLAGE			BUCKLEY JOHN S
264521260000D2050	W7777			BEACH VILLAS			YEAGER FRED M + DORIS A +
22452101000000100	RM-2	120		SCHEFFLERA CT		CAPTIVA	JACOBS SETH 20% INT ETAL
26452102000020100	TFC2	100		LAIKA LN			PYLE NATHALIE CLARK
26452102000030200	TFC2	100		WIGHTMAN LN			HOUSTON JAMES G
35452103000460000							
	C-2	1700		ANDY ROSSE LN			DAVIS DAVID O + AGNES T
35452104000020000	RM-2	3900		CAPTIVA DR			ROCHESTER RESORTS INC
26452101000030000	C-1	1000	14804	CAPTIVA DR		CAPTIVA	MERISTAR SHIRLEYS PARCEL CO
35452103000290000	C-1	3900		ANDY ROSSE LN			STILWELL MANAGEMENT LLC
35452100000020000	TFC2	7100		CHAPIN LN			CHAPEL BY THE SEA CAPTIVA
264521270000A3050	13.06	, 100					
				TENNIS VILLAS			LAWTON RHOADES + LINDA J
264521290000F3040				BEACH VILLAS			SJOGREN ROBERT W JR TR 50% +
264521300000B3090			5317	BAYSIDE VILLAS			SZETO MICHAEL W
264521300000C2120				BAYSIDE VILLAS			BUSSA MICHAEL J + DENISE W
264521300000B2160				BAYSIDE VILLAS			KEEFE TIMOTHY T + VALARIE H
354521080000A2020				CAPTIVA DR			
T. T			10123	and the same	202	One HVA	ROSE JOHN K +

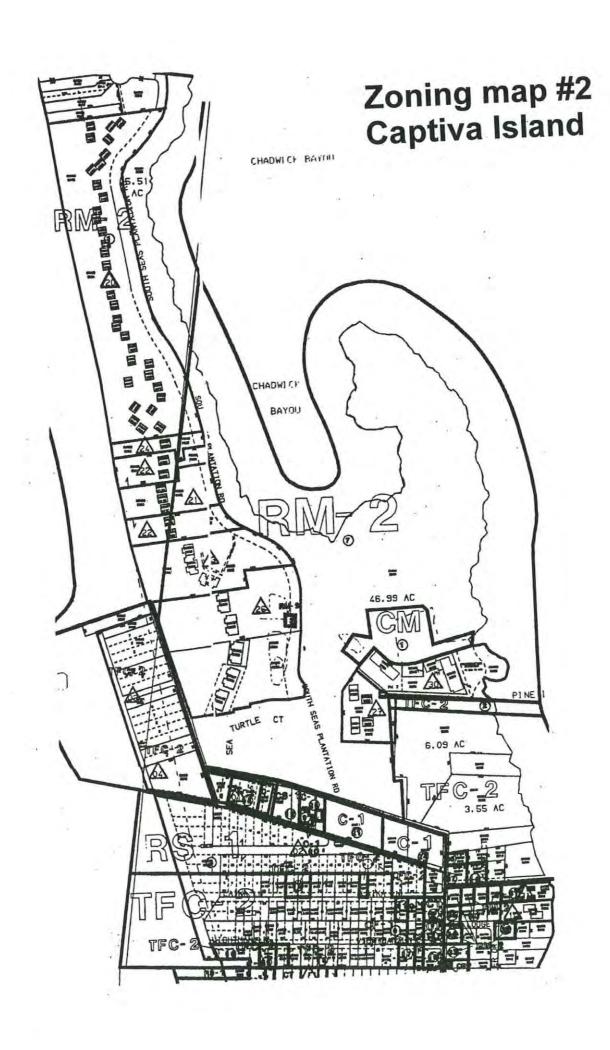
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2245210000006016B 27452101000000000				
27452101000000000		420		PTIVA TRUST COMPANY LTD TR
		120		
264521260000D1040	RM-2	120	1131 LONGIFOLIA CT CAPTIVA CA	PTIVA PROPERTIES LP
			2314 BEACH VILLAS CAPTIVA WI	GAL W C + ANITA J
264521300000A2010				ST WILLIAM R + RUTH J
	20.7	1000		
26452102000030300	C-1	100	11505 LAIKA LN CAPTIVA SZ	UMIGATA JOHN + DOROTHY
2462100000080010	RS-2	121	16727 CAPTIVA DR CAPTIVA MC	CLELLAN WILLIAM + MARY BETH
034621010000B0030	RS-2	120		CKERING REAL ESTATE LLC
11462100000170000	C-1	121		VAGE PAUL +
27452103000020000	RM	9540	14700 CAPTIVA DR CAPTIVA UN	DERWOOD W ALLEN TR
11462100000170100	RSC2	120		RBOROUGH GARLAND + LINDA TR
	11002			
26452120000000300	Contract of	400		NTELE RAYMOND F TR
35452100000050500	RPD	100	55 SANDPIPER CT CAPTIVA TH	OMAS GARY P + MARY G
35452100000070100	TFC2	7700	11550 CHAPIN LN CAPTIVA CA	PTIVA CIVIC ASSOC INC
264521280000E2010		11.00		RLING WILLIAM A
			"'- '- '- '- '- '- '- '- '- '- '- '- '- '	
264521300000C3090			4317 BAYSIDE VILLAS 18 CAPTIVA HE	LLINGS BRIAN A + ANN
26452120000000300		400	31 BEACH HOMES CAPTIVA 4TH	K PARTNERSHIP
0346210000005001B	RS-2	120		CKER BROOKE E
034621020000A0060	RS-2	121		NDERSON BETTY J TR
28452103000730000	RM-2	800	14970 BINDER DR CAPTIVA NE	LSON DAVID WALLACE +
354521120000B0000			15067 CAPTIVA DR 2 CAPTIVA NIE	SEL CHESTER A + NANCY S
3462100000170020	RS-2	0		ORGE DAVID A + VERNA M
35452100000050200	RPD	100	27 URCHIN CT CAPTIVA GIA	ANFRANCESCHI G R + HELENE
35452101000000000	TFC2	120	15146 WILES DR CAPTIVA BL	UVAS PETER JAN + PATRICIA E
264521260000C2020	10.00	177		SON DANIEL C + T/C
26452120000000100		400		RSESHOE RIDGE PARTNERS LLC
22452102000030000			707 MARINA VILLAS CAPTIVA CA	REY JACK +
264521230000A2120				LLORAN KATHLEEN A TR +
264521280000E3020				UTHWESTERN LAND CO INC
22452123000001600			1609 LANDS END VILLAGE CAPTIVA SH	ERMAN DONALD A + JOAN A
64521230000B1080			2118 BEACH VILLAS CAPTIVA RE	ISBERG FAMILY LMTD PTNSP
3462100000210010	RS-2	120		ERBONNIER ADELAIDE TR
26452102000040100	TFC2	100		URY PETER L
35452104000000100	TFC2	120	15831 CAPTIVA DR CAPTIVA ME	AD WALTER L JR + EMILY C
3462100000050090	RSC2	121		CKER BROOKE E
	11002			
35452103000180000		100		NROE FAMILY ENTERPRISES LTD
224521110000100A0		900	1317 SS PLANTATION RD CAPTIVA SO	UTH SEAS CLUB
22452123000001600				CKER MICHAEL K +
64521300000B1140				ODE JAMES R + KAREN E
2462100000130000	RS-2	121	16825 CAPTIVA DR CAPTIVA WA	ATTS DAVID B + LINDA R H/W
64521300000B3180			5335 BAYSIDE VILLAS 36 CAPTIVA PO	WERS RICHARD W + MARILYN B
54521060000000C0	-070			MENIA JOHN + LUCY
1462100000170200	C1	120	17141 CAPTIVA DR CAPTIVA MO	BED DARAYES + GOHER D
5452100000050400	RPD	100	46 OSTER CT CAPTIVA DIN	NA THOMAS S + SALLY A
85452104000000100				ROPEAN REAL ESTATE INVEST
	TFC2	120		
22452102000020000			808 MARINA VILLAS CAPTIVA OG	BILVIE R V + MARILYN J
22452123000001600			1665 LANDS END VILLAGE CAPTIVA BR	OWN LAWRENCE K
264521220000C0090				OMPSON BRADFORD R + LINDA
264521260000D3070				RISTO CHRIST +
22452123000001600			1664 LANDS END VILLAGE CAPTIVA FUI	LLER ELIZABETH M TR
264521260000D3060			2336 BEACH VILLAS CAPTIVA MIL	LER W C + LORRAINE A TRUST
			Edda DELigit Field in	
			ESAS DAVOIDE VILLAC B CADTIVA CD	
64521300000A3040		544	5307 BAYSIDE VILLAS B CAPTIVA CR	
64521300000A3040	TFC2	100	11515 GORE LN CAPTIVA CA	PTIVA ISLAND VACATION
264521300000A3040 35452100000070100	TFC2	100	11515 GORE LN CAPTIVA CA	
264521300000A3040 35452100000070100 26452131000000000			11515 GORE LN CAPTIVA CA 11411 DICKEY LN 6 CAPTIVA DA	PTIVA ISLAND VACATION VIS DAVID O + AGNES T
264521300000A3040 25452100000070100 26452131000000000 3462100000280030	RS-2	0	11515 GORE LN CAPTIVA CA 11411 DICKEY LN 6 CAPTIVA DA 16898 CAPTIVA DR CAPTIVA SC	PTIVA ISLAND VACATION VIS DAVID O + AGNES T HWARTZEL JOSEPH C
84521300000A3040 85452100000070100 86452131000000000 3462100000280030 854521010000A0000	RS-2 TFC2	0 7600	11515 GORE LN CAPTIVA CA 11411 DICKEY LN 5 CAPTIVA DA 16898 CAPTIVA DR CAPTIVA DR 15135 WILES DR CAPTIVA CH	PTIVA ISLAND VACATION VIS DAVID O + AGNES T HWARTZEL JOSEPH C APEL BY THE SEA CAPTIVA
64521300000A3040 15452100000070100 16452131000000000 3462100000280030 154521010000A0000	RS-2	0	11515 GORE LN CAPTIVA CA 11411 DICKEY LN 6 CAPTIVA DA 16898 CAPTIVA DR CAPTIVA SC 15135 WILES DR CAPTIVA CA 16465 CAPTIVA DR CAPTIVA DA	PTIVA ISLAND VACATION VIS DAVID O + AGNES T HWARTZEL JOSEPH C APEL BY THE SEA CAPTIVA VIS ROBERT B + MELISSA S
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164521300000A3040 15452100000070100 1645213100000070100 154521010000070100 154521010000000000 1545210100000000000 15452100000050010 15452100000050000 15452100000050000 15452103000050000 1545210300000000000000000000000000000000000	RS-2 TFC2 RS-2 RS-2 RPD CT TFC2 RS-2 TFC2 TFC2 TFC2 RM-2 RM-2 TFC-2 RPD C-1	1000 121 120 100 100 2100 100 121 100 121 100 9650 9540 121 120 100 120 120 120	11515 GORE LN 11411 DICKEY LN 16896 CAPTIVA DR 15135 WILES DR 15135 WILES DR 16872 CAPTIVA DR 9 SUNSET CAPTIVA LN 45 OSTER CT 15001 CAPTIVA DR 16291 CAPTIVA DR 16291 CAPTIVA DR 16290 CAPTIVA DR 10400 OLD LODGE LN 10500 BEACH VILLAS 1646 LANDS END VILLAGE 1646 LANDS END VILLAS 165291 CAPTIVA DR 175154 WILES DR 175154 WILES DR 175154 WILES DR 175154 WILES DR 15154 DAPTIVA DR ACCESS UNDETERMINED 16211 CAPTIVA DR ACCESS UNDETERMINED 16211 CAPTIVA DR 16211	PTIVA ISLAND VACATION VIS DAVID O + AGNES T HWARTZEL JOSEPH C APEL BY THE SEA CAPTIVA VIS ROBERT B + MELISSA S CHMAN STEPHEN M + ORER WILLIAM R + JANET K ELGREN DIANE E BBLE ROOM INC VIS DAVID O + AGNES T GRATH J BRIAN ILLEN EDWARD K + JOANNE H SSO JAMES DARREL KK PETER IBINS MARTIN B IRRATT JAMES R + ARLENE L TR MOTTA JOSEPH M + GERALDINE C WLUS KATHLEEN M TR 1/3 INT + CHOLS HELEN D + CCLURE JEROLD + THERESA BBLE ROOM INC Y JOAN S TR ESTERA LILLIAN ANN EINKE BERNARD J CO TR + TTIKHA ABRAHAM + SUSANNE ANTATION DEV LTD 76.25% + FFREY HOPE H OSS EVELYN CHARDSON EUNICE S PREY PARTNERS LLC UTH SEAS LLC UST H SEAS LLC UST SEAS LC UST SEAS LLC UST SEAS LLC UST SEAS LLC UST SEAS LLC UST SEAS LC UST SEAS LLC UST SEAS L
184521300000A3040 18452130000070100 184652130000070100 1846521300000070100 1846521010000000000 1846521010000000000 18465210000005001D 184652100000050000 184552100000050000 184552100000050000 184552100000050000 184552100000000000000000000000000000000000	RS-2 TFC2 RS-2 RS-2 RPD CT TFC2 RS-2 TFC2 TFC2 TFC2 RM-2 RM-2 TFC-2 RPD C-1	1000 121 120 100 100 2100 100 121 100 121 100 9650 9540 121 120 100 120 120 120	11515 GORE LN	PTIVA ISLAND VACATION VIS DAVID O + AGNES T HWARTZEL JOSEPH C APEL BY THE SEA CAPTIVA VIS ROBERT B + MELISSA S CHMAN STEPHEN M + ORER WILLIAM R + JANET K ELGREN DIANE E BBLE ROOM INC VIS DAVID O + AGNES T GRATH J BRIAN ILLEN EDWARD K + JOANNE H SSO JAMES DARREL KL PETER BINS MARTIN B IRRATT JAMES R + ARLENE L TR MOTTA JOSEPH M + GEALDINE C WILLS KATHLEEN M TR 1/3 INT + CHOLS HELEN D + CLURE JEROLD + THERESA BBLE ROOM INC Y JOAN S TR ESTERA LILLIAN ANN EINKE BERNARD J CO TR + TTIKHA ABRAHAM + SUSANNE ANTATION DEV LTD 76.25% + FFREY HOPE H LOSS EVELYN CHARDSON EUNICE S PREY PARTNERS LLC UTH SEAS LLC USTER THOMAS H + RUTH A DIED DARAYES S + GOHER ENGGOOD CHARLES + MARY LEILA ADLEY C T + HELEN ZOE LTZ JOCELYN TR RILL LYNCH CREDIT CORP RINLE PEDERICK A III RGER JOCL + ELAINE

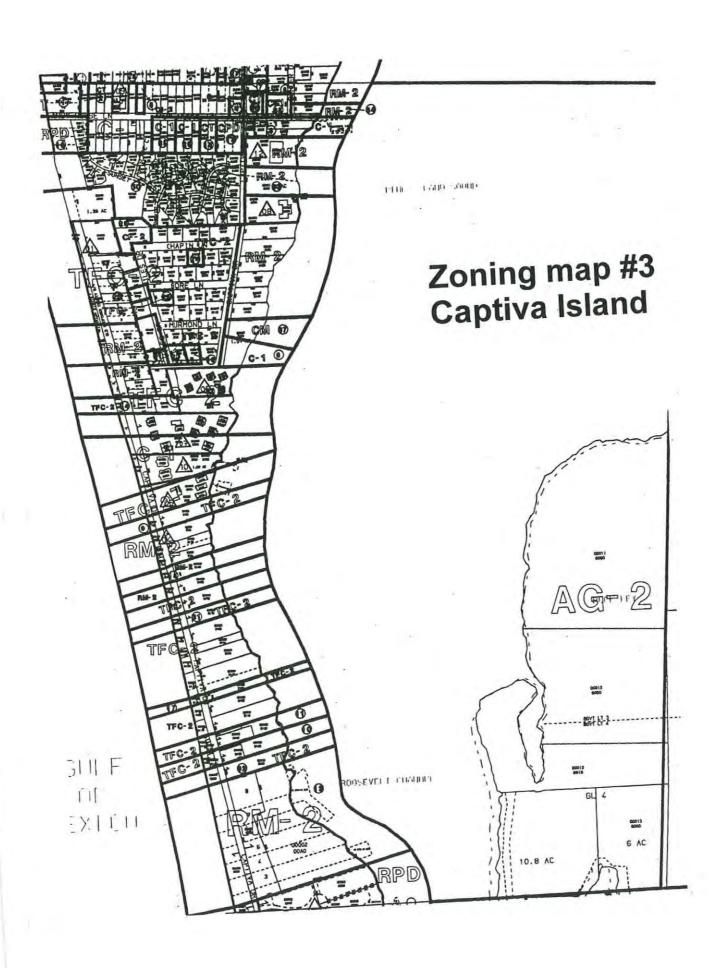
26452102000040000	TFC2	100	11545 WIGHTMAN LN	CAPTIVA MORICONI JAMES J JR + MARY H	
35452100000070300					
	TFC2	100	11535 MURMOND LN	CAPTIVA CAPTIVA ISLAND VACATION	
264521220000H0250			1425 BEACH COTTAGES	CAPTIVA 1425 BEACH COTTAGES LLC	
26452103000730000	RM-2	100	11461 OLD LODGE LN	CAPTIVA US TRUST COMPANY OF CT CO TR +	
35452100000050100	RPD			CAPTIVA FOX ROBERT L + CYNTHIA P	
		100	18 URCHIN CT		
034621020000B0110	RS-2	120	16358 CAPTIVA DR	CAPTIVA ANDERSEN CHRISTINE E 1/2 INT +	
264521260000C2060			2226 BEACH VILLAS	CAPTIVA CIULLA MARK A + DARLENE E	
35452100000070200	TFC2	400		CAPTIVA CAPTIVA ISLAND VACATION	
		100	15152 WILES DR		
034621010000A005A	RS-1	120	13550 PALMFLOWER LN	CAPTIVA LIPMAN WILLIAM + JANET	
26452103000570000	RM-2	121	14971 BINDER DR	CAPTIVA YOUNG RUSSELL F	
35452100000070000	RM-2			CAPTIVA JENSEN BETTY J TR	
			15174/82 WILES DR		
26452103000590000	RM-2	0	11430 OLD LODGE LN	CAPTIVA HACKMAN D F + ZONA	
35452104000000100	RM-2	120	15735 CAPTIVA DR	CAPTIVA REESE BONNIE M	
35452100000070200	TFC2	800		CAPTIVA FARRINGTON WILLIAM J +	
			11525 GORE LN		
1146210000017012A	C-1	121	17101 CAPTIVA DR	CAPTIVA COURTER JAMES A + CARMEN M	
35452103000150000	C-1	100	11539 ANDY ROSSE LN	CAPTIVA UPP SCOTT F + DEBRA L 1/2 INT	
264521260000C3030		,		CAPTIVA BEDFORD B P + ANN L	
	and control	47.65	2233 BEACH VILLAS		
15452100000020000	RM-2	9650	RESERVED	CAPTIVA MERISTAR SS PLANTATION CO LLC	
22452123000001600			1617 LANDS END VILLAGE	CAPTIVA GOLDEN HARVEY E + INGE B	
264521260000D2040			2324 BEACH VILLAS	CAPTIVA LAURIE C R JR + CAROLE L +	
264521300000A3030			5305 BAYSIDE VILLAS	6 CAPTIVA PERKINS HARRY L + JANICE L +	
22452123000001600			1663 LANDS END VILLAGE	CAPTIVA BROWNELL JOHN E + SHARLEEN	
264521270000A1070				CAPTIVA SANTULLO ANTHONY + BARBARA E	
			3113 TENNIS VILLAS		
264521300000C1060			4112 BAYSIDE VILLAS	CAPTIVA WINTERS RALPH E	
26452100000130000	RM-2	9100	ACCESS UNDETERMINED	CAPTIVA AQUASOURCE UTILITY INC	
					-
35452103000500000	C-1	1100	11534 ANDY ROSSE LN	CAPTIVA NATIONAL EXCHANGE SERVICES IN	-
2462100000120020	RS-2	121	16789 CAPTIVA DR	CAPTIVA MCGLYNN BURTON J	
264521230000A1040			2004 BEACH VILLAS	CAPTIVA HERRES KIM A	
				102 CAPTIVA JUNGLE DRUMS	
35452109000001000			11532 ANDY ROSSE LN		
3545210300005001A	C-1	121	15009 BINDER DR	CAPTIVA H V REAL ESTATE CORPORATION	
11462100000170100	C-1	121	17021 CAPTIVA DR	CAPTIVA MCDOWELL NORMAN	
3462100000160000	RS-2	120	16646 CAPTIVA DR	CAPTIVA LAUTENBACH CAROLE J TR	
264521290000G2050			2625 BEACH VILLAS	CAPTIVA DUFFY MICHAEL D + DONNA J	
264521300000C2110			4222 BAYSIDE VILLAS	CAPTIVA LAVIN JOHN + KATHLEEN MARY	
	1200 2				
22452101000000100	RM-2	0	SCHEFFLERA CT	CAPTIVA JACOBS SETH 20% INT ETAL	
26452102000040000	TFC2	100	11541 WIGHTMAN LN	CAPTIVA SILVERGLIDE HARRY R CO TR +	
35452100000070300				CAPTIVA MCCLURE CHARLES G + SARAH	
	TFC2	100	11525 CHAPIN LN		
3462100000280020	RS-2	120	16910 CAPTIVA DR	CAPTIVA DUFFY KATHLEEN E	
034621010000A0050	RS-2	100	13500 PALMFLOWER LN	CAPTIVA MCCLINCH TERRANCE J + NANCY G	
22452125000009700	710 2			CAPTIVA PLANTATION BAY VILLAS CONDO	
		900	970 SS PLANTATION RD		
354521120000A0000			15067 CAPTIVA DR	1 CAPTIVA MILLER HAROLD E + SHIRLEY R	
034621010000B002A	RS-2	120	16207 CAPTIVA DR	CAPTIVA SHIELDS WILLIAM J 30% +	
25-102 (02005) 10000				CAPTIVA W G I INC	
	G-1	120	T SUNSET CAPTIVA LN		
22452122000001500		900	1501 SS PLANTATION RD	CAPTIVA COTTAGES AT S S PLANTATION	
264521230000A2110			2031 BEACH VILLAS	CAPTIVA MCMINN ROBERT W	
				CAPTIVA USEMAN HOWARD I + ROSEMARIE B	í.
264521270000A1060			3114 TENNIS VILLAS		4
264521300000B1220			5144 BAYSIDE VILLAS	CAPTIVA FRIEDERSDORF FRANK D +	
2245210100000017B	RM-2	120	1102 TALLOW TREE CT	CAPTIVA WILMSEN ELIZABETH A + JOHN G	
	100-2				
26452120000000200		400	22 BEACH HOMES	CAPTIVA BOECK G ROBERT + CATHLEEN M	
2462100000170070	RS-2	100	16969 CAPTIVA DR	CAPTIVA THYE-MIVILLE MARGARETHE +	
35452100000050500	RPD	100	54 SANDPIPER CT	CAPTIVA FUGIT ALAN W + DIANE D	
35452103000280000	C-1	100	11511 ANDY ROSSE LN	CAPTIVA STILWELL MANAGEMENT LLC	
264521270000A3040			3136 TENNIS VILLAS	CAPTIVA FITZGIBBON EDWARD G + VALERIE	
264521290000F3030			2533 BEACH VILLAS	CAPTIVA DIVERSEY JOHN JR + LORI	
	D11.0	400		CAPTIVA SOMERS NANCY J	
22452100000060000	RM-2	120	953 SS PLANTATION RD		
35452100000050000	RPD	100	8 SUNSET CAPTIVA LN	CAPTIVA POZZO EMIL 1/2 INT +	
034621020000A0050	RS-2	121	16285 CAPTIVA DR	CAPTIVA COVER R LORING + ANNE M	
	110-2	12.		1B CAPTIVA STANKUS RITA L TR	
264521100000100B0			11400 OLD LODGE LN		
264521260000D3050			2335 BEACH VILLAS	CAPTIVA FIRESTONE GLENN R + PETRINA	
35452100000050500	RPD	100	53 SANDPIPER CT	CAPTIVA BREUHAUS ELIZABETH ANN	
22452102000040000	111 0	100		CAPTIVA STRUBE CHARLES W + LILLIAN	
			605 MARINA VILLAS		
264521280000E3010			2431 BEACH VILLAS	CAPTIVA ALEXANDER WILLIAM + DEBORAH	
26452131000000000			11411 DICKEY LN	4 CAPTIVA FRANK THOMAS P + BRIDGET C TR	
264521230000A1050			2005 BEACH VILLAS	CAPTIVA CRAIG SCOTT FAMILY PARTNERSHIP	1
264521290000F1010			2511 BEACH VILLAS	CAPTIVA TIBBETTS S E + JOYCE-ELLEN	
22452123000001600			1626 LANDS END VILLAGE	CAPTIVA STEBEN RAYMOND H JR + ANN W	
264521260000C1080			2218 BEACH VILLAS	CAPTIVA LIPPMAN TODD + JACQUIE	
264521270000B5020			3225 TENNIS VILLAS	CAPTIVA SANTULLO ANTHONY + BARBARA	
22452123000001600			1608 LANDS END VILLAGE	CAPTIVA GEORGE DAVID A + VERNA M	
26452131000000000			11411 DICKEY LN	5 CAPTIVA RMC INVESTMENT LMTD PNSTP	
35452100000070300	TFC2	100	15230 CAPTIVA DR	CAPTIVA MERRILL MICHAEL W + CHOU CHOU	
22452102000020000	9	1.00	807 MARINA VILLAS	CAPTIVA DAVIS GROVE SERVICE INC	
264521300000C1050			4110 BAYSIDE VILLAS	CAPTIVA WETMER DAVID B	
22452101000000000	RM-2	120	1129 LONGIFOLIA CT	CAPTIVA SANFILIPPO JAMES + KATHLEEN M	
35452100000070300	TFC2	100	11520 CHAPIN LN	CAPTIVA SYMINGTON JANEY BELLE STUDT TO	2
0346210000005001A	RS-2	120	16464 CAPTIVA DR	CAPTIVA KODOR ASSOC LTD PTNSHP	
264521300000B2150			5230 BAYSIDE VILLAS	CAPTIVA MEINZER ROBERT L+	
264521270000A1050			3115 TENNIS VILLAS	CAPTIVA SAILSTAD CHARLES A + RUTH ANN	
264521300000B1120			5124 BAYSIDE VILLAS	CAPTIVA MERLINO ANTHONY + NANCY A	
35452100000070200	TFC2	100	11510 MURMOND LN	CAPTIVA HAHN LARRY H +	
35452100000070300	TFC2	100	11520 GORE LN	CAPTIVA STAADT GARY E + MARY RUTH W	
11462100000170100	C-1	121	17081 CAPTIVA DR	CAPTIVA MIVILLE RENE + MARGARETHE THYS	=
3462100000280010	RS-2	120	16886 CAPTIVA DR	CAPTIVA LICHTENSTEIN DOROTHY	
3545210400000010B			15899 CAPTIVA DR	CAPTIVA DONAHUE RICHARD J + DEBORAH B	
	TFC 2	120			
264521300000B1130			5126 BAYSIDE VILLAS	CAPTIVA ROLLINGS ROBERT B + SUSAN	
26452100000060000	TFC2	100	14865 MANGO CT	CAPTIVA SMITH LOWELL F + SUE A L/E	
3545210400000019A	RM-2	120	15723 CAPTIVA DR	CAPTIVA HARRIS BRIAN	
3545210400000019B	RM-2	120	15711 CAPTIVA DR	CAPTIVA SZAMBECKI ANTHONY + DIANA	
0246210000004004D	RS-2	121	16543 CAPTIVA DR	SANIBEL PIGOTT JAMES C TR +	
35452100000050100	RPD	100	17 URCHIN CT	CAPTIVA BROWN WILLIAM A + PHYLLIS	
	KPD	100			
264521100000100C0			11400 OLD LODGE LN	1C CAPTIVA BLOUGH JAMES H + JOAN M	
264521260000C2010			2221 BEACH VILLAS	CAPTIVA LUKL PETER	
264521270000B5030			3226 TENNIS VILLAS	CAPTIVA SCOTT DOUGLAS G + ELIZABETH A	
264521290000G2060			2626 BEACH VILLAS	CAPTIVA WING MARGARET T	

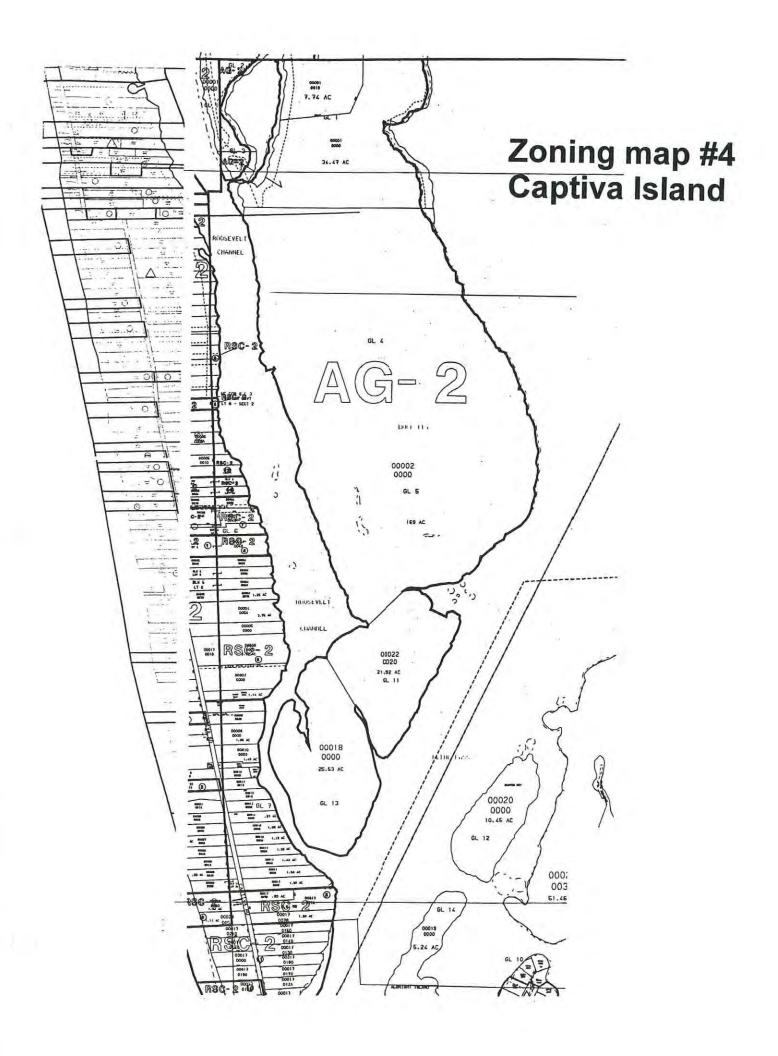
354521070000700B0			ACAMA CARTINA DE	D7 .	CARTIVA	DEIRER HOWARD B
264521260000D1030			15411 CAPTIVA DR 2313 BEACH VILLAS	B7		PALAIA FRANK L JR + JOAN AB
284521290000F2020			2522 BEACH VILLAS			LITTLE BRITCHES LLC
22452126000001200			1258 SS PLANTATION RD			BABBITT WILLIAM A TR 50% +
264521220000C0080			1408 BEACH COTTAGES			CRIDER MICHAEL K +
35452104000000100	TFC2	120	15783 CAPTIVA DR			VENARG CHERYL L TR
26452102000020100	TFC2	100	11546 LAIKA LN		CAPTIVA	FARRINGTON JUNE M
26452102000030400	TFC2	100	11537 LAIKA LN			HAMILTON THOMAS W 1/2 INT +
26452120000000300		400	30 BEACH HOMES			GARWOOD R DAVE
264521270000B6050			3238 TENNIS VILLAS			BRAND RENEE M
264521300000C2050		1000	4210 BAYSIDE VILLAS			ZILKA MARY K + KENNETH J
35452103000390000	C-1	100	11512 ANDY ROSSE LN			ONAN ROBERT C SR L/E
034621020000B0030 034621020000B0140	RS-2	120	16262 CAPTIVA DR			ANDRE CHAGNON INC
26452120000000100	RS-2	120 400	16394 CAPTIVA DR			ODEN NANCY C TR MCCULLY THOMAS R + SUSAN C
22452123000001600		400	12 BEACH HOMES 1648 LANDS END VILLAGE			S C JOHNSON + SON INC
264521230000B1070			2117 BEACH VILLAS			BARRY ALLEN G JR + SYLVIA S
22452123000001600			1618 LANDS END VILLAGE			WALLACE DAVID H + DOLORES
254521270000B4040			3217 TENNIS VILLAS			MACDONALD ROBERT B + ARLENE S
2745210100000001A	RM-2	100	1133 LONGIFOLIA CT			1133 LONGIFOLIA CT LLC
034621010000A009C	RM-2	100	16167 CAPTIVA DR		CAPTIVA	CALE PROPERTIES LLLP
354521080000A2010			15123 CAPTIVA DR	201	CAPTIVA	MARESCA FRANK J 1/4 ETAL
264521300000B3190			5337 BAYSIDE VILLAS	38	CAPTIVA	ALTAVILLA PHILLIP + SALLY
354521070000500B0			15411 CAPTIVA DR	B5	CAPTIVA	PILON JEAN M TR +
35452100000050000	RPD	120	6 SUNSET CAPTIVA LN			WEISS WALTER W + TERRI
3545210000007005A	TFC2	100	11509 CHAPIN LN			MARTIGNAGO ALEX + TERRY
35452103000340000	C-1	1200	15000 CAPTIVA DR			DOHERTY DAVID W
26452102000030100	TFC2	100	11542 WIGHTMAN LN			BUCKINGHAM PHILIP + NATALIE
26452102000030300	TFC2	100	11511 LAIKA LN			SAWYER CLAIRE F TR
264521300000A1060 22452102000020000			5112 BAYSIDE VILLAS			PERKINS HARRY L + JANICE L
22452102000030000			801 MARINA VILLAS			MATHIESON KENNETH J + PATRICIA
264521300000C1080			709 MARINA VILLAS 4116 BAYSIDE VILLAS			CRIDER MICHAEL K + MAGG KARL G TR
35452107000090000			15411 CAPTIVA DR	0		BERGHOFF HERMAN J
22452123000001600			1645 LANDS END VILLAGE			KISER EUGENIA C TR
354521050000100B0			15221 CAPTIVA DR			NEALON KEVIN J + LINDA TR
3545210300007000C	C-1	121	15001 BINDER DR			15001 BINDER DRIVE LLC
22452101000000100	RM-2	120	1107 TALLOW TREE CT			NYON CORPORATION
35452100000070000	TFC2	100	11505 CHAPIN LN			WHEATON INVESTMENT COMPANY LLC
2462100000040070	RS-2	121	16611 CAPTIVA DR		CAPTIVA	ELDRIDGE HUNTINGTON JR TR +
22452123000001600			1657 LANDS END VILLAGE		CAPTIVA	MILLS MATTHEW W + LEIGH ANN
264521300000A2030			5206 BAYSIDE VILLAS		CAPTIVA	BUSSA MICHAEL J + DENISE W
35452100000080000	TFC2	121	15261 CAPTIVA DR		CAPTIVA	BRINSON M G + SIDNEY ANN
26452102000030200	TFC2	100	11514 WIGHTMAN LN			MARTIN DENNIS A + ELIZABETH A
35452101000000000	TFC2	120	15158 WILES DR			BURGHER PETER H
264521270000A1090			3111 TENNIS VILLAS			KORNDOERFER E G + KATHLEEN G
264521290000F1040			2514 BEACH VILLAS			BRANDT CHARLES H + PATRICIA A
264521290000F3060			2536 BEACH VILLAS			EASTON RICHARD W + THERESE LS
264521300000B2090 264521260000D1060			5218 BAYSIDE VILLAS			WELLER JEROME P + KATHLEEN W DEVUONO PATRICIA F TR
22452102000020000			2316 BEACH VILLAS 810 MARINA VILLAS			CONSENTINO ROBERT H + VALARIE
264521220000G0190			1419 BEACH COTTAGES			FOZO ELIZABETH J TR
264521300000B1070			5114 BAYSIDE VILLAS			LIPKA NORMA RUTH TR
35452100000070000	TFC2	0	15295 CAPTIVA DR			BROUSTER THOMAS H + RUTH A
26452102000040200	TFC2	9100	11509 WIGHTMAN LN			UNITED TELEPHONE CO OF FL
3462100000130000	RSC2	120	16600 CAPTIVA DR		CAPTIVA	KANEB VIRGINIA M
26452102000030100	TFC2	0	11524 WIGHTMAN LN		CAPTIVA	HUNTER JUDITH ANN H
034621020000B0100	RS-2	120	16346 CAPTIVA DR			ANDERSEN CHRISTINE E 1/2 INT +
3462100000100000	RSC-2	120 1	16560/562 CAPTIVA DR			MULLEN JAMES C + JUSTINE M
354521050000300A0	and the second		15291 CAPTIVA DR			BERNHARD PAUL J + YVONNE M
26452102000030300	TFC2	100	11515 LAIKA LN			PAWELEK MICHAEL + LAURA
2462100000150000	RS-2	121	16849 CAPTIVA DR			WOOD WILLIAM M + HELEN R
3462100000180010	RS-2	120	16706 CAPTIVA DR			HOWARD HOWELL H + MIMI F CAPTIVA BEACH PROPERTY LLC
3462100000240000 264521280000E1040	RS-2	120	16814 CAPTIVA DR			WIERSEMA STEVEN M + CHERYL L
264521270000A2050			2414 BEACH VILLAS 3125 TENNIS VILLAS			MCELROY CHARLES A TR
22452100000050000	RM-2	0	ACCESS UNDETERMINED			PLANTATION DEV LTD 76.25% +
26452102000040100	TFC2	100	11531 WIGHTMAN LN			WHITFIELD PHILIP L
35452100000050200	RPD	100	20 URCHIN CT			LYBROOK PHILIP H TR
22452123000001600	-	150	1639 LANDS END VILLAGE			SCHLOSSMAN JOHN I TR
264521260000C3050			2235 BEACH VILLAS		CAPTIVA	LAWLER MICHAEL G + MICHELE H
35452100000050300	RPD	100	38 SEA HIBISCUS CT		CAPTIVA	STEGMANN DENA L TR
11462100000170100	C-1	120	17130 CAPTIVA DR			DUVAL FRANK E + JEANNINE F
264521260000C1030			2213 BEACH VILLAS	- 4		MONTIEL PETER J +SUSAN PURCELL
264521300000C3030	2222	3.02	4305 BAYSIDE VILLAS	6		FRASCATI J MICHAEL +
26452100000070000	TFC2	100	11490 DICKEY LN			MILLER JOHN R JR + SUSAN F
26452103000590000	RM-2	100	11420 OLD LODGE LN 3124 TENNIS VILLAS			PEEL SHERRILL S AMIRA CORPORATION
264521270000A2060 264521290000F2030			2523 BEACH VILLAS			GARLAND FLORENCE S
264521290000G1060			2616 BEACH VILLAS			BRIGHAM DAVID W + BARBARA G
			4206 BAYSIDE VILLAS			FLINT JOHN M + CAROL L
		400	25 BEACH HOMES			GULF BREEZE ASSOCIATES LMTD CO
264521300000C2030 26452120000000200		100	17121 CAPTIVA DR			WILLIAMS THOMAS W
264521300000C2030	C-1	121				
264521300000C2030 26452120000000200	C-1 C-1		17078/80 CAPTIVA DR		CAPTIVA	CUTLER STEPHEN + SUE ELLEN
264521300000C2030 2645212000000200 1146210000017011A			17078/80 CAPTIVA DR 15041 CAPTIVA DR			CUTLER STEPHEN + SUE ELLEN MCCARTHYS MARINA INC
264521300000C2030 26452120000000200 1146210000017011A 11462100000170100	C-1	120 1			CAPTIVA	
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264521300000C2030 26452120000000200 1146210000017011A 11462100000170100 35452103000030000 264521230000042070 26452123000003080 22452102000010000 22452123000016000	C-1 C-1	120 1 1000	15041 CAPTIVA DR 2019 BEACH VILLAS 2638 BEACH VILLAS 909 MARINA VILLAS 1637 LANDS END VILLAGE		CAPTIVA CAPTIVA CAPTIVA CAPTIVA	MCCARTHYS MARINA INC HUMES ELMER C + SUZANNE M HAYSEY DAVID JOHN+ LINDA OLIVE TANNER RICHARD A + LORI A ELLIOTT H JAY + JUDITH L
264521300000C2030 2645212000000200 1146210000017011A 11462100000170100 35452103000030000 264521230000042070 26452123000003080 22452102000010000 22452123000001600 3545210000001500	C-1	120 1	15041 CAPTIVA DR 2019 BEACH VILLAS 2638 BEACH VILLAS 909 MARINA VILLAS 1637 LANDS END VILLAGE 57 SANDPIPER CT		CAPTIVA CAPTIVA CAPTIVA CAPTIVA CAPTIVA	MCCARTHYS MARINA INC HUMES ELMER C + SUZANNE M HAYSEY DAVID JOHN+ LINDA OLIVE TANNER RICHARD A + LORI A ELLIOTT H JAY + JUDITH L NASSIF JOSEPH G + CHRISTINA A
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264521300000C2030 2645212000000200 1146210000017011A 114621000001701100 35452103000030000 26452123000002070 26452123000003000 22452129000010000 22452123000001600 3545210300001600 35452100000050500 26452128000051020 26452128000051020	C-1 C-1	120 1 1000	15041 CAPTIVA DR 2019 BEACH VILLAS 2638 BEACH VILLAS 909 MARINA VILLAS 1637 LANDS END VILLAGE 57 SANDPIPER CT 2412 BEACH VILLAS 4303 BAYSIDE VILLAS		CAPTIVA CAPTIVA CAPTIVA CAPTIVA CAPTIVA CAPTIVA CAPTIVA	MCCARTHYS MARINA INC HUMES ELMER C + SUZANNE M HAYSEY DAVID JOHN+ LINDA ÓLIVE TANNER RICHARD A + LORI A ELLIOTT H JAY + JUDITH L NASSIF JOSEPH G + CHRISTINA A CALLAHAN STUART J WOLFE CAROL A
264521300000C2030 2645212000000200 1146210000017011A 11462100000170100 35452103000030000 264521230000A2070 264521230000G3080 22452102000010000 22452123000001600 35452100000050500 264521280000E1020	C-1 C-1	120 1 1000	15041 CAPTIVA DR 2019 BEACH VILLAS 2638 BEACH VILLAS 909 MARINA VILLAS 1637 LANDS END VILLAGE 57 SANDPIPER CT 2412 BEACH VILLAS	204	CAPTIVA CAPTIVA CAPTIVA CAPTIVA CAPTIVA CAPTIVA CAPTIVA CAPTIVA	MCCARTHYS MARINA INC HUMES ELMER C + SUZANNE M HAYSEY DAVID JOHN+ LINDA OLIVE TANNER RICHARD A + LORI A ELLIOTT H JAY + JUDITH L NASSIF JOSEPH G + CHRISTINA A CALLAHAN STUART J

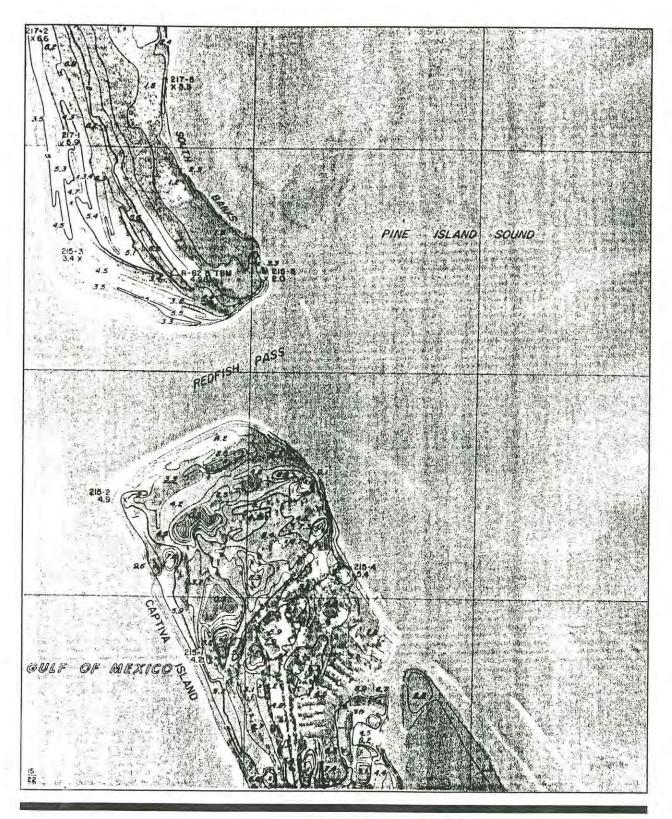
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26452102000030000	TFC2	100		WIGHTMAN LN			DAVIS DAVID O + AGNES T 1/4 +	
26452120000000000	11.54	400		BEACH HOMES			DARDICK NATHAN H	
034621020000B0010	RS-2			CAPTIVA DR			MURTY TIMOTHY J TR	
22452102000010000	NO-2	120		MARINA VILLAS			TRESSLER ERNEST L + DREAMA D	
							RABINOW R A + KATHRYN L E ETAL	
22452123000001600				LANDS END VILLAGE				
22452102000010000				MARINA VILLAS			MATTINGLY DAVID M + BARBARA F	
354521070000200A0				CAPTIVA DR	A2		WOLFE MARTIN S TR +	
264521230000B2080			2128	BEACH VILLAS			SANT J T + ALMIRA B	
22452101000000100	RM-2	120	1101	TALLOW TREE CT		CAPTIVA	MAMMEL CARL G JR + JOYCE J	
2462100000170040	RS-2	121	16891	CAPTIVA DR		CAPTIVA	SCHIBILIA JUNE P 50% INT +	
034621020000A0150	RS-2	121	16405	CAPTIVA DR		CAPTIVA	GRALNICK MARVIN J + HELENE B	
22452123000001600				LANDS END VILLAGE			1611 LANDS END LLC	
264521290000G1040				BEACH VILLAS			DONKER DAVID W + MARILYN R TR	
354521070000400B0				CAPTIVA DR	B4		RUDD V A + ANDREW T TR	
264521260000C3020				BEACH VILLAS	2.		WEBSTER JACK T TR	
264521270000B6020				TENNIS VILLAS			PORTER BERNAJEAN	
							PATE KATHLEEN J TR	
264521300000B3170				BAYSIDE VILLAS	34			
034621010000A0110	RS-2	120		CAPTIVA DR			HUSSAMY CAROLE M TR +	
264521230000A1090				BEACH VILLAS			KENNEDY JAMES A + VALERIE A	
264521230000B2020				BEACH VILLAS			GREENE VINCENT L + MARY ANN	
264521260000D2070			2327	BEACH VILLAS		CAPTIVA	WILSON ORRIN A + JAN L	
264521270000A3070			3133	TENNIS VILLAS		CAPTIVA	BURGESS JAMES M + IRENE H TR	
2462100000080040	RS-2	121	16723	CAPTIVA DR		CAPTIVA	BAHNIK ROGER L + LORE W	
26452102000030000	TFC2	120		WIGHTMAN LN		CAPTIVA	DAVIS DAVID O + AGNES T 1/4 +	
35452100000050200	RPD	100		URCHIN CT			SISTO OMAR + DONNA L	
35452101000000000	TFC2	120		WILES DR			P J WILES LLC	
0346210000005004C		100					LOOMIS THOMAS H	
	RS-2	100		CAPTIVA DR				
264521230000A2060				BEACH VILLAS			HAHN JONATHAN F + CAROL S	
264521290000G3070				BEACH VILLAS			DYLE DAVID L +	
264521270000B4030				TENNIS VILLAS			WINTERS RALPH E +	
264521300000C3080			4315	BAYSIDE VILLAS	16		COLTON ROGER S + JUDY Z	
26452102000030300	C-1	100	11501	LAIKA LN		CAPTIVA	SPRECHER JOHN W	
26452120000000200		400	21	BEACH HOMES		CAPTIVA	DUPONT LAMMOT	
11462100000170000	C-1	120		CAPTIVA DR		CAPTIVA	MADDEN MARJORIE	
1146210000017010A	C-1	120		CAPTIVA DR			MULLINS MICHAEL C + CANNELLA C	
26452120000000000	~ .	400		BEACH HOMES			KOHN STEVEN BRUCE + ELLEN S	
35452103000050000	C-1	121		BINDER DR			DOWNEY WILLIAM J + YOLANTA	
034621020000A0160	RS-2	121		CAPTIVA DR			GRALNICK MARVIN J + HELENE B	
	NO-2	121					UNIVERSAL COMPANIES INC	
22452123000001600	2000	550		LANDS END VILLAGE				
26452103000550000	RM-2	121		BINDER DR			DONEY GEORGE M + VALERIE J	
264521200000000000	2002	1600		BEAGH HOMES			REH INVESTMENTS L.P.	
35452100000050400	RPD	100		OSTER CT			REISS VIRGINIA H TR	
22452102000010000			908	MARINA VILLAS			MERAT ROGER + IRENE	
22452102000030000			706	MARINA VILLAS		CAPTIVA	HAYES MICHAEL E +	
26452103000790000	RM-2	100	14980	BINDER DR		CAPTIVA	CHANDLER WILLIAM M	
2462100000170060	RS-2	121	16879	CAPTIVA DR		CAPTIVA	HEISLER MICHAEL B + DIANA R	
35452100000070100	TFC2	100		GORE LN			PRELL FRANK	
26452100000030000	TFC2	0	11300	ACCESS UNDETERMINED			RAUSCHENBERG ROBERT TR	
22452123000001600	1102	U	4600	LANDS END VILLAGE			STAFFORD JOHN R + INGE P	
							POCHRON VICKIE M	
264521230000B1010				BEACH VILLAS				
264521270000A2080				TENNIS VILLAS			SHERIDAN PATRICIA	
24621000000000000	115-2	(21		CAPTIVA DR			VANVLECK SARITA TR	
034621010000A0070	RS-2	120		CAPTIVA DR			BROWN JAY W + CYNTHIA A	
35452103000530000	CT	0	11540	ANDY ROSSE LN		CAPTIVA	BIERI ANDREAS TR 1/4 +	
264521290000F2050			2525	BEACH VILLAS		CAPTIVA	DEVUONO PATRICIA F TR	
264521300000B2180			5236	BAYSIDE VILLAS		CAPTIVA	IERACI PHILIP V + DONNA M	
354521060000100A0				CAPTIVA DR			ALEXANDER ROGER + RAMELLE	
264521300000C2020				BAYSIDE VILLAS			WEHMANN NANELLE TR	
224521010000000000	RM-2	120		SCHEFFLERA CT			HARRIS RICHARD M JR + MARY S	
	RM-2	120					MARKLE THOMAS W	
	PCIVI-2	127	15141	CAPTIVA DR				
35452100000070100			200 2 100	CARTIVA DR				
3462100000030010	RS-2	120		CAPTIVA DR			J C B DEVELOPMENT LLC	
			16221	CAPTIVA DR CAPTIVA DR LANDS END VILLAGE		CAPTIVA	TOBIAS RANDALL L CHARCLEWIN INC	



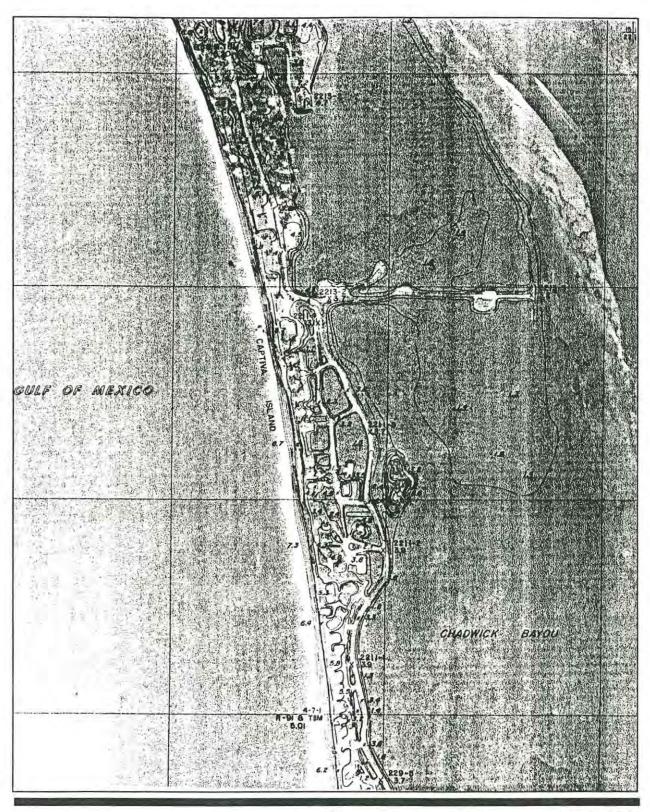




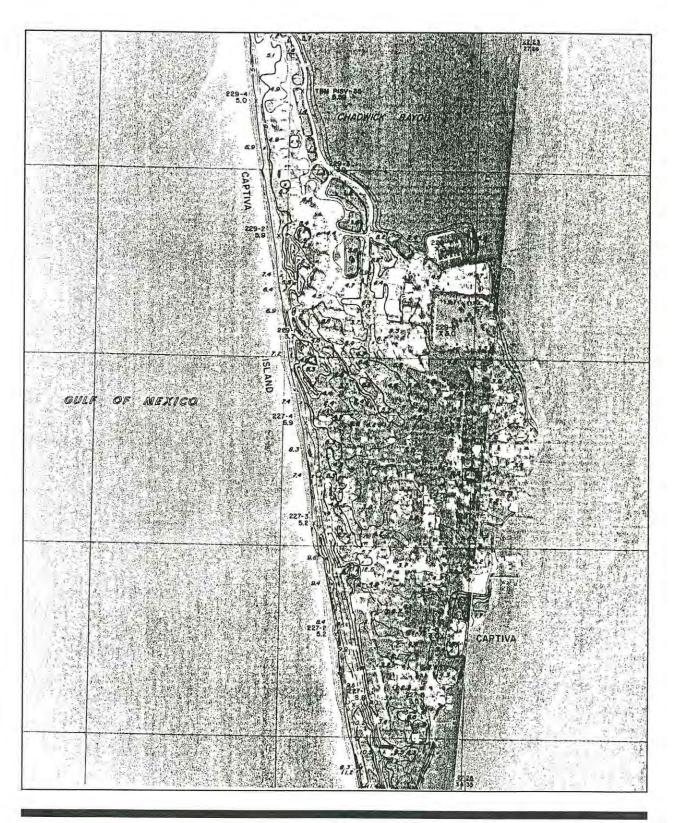




Topographic aerial #1
Captiva Island



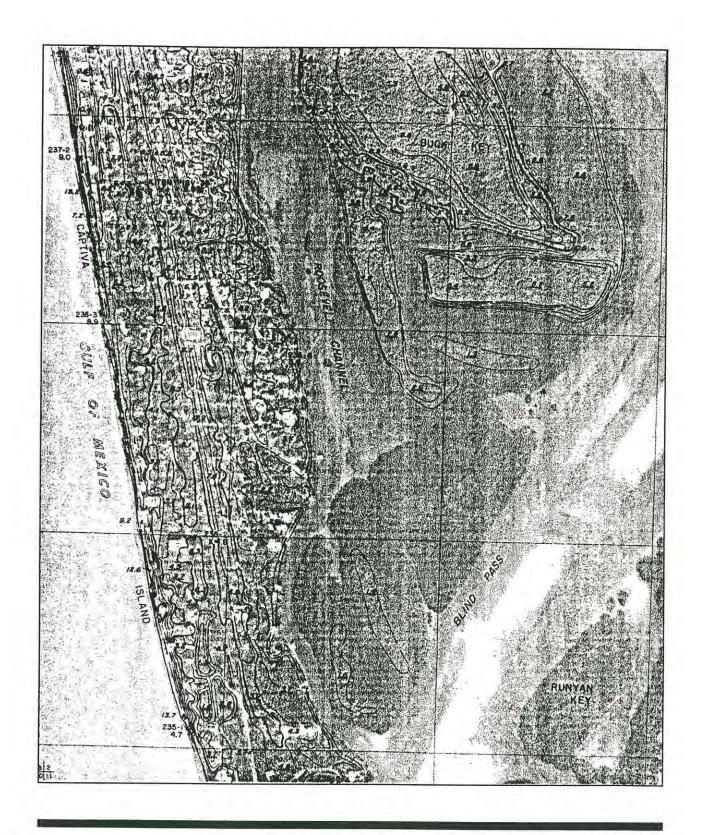
Topographic aerial #2 Captiva Island



Topographic aerial #3 Captiva Island

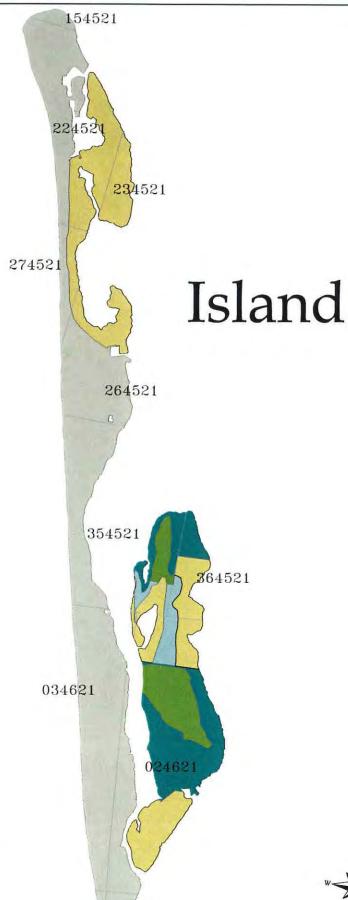


Topographic aerial #4 Captiva Island



Topographic aerial #5 Captiva Island





114621



Future Landuse Legend

Conservation Lands Upland

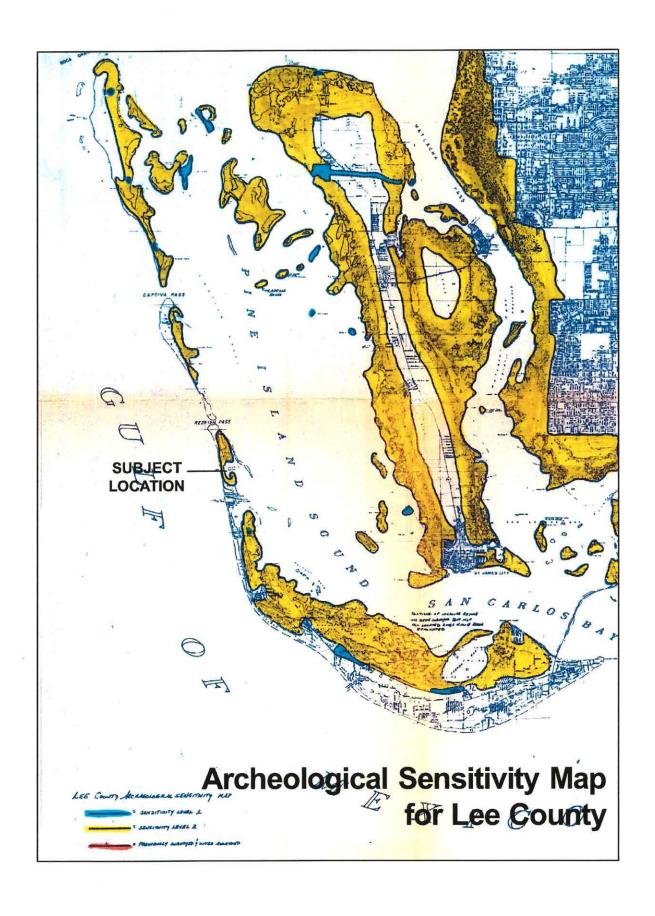
Conservation Lands Wetland

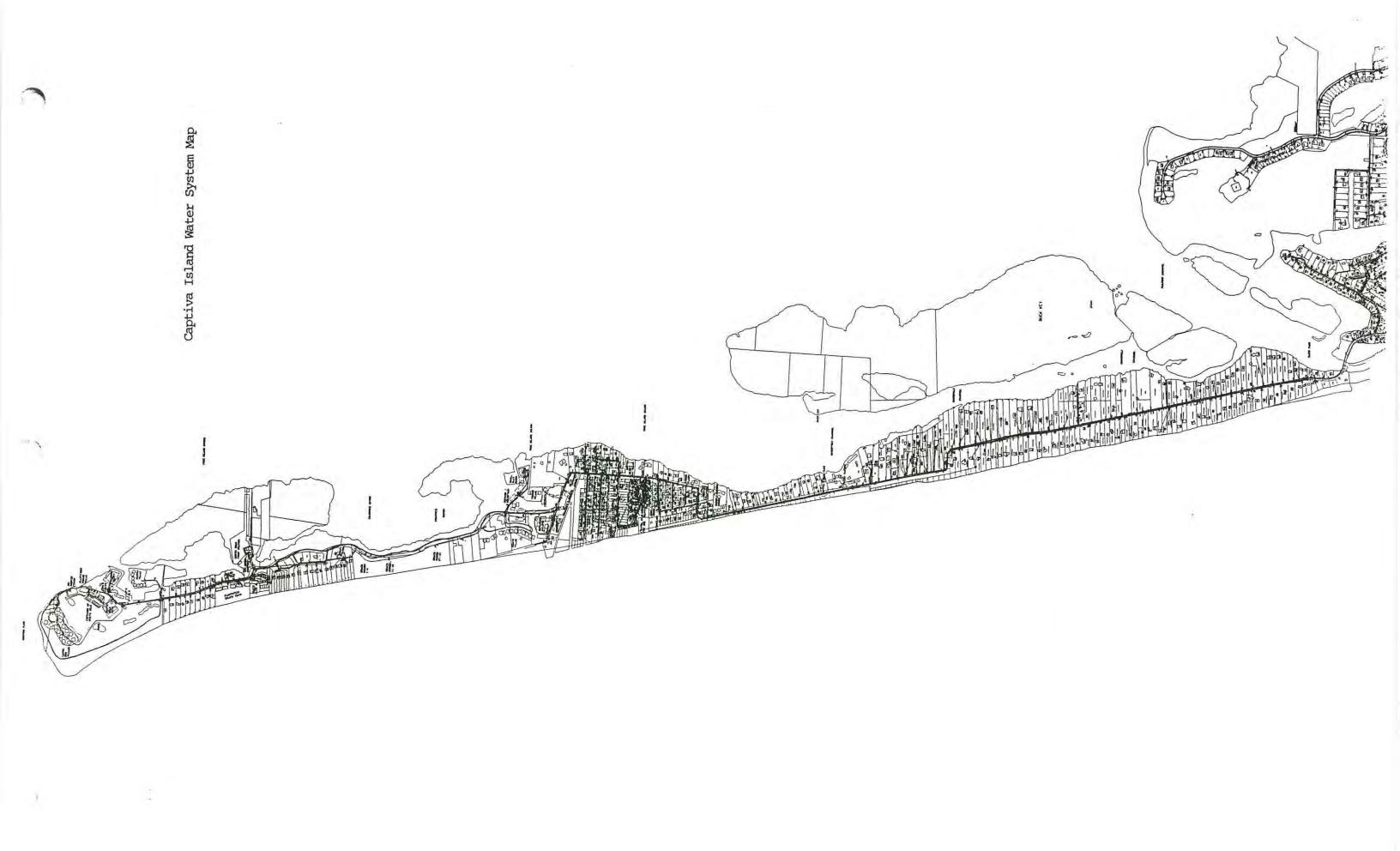
Outer Island

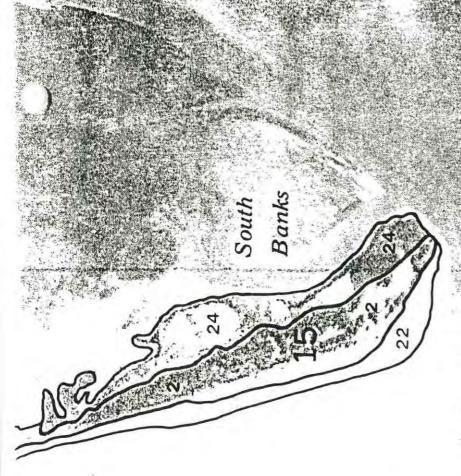
Outlying Suburban

Wetlands









Redfish | Pass

CAPTIVA ISLAND 25

NEXICO

SOIL LEGEND

CULT

BOUNDARIE

National, s' County or . Minor civil Reservation state for and large Land grant Limit of sor Field sheet AD HOC BOU' Small airpor cemetery STATE COOR. LANID DIVISITY (NECTIONS IN P.	
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County, farm:	Federal
1	State

POWER TRANSE (normally no: PIPE LINE (normally no: FENCE (normally no: LEVEES

Without road
With road
With railroad

Large (to scale

DAMS

Med

Gravel pit

SYMBOL	NAME		
2	Canaveral fine sand		
4	Canaveral-Urban Land complex	10	
5	Captive fine sand		
6	Hallandale fine sand		
7	Matlacha-Urban Land complex		
8	Hallandale fine sand, tidal		
9	EauGallie sand		
10	Pompano fine sand		
11	Myakka fine sand		
12	Felda fine sand		
13	Boca fine sand		
14	Velkaria fine sand		
15	Estero muck		
16	Peckish mucky fine sand		
17	Daytona sand		
18	Matlacha gravelly fine sand, limestone subst	ratum	
19	Getor muck		
20	Terra Ceia muck		
22	Beaches		
23	Wulfert muck		
24	Kesson fine sand		
25	St. Augustine sand, organic substratum-Urb	an land complex	
26	Pineda fine sand		
27	Pompano fine sand, depressional		
28	Immokales sand		
29	Punta fine send		
33	Oldsmar sand		
35	Malabar fine sand		
36	Wabasso sand		
37	Immokelee-Urban land complex		
38	Satellite fine sand		
39	Isles fine send, slough Isles fine send, depressional		
40	Anciote sand, depressional		
41	Valkaria fine sand, depressional		
42	Webasso send, limestone substratum		
43	Smyrne fine sand		
44	Malabar fine sand, depressional		
45	Copeland sandy loam, depressional		
48	St. Augustine sand		
49	Felds fine sand, depressional		
50	Oldsmer fine send, limestone substratum		
51	Floridane sand, depressional	1.4	
53	Myakka fine sand, depressional		
55	Coca line sand		
56	Isles muck		
57	Boce fine sand, tidal		
59	Urban land		
61	Orsino fine sand		
62	Winder sand, depressional		
63	Malabar fine sand, high		
64	Hallandale-Urban land complex		
66	Caloose fine sand		
67	Smyrna-Urban land complex		
69	Matlacha gravelly fine sand		
70	Heights fine sand		
72	Bradenton fine sand		
73	Pineda fine sano, depressional		
74	Boca fine sand, slough		
75	Hallandale fine sand, slough		
76	Electra fine sand		
77	Pineda fine sand, limestone substratum		
78	Chobee muck		

General Soil Map Units

The general soil map at the back of this publication shows broad areas that have a distinctive pattern of soils, relief, and drainage. Each map unit on the general soil map is a unique natural landscape. Typically, a map unit consists of one or more major soils and some minor soils. It is named for the major soils. The soils making up one unit can occur in other units but in a different pattern.

The general soil map can be used to compare the suitability of large areas for general land uses. Areas of suitable soils can be identified on the map. Likewise, areas where the soils are not suitable can be identified.

Because of its small scale, the map is not suitable for planning the management of a farm or field or for selecting a site for a road or building or other structure. The soils in any one map unit differ from place to place

lope, depth, drainage, and other characteristics that ect management.

The soils in the survey area vary widely in their suitability or potential for major land uses. Table 2 shows the extent of the map units shown on the general soil map. It lists the suitability or potential of each, in relation to that of the other map units, for major land uses and shows soil properties that limit use. Soil suitability ratings are based on the practices commonly used in the survey area to overcome soil limitations. These ratings reflect the ease of overcoming the limitations. They also reflect the problems that will persist even if such practices are used.

Each map unit is rated for community development, citrus, improved pasture, vegetables, and woodland. Community development includes residential and industrial uses. Citrus includes fruits that generally require intensive management. Improved pasture includes grasses grown for livestock grazing. The vegetable crops are those grown extensively in the survey area. Woodland refers to areas of native or introduced trees.

Soils of the Flatwoods and Sloughs

The five general soil map units in this group consist of nearly level, poorly drained soils on flatwoods. Some

Is in this unit are sandy to a depth of 80 inches, some are loamy at a depth of 20 to 40 inches, and some are loamy below a depth of 40 inches.

1. Immokalee-Pompano

Nearly level, poorly drained, deep soils that are sandy throughout; some have an organic-stained subsoil

This map unit occurs as five mapped areas. The largest is about 11 miles long and about 8 miles wide at the widest place. One of the other areas is about 5 1/2 miles long and about 2 miles wide at the widest place. These two areas are in the southeastern part of the county. Another mapped area is north of the San Carlos area. It is about 5 miles long and about 3 miles wide at the widest place. The other two mapped areas are in the western part of the county, south of the Caloosahatchee River. The areas are interspersed with depressions and marshes.

This map unit consists mainly of nearly level soils on flatwoods and in sloughs. The native vegetation is South Florida slash pine. The wetter areas have cypress. Sawpalmetto and pineland threeawn are common on the flatwoods (fig. 1). Maidencane is common in the sloughs.

This map unit makes up about 64,760 acres, or 13.0 percent of the land area of the county. It is about 30 percent Immokalee soils, 30 percent Pompano soils, and 40 percent soils of minor extent.

Immokalee soils are poorly drained. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand about 33 inches thick. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more.

Pompano soils are poorly drained and in the slough position. Typically, the surface layer is dark gray fine sand about 4 inches thick. The underlying sand layers extend to a depth of 80 inches or more and are light gray, very pale brown, and white.

Of minor extent in this map unit are Anclote, Valkaria, Oldsmar, Malabar, Pineda, Felda, Floridana, and Myakka soils

The soils of this map unit are used mostly as cropland and rangeland. Some areas have been cleared and used for urban development.

2. Hallandale-Boca

Nearly level, poorly drained, shallow to moderately deep,

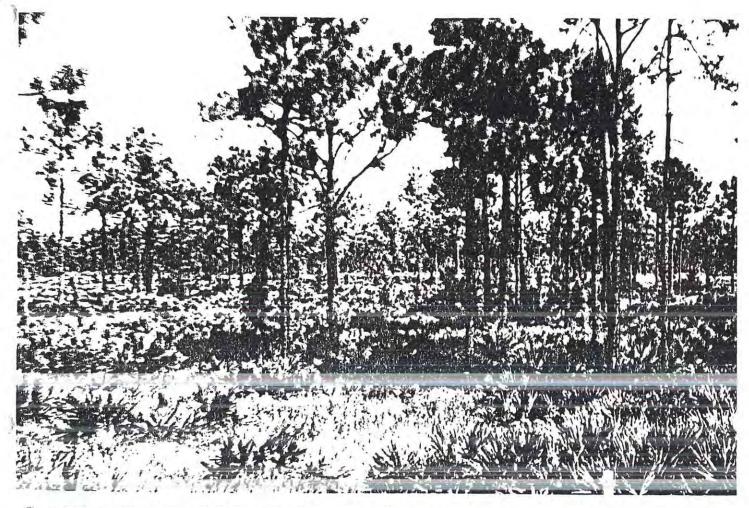


Figure 1.—An area of flatwoods on Immokalee sand. Pine, sawpalmetto, and several species of threeawn are the dominant vegetation.

sandy soils; some are sandy throughout and some have a loamy subsoil

This map unit occurs as six mapped areas. The largest, about 12 miles long and about 3 miles wide at the widest place, is in the west-central part of the county occupying areas along and northeast of U.S. Highway 41. Another mapped area is northeast of Estero and is about 3 miles long and 1 1/2 miles wide. A mapped area east of Estero is about 5 miles long and about 1 1/2 miles wide. Two mapped areas are south of Estero. The larger is about 6 miles long and 3 miles wide at the widest place, and the smaller is about 2 miles long and 3 miles wide. The areas are interspersed with depressions, sloughs, and drainageways.

This map unit consists mainly of nearly level soils on flatwoods. The native vegetation is South Florida slash pine. The wetter areas have cypress. Sawpalmetto and pineland threeawn are common on the flatwoods.

This map unit makes up about 43,550 acres, or 8.7 percent of the land area of the county. It is about 40 percent Hallandale soils, 30 percent Boca soils, and 30 percent soils of minor extent.

Hallandale soils are poorly drained. Typically, the surface layer is gray fine sand about 2 inches thick. The subsurface layer is light gray fine sand about 5 inches thick. The substratum is very pale brown fine sand about 5 inches thick, Hard, fractured limestone is at a depth of 12 inches.

Boca soils are poorly drained. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil is gray fine sandy loam with brownish yellow mottles and calcareous nodules. A layer of fractured limestone is at a depth of 30 inches.

Of minor extent in this map unit are Wabasso, Oldsmar. Felda, and Pineda soils.

The soils of this map unit are used mostly for urban development. The areas in sawpalmetto and South Florida slash pine are used as wildlife habitat.

3. Immokalee-Myakka

Nearly level, poorly drained, deep, sandy soils that have a sandy, organic-stained subsoil

This map unit occurs as five mapped areas. The largest, about 14 miles long and 2 miles wide at the widest place, is in the north-central part of the county along the Caloosahatchee River. Other large areas are on Pine Island, which is in the western part of the county, and in the Spring Creek area, which is in the southern part of the county. The mapped area on Pine Island is about 12 miles long and 2 miles wide at the widest place. The mapped area in the Spring Creek area is about 10 miles long and 3 miles wide at the widest place. The areas are interspersed with a few depressions, drainageways, and slightly higher ridges.

This map unit consists mainly of nearly level soils on flatwoods. The native vegetation is South Florida slash pine. The wetter areas have willow and cypress. Waxmyrtle, sawpalmetto, and pineland threeawn are

common on the flatwoods.

This map unit makes up about 53,110 acres, or 10.7 nercent of the land area of the county. It is about 40 recent Immokalee soils, 35 percent Myakka soils, and

_s percent soils of minor extent.

Immokalee soils are poorly drained. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand about 33 inches thick. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more.

Myakka soils are poorly drained. Typically, the surface layer is very dark gray fine sand about 3 inches thick. The subsurface layer is fine sand about 23 inches thick. The upper 3 inches is gray, and the lower 20 inches is light gray. The subsoil is fine sand to a depth of 80 inches or more. The upper 4 inches is black and firm; the next 5 inches is dark reddish brown and friable; the next 17 inches is black and firm; the next 11 inches is dark reddish brown and friable; and the lower 17 inches is mixed black and dark reddish brown and friable.

Of minor extent in this map unit are Orsino, Satellite,

Smyrna, Punta, and Oldsmar soils.

The soils of this map unit are used mostly for urban development. Some areas remain in sawpalmetto and South Florida slash pine.

Oldsmar-Malabar-Immokalee

early level, poorly drained, deep, sandy soils; some have a sandy, organic-stained subsoil underlain by a

loamy subsoil, some have just a loamy subsoil, and some have just a sandy organic-stained subsoil

This map unit occurs as five mapped areas. The largest, about 13 miles long and about 12 miles wide at the widest place, is in the east-central part of the county. Another large area is north of the Caloosahatchee River in the northeastern part of the county. It is about 3 miles long and 16 miles wide. The three smaller mapped areas are scattered throughout the county. The mapped areas are interspersed with depressions and drainageways.

This map unit consists mainly of nearly level soils on flatwoods and in sloughs on the flatwoods. The native vegetation is South Florida slash pine. The wetter areas have cypress. Sawpalmetto and pineland threeawn are common on the flatwoods. Maidencane is common in the sloughs.

This map unit makes up about 109,582 acres, or 22.0 percent of the land area of the county. It is about 25 percent Oldsmar soils, 20 percent Malabar soils, 10 percent Immokalee soils, and 45 percent soils of minor extent.

Oldsmar soils are poorly drained. Typically, the surface layer is black fine sand about 3 inches thick. The subsurface layer is gray and light gray fine sand about 39 inches thick. The upper part of the subsoil is very dark gray fine sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown sandy loam and fine sandy loam about 16 inches thick. Pale brown fine sand is below the subsoil and extends to a depth of 80 inches or more.

Malabar soils are poorly drained and in the slough position on the flatwoods. Typically, the surface layer is dark gray fine sand about 5 inches thick. The next 12 inches is light gray and very pale brown fine sand. Below this is a 16-inch layer of light yellowish brown fine sand with yellowish mottles and a 9-inch layer of brownish yellow fine sand. The subsoil is gray loamy fine sand about 9 inches thick with large yellowish brown mottles. The next 8 inches is gray fine sandy loam with large brownish yellow mottles. Below is light gray loamy fine sand with yellowish brown mottles to a depth of 80 inches or more.

Immokalee soils are poorly drained. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand to a depth of 69 inches. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand about 11 inches thick.

Of minor extent in this map unit are Pineda, EauGallie, Wabasso, Boca, Pompano, and Hallandale soils.

The soils of this map unit are used mostly as rangeland and wildlife habitat. Some areas have been cleared and are used for urban development.

5. Pineda-Boca-Wabasso

Nearly level, poorly drained, deep and moderately deep, sandy soils; some have a sandy subsoil, some have a loamy subsoil, and some have a sandy, organic-stained subsoil underlain by a loamy subsoil

This map unit occurs as three mapped areas. The largest is about 5 miles long and about 17 miles wide at the widest place. This area is in the northern part of the county on both sides of U.S. Highway 41. Another large area is in the northeastern part of the county. It is about 11 miles long and 7 miles wide at the widest place. One small area occurs southeast of Matlacha. It is about 2 miles long and 2 miles wide at the widest place. The mapped areas are interspersed with depressions.

This map unit consists mainly of nearly level soils on flatwoods and in sloughs. The native vegetation is South Florida slash pine. The wetter areas have cypress. Sawpalmetto and pineland threeawn are common on the flatwoods. Maidencane is common in the sloughs.

This map unit makes up about 79,300 acres, or 15.9 percent of the land area of the county. It is about 20 percent Pineda soils, 16 percent Boca soils, 15 percent Wabasso soils, and 49 percent soils of minor extent.

Pineda soils are poorly drained and in the slough position. Typically, the surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick and strong brown fine sand about 10 inches thick. Between the upper and lower parts of the subsoil is 7 inches of light gray fine sand with brownish yellow mottles. The lower part of the subsoil to a depth of 54 inches is light brownish gray fine sandy loam with light gray sandy intrusions. The substratum is light gray fine sand to a depth of 80 inches or more.

Boca soils are poorly drained. Typically, the surface layer is grayish brown fine sand about 3 inches thick. The subsurface layer is light gray and very pale brown fine sand about 30 inches thick. The subsoil is gray sandy clay loam with yellowish brown and brownish yellow mottles. Hard, fractured limestone bedrock is at a depth of 38 inches.

Wabasso soils are poorly drained. Typically, the surface layer is dark gray sand about 6 inches thick. The subsurface layer is sand to a depth of 24 inches. The upper 11 inches is light brownish gray with dark grayish brown stains along root channels, and the lower 7 inches is white with dark grayish brown stains. The subsoil is about 38 inches thick. The upper 4 inches is dark brown sand with few iron concretions. The next 8 inches is brownish yellow sandy clay loam with light brownish gray, light gray, and reddish brown mottles. The lower 26 inches is light gray sandy clay loam with

pale olive mottles and stains along root channels. Light gray fine sandy loam with olive mottles extends to a depth of 80 inches or more.

Of minor extent in this map unit are Malabar, Oldsmar, Hallandale, Felda, Copeland, and Chobee soils.

The soils of this map unit are used mostly for urban development. The uncleared areas are used as rangeland and wildlife habitat.

Soils of the Swamps and Sloughs

The one map unit in this group consists of nearly level, poorly drained soils. Some are moderately deep, loamy soils over limestone and others are loose sandy soil to a depth of 80 inches or more.

6. Isles-Boca-Pompano

Nearly level, poorly drained, deep and moderately deep, sandy soils; some have a loamy subsoil and some are sandy throughout

This map unit occurs as three mapped areas. The largest is about 8 miles long and about 5 miles wide. This area is in the southeastern part of the county. Another area occurs along the 6-mile cypress swamp, and the smallest is southeast of the 6-mile cypress area. The mapped areas are interspersed with slightly higher flatwoods.

This map unit consists mainly of nearly level soils in sloughs and depressions. The native vegetation consists of cypress in the depressions and South Florida slash pine, maidencane, and sparse sawpalmetto in the sloughs. Pineland threeawn is common on the higher positions in the sloughs.

This map unit makes up about 42,500 acres, or 8.5 percent of the land area of the county. It is about 20 percent Isles soils, 20 percent Boca soils, 15 percent Pompano soils, and 45 percent soils of minor extent.

Isles soils are poorly drained and are in the depressions. Typically, the surface layer is very dark gray fine sand about 5 inches thick. The subsurface layer is about 5 inches of light gray fine sand. Next is 11 inches of very pale brown fine sand with yellowish brown mottles. The subsoil is 26 inches of gray fine sandy loam with brownish yellow mottles and pockets of light brownish gray loamy sand. Limestone bedrock is at a depth of 47 inches.

Boca soils are poorly drained. Typically, the surface layer is grayish brown fine sand about 3 inches thick. The subsurface layer is light gray and very pale brown fine sand about 30 inches thick. The subsoil is gray sandy clay loam with yellowish brown and brownish yellow mottles. Hard, fractured limestone bedrock is at a depth of 38 inches.

Pompano soils are poorly drained and are in

Most improved grasses and clovers adapted to the area grow well on this soil if water is properly controlled. Pangolagrass, bahiagrass, and white clover grow well. Water control that maintains the water table near the surface prevents excessive oxidation of the organic horizons. Fertilizers high in potassium, phosphorus, and minor elements are needed. Grazing should be controlled to permit maximum yields.

This soil is not suitable for citrus.

This soil has moderate potential for desirable range plant production. The dominant forage is maidencane and cutgrass. Because the depth to the water table fluctuates throughout the year, a natural deferment from cattle grazing occurs. Although this rest period increases forage production, the periods of high water may reduce the grazing value of the site. This Gator soil is in the Fresh Water Marshes and Ponds range site.

This soil is not suitable for pine trees. It has severe limitations for urban and recreational development because of ponding.

This Gator soil is in capability subclass VIIw.

20—Terra Ceia muck. This is a nearly level, very poorly drained organic soil on freshwater marsh areas. Slopes range from 0 to 1 percent.

Typically, the surface layer is black, well decomposed organic material about 8 inches thick. The underlying organic material extends to a depth of 53 inches. The upper 27 inches is black, well decomposed organic material. The next 18 inches is very dark grayish brown, well decomposed organic material. Mineral material extends to a depth of 80 inches or more. The upper 3 inches is black mucky fine sand. The next 3 inches is light brownish gray fine sand. The lower 21 inches is dark gray and gray fine sandy loam.

Included with this soil in mapping are Gator soils and areas of similar soils in which the organic material is less than 16 inches thick. Also included are small areas where the organic material is more than 80 inches thick. Included soils make up about 15 percent of any mapped area.

In most years, under natural conditions, the soil is covered with water for 3 to 6 months. The water table is 10 to 24 inches below the surface during extended dry periods.

The available water capacity is medium. Natural fertility is moderate. Permeability is rapid.

Natural vegetation consists of sawgrass, sand cordgrass, and waxmyrtle.

This soil is poorly suited to cultivated crops because of wetness. In its natural condition it is not suitable for cultivation, but with adequate water control it is well suited to most vegetable crops and sugar cane. A well designed and maintained water control system is needed. The water control system should remove excess water when crops are on the land and keep the soil saturated with water at all other times. Fertilizers that

contain phosphates, potash, and minor elements are needed. This soil needs high applications of lime. Watertolerant cover crops should be kept on the soil when it is not in use for row crops.

Most improved grasses and clovers adapted to the area grow well on this soil if water is properly controlled. High yields of pangolagrass, bahiagrass, and white clover can be grown. Water control that maintains the water table near the surface prevents excessive oxidation of the organic horizons. Fertilizers high in potash, phosphorus, and minor elements are needed. Grazing should be controlled to permit maximum yields.

This soil is not suitable for citrus.

This soil has moderate potential for desirable range plant production. The dominant forage is maidencane and cutgrass. Since the depth of the water table fluctuates throughout the year, a natural deferment from cattle grazing occurs. Although this rest period increases forage production, the periods of high water may reduce the grazing value of the site. This Terra Ceia soil is in the Fresh Water Marshes and Ponds range site.

This soil is not suitable for pine trees. It has severe limitations for urban development and recreational uses because of the ponding and high organic matter content.

This Terra Ceia soil is in capability subclass Illw:

22—Beaches. Beaches consist of narrow strips of nearly level, mixed sand and shell fragments along the Gulf of Mexico. These areas are covered with saltwater at daily high tides. The areas are subject to movement by the wind and tide and are bare of vegetation in most places. The only vegetation is salt-tolerant plants.

Beaches are geographically associated with Canaveral soils.

Beaches are used intensively for recreation during the entire year. Homes, condominiums, beach cottages, and motels have been built on the fringes of beaches in many places.

23—Wulfert muck. This is a nearly level, very poorly drained soil on broad tidal swamps. Slopes are smooth and range from 0 to 1 percent.

Typically, the surface layer is muck that is dark reddish brown to a depth of 12 inches and dark brown to a depth of 36 inches. Beneath the muck is gray fine sand with light gray streaks and about 10 percent shell fragments.

Included with this soil in mapping, and making up about 15 percent of the map unit, are small areas of Kesson soils and soils similar to Wulfert soils but with limestone at a depth of 20 to 40 inches.

The water table fluctuates with the tide. Areas are subject to tidal flooding.

The available water capacity is high in the organic horizons and low in the horizons below. Natural fertility is medium. Permeability is rapid.

Natural vegetation consists of American mangrove, lck mangrove, and needlegrass.

This soil has moderate potential for range plant production. Saltwater marshes are on level sites where tidal flow of saltwater and brackish water have a significant effect on plant composition. When in good or excellent condition, the saltwater marsh is dominated by smooth cordgrass, marshhay cordgrass, seashore saltgrass, and numerous other grasses and forbs. These grasses and forbs provide high levels of palatable forage for livestock grazing. Good grazing and burning management is required to maintain these sites in their most desirable condition. This Wulfert soil is in the Salt Water Marsh range site.

This soil has severe limitations for urban development and recreational uses. It is not suitable for cultivated crops, pasture grasses, citrus, or woodland. The flood hazard and high salt and sulfur content are limitations to these uses.

This soil is in capability subclass VIIIw.

24—Kesson fine sand. This is a nearly level, very poorly drained soil in broad tidal swamps. Areas are subject to tidal flooding. Slopes are smooth and range from 0 to 1 percent.

Typically, the surface layer is about 6 inches of sand that contains shell fragments. The underlying layers are fine sand that contains shell fragments, and they extend

a depth of 80 inches or more. The upper 4 inches is le brown, the next 3 inches is light brownish gray, the next 25 inches is light gray with dark gray streaks, and the lower 42 inches is white.

Included with this soil in mapping are areas of Captiva and Wulfert soils and soils that have organic surface layers. Also included are soils that have loamy material throughout. Included soils make up about 10 to 15 percent of any mapped area.

The water table fluctuates with the tide.

The available water capacity is low. Natural fertility is low. Permeability is moderately rapid or rapid.

Natural vegetation consists of black mangrove, batis, oxeye daisy, and American mangrove.

This soil has severe limitations for urban development, and it is poorly suited for cultivated crops, pasture grasses, citrus, and woodland because of the flood hazard and high salt and sulfur content.

This Kesson soil is in capability subclass VIIIw.

25—St. Augustine sand, organic substratum-Urban land complex. This map unit consists of nearly level St. Augustine sand, organic substratum, and areas of Urban land. The areas of the St. Augustine soil and of Urban land are so intermingled that it was not practical to map them separately at the scale used for mapping. The mapped areas range from about 10 to 100 acres.

About 50 to 65 percent of each mapped area is St. gustine sand, organic substratum, and about 20 to 35

percent is Urban land that is covered by houses and other buildings and streets and other forms of pavement. The remainder of the mapped area consists of canals.

The St. Augustine soil is in marshes and mangrove swamps. It consists of gray to pale brown sand, with about 25 percent multicolored shell fragments, overlying organic layers. Slopes are smooth to slightly convex and range from 0 to 2 percent.

St. Augustine sand, organic substratum, does not have an orderly sequence of soil layers in the fill material above the organic substratum. The layers are a variable mixture of sands and multicolored shell fragments. Thickness of the fill material ranges from about 26 to 68 inches. Typically, the material is about 51 inches of mixed dark gray, dark grayish brown, grayish brown, and gray sand and about 25 percent multicolored shell fragments. Below that, to a depth of 80 inches or more, there is dark reddish brown compressed muck.

Included in this complex are small areas of Kesson soils and areas where the fill material is less than 20 inches thick over the organic substratum. Also included are areas where the fill material is high in salt content or contains fragments of a former subsoil. In several included areas there are no buildings or other urban structures. Inclusions make up less than 15 percent of most mapped areas.

The depth to the water table varies with the amount of fill material and the extent of artificial drainage within any mapped area. However, in most years, the water table is 24 to 48 inches below the surface of the fill material for 2 to 4 months. It is below a depth of 48 inches during extended dry periods.

The available water capacity is low in the fill material and high in the underlying organic material. Permeability is estimated to be rapid. Natural fertility is low.

Most of the natural vegetation has been removed. There are scattered weeds in vacant lots. The soil is poorly suited to most plants unless topsoil is spread over the surface to make a suitable root zone.

The soil has severe limitations for most kinds of community development and related uses. The underlying organic material can cause subsidence problems. The rapid permeability and high water table could cause pollution of canals or ground water in areas with septic tank absorption fields.

This complex was not assigned to a capability subclass.

26—Pineda fine sand. This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent.

Typically, the surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next 10 inches is strong brown fine sand. The next 6 inches is yellowish brown fine sand. The next 7 inches is

Planning Community of Captiva

Year	Population
1998	771
1999	823
2020*	862

^{*} Forecast

D:12-1111		Acreage	
Residential Use by Future Land Use Category	Allocation for Year 2020	Existing	Available
Outlying Suburban (OS)	435	405.03	29.97
Public Facilities (PF)	1	1.13	-0.13
Outer Islands (OI)	172	116.26	55.74
Total Residential	608	522.42	85.58

		Acreage	
Other Uses	Allocation for Year 2020	Existing	Available
Commercial	112	103.94	8.06
Industrial	0	0	0

Click here to return to the previous page.

DP-1. Profile of General Demographic Characteristics: 2000 Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data Geographic Area: Captiva CDP, Florida

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see $\underline{\text{http://factfinder.census.gov/home/en/datanotes/expsf1u.htm}}.$

Subject	Number	Percen
Total population	379	100.
SEX AND AGE	373	100,
Male	186	49.
Female	193	50.
retitale	193	50.
Under 5 years	7	1.8
5 to 9 years	8	2.
10 to 14 years	8	2.
15 to 19 years	9	2.
20 to 24 years	3	0.
25 to 34 years	17	4.
35 to 44 years	37	9.
45 to 54 years	69	18.
55 to 59 years	51	13.5
60 to 64 years	47	12.4
65 to 74 years	74	19.5
75 to 84 years	36	9.5
85 years and over	13	3.4
Madian aga (yeara)	58.0	/٧
Median age (years)	56.0	(X
18 years and over	348	91.8
Male	171	45.
Female	177	46.7
21 years and over	346	91.3
62 years and over	156	41.2
65 years and over	123	32.5
Male	59	15.6
Female	64	16.9
RACE		
One race	377	99.5
White	373	98.4
Black or African American	0	0.0
American Indian and Alaska Native	o	0.0
Asian	3	0.8
Asian Indian	0	0.0
Chinese	0	0.0
Filipino	3	0.0
Japanese	0	0.0
Korean	0	0.0
Vietnamese	0	0.0
Other Asian 1	0	0.0
Native Hawaiian and Other Pacific Islander	0	0.0
Native Hawaiian	0	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander ²	0	0.0
Some other race	1	0.3
Wo or more races	2	0.5
Race alone or in combination with one or more other races 3		
White	375	98.9

Subject	Number	Percen
Black or African American	0	0.
American Indian and Alaska Native	1	0.
Asian	3	0.
Native Hawaiian and Other Pacific Islander	0	0.0
Some other race	2	0.
HISPANIC OR LATINO AND RACE		
Total population	379	100.0
Hispanic or Latino (of any race)	3	0.8
Mexican	1	0.3
Puerto Rican	1	0.3
Cuban	Ö	0.0
Other Hispanic or Latino	1	0.3
Not Hispanic or Latino	376	99.2
White alone	371	97.9
RELATIONSHIP Total population	379	100,0
In households	379	100.0
Householder	194	51.2
Spouse	124	32.7
Child	33	8.7
Own child under 18 years	26	6.9
Other relatives	7	1.8
Under 18 years		0.3
Nonrelatives	21	5.5
Unmarried partner	11	2.9
In group quarters	0	0.0
Institutionalized population	ol	0.0
Noninstitutionalized population	0	0.0
HOUSEHOLDS BY TYPE		
Total households	194	100.0
Family households (families)	131	67.5
With own children under 18 years	20	10.3
Married-couple family	124	63.9
With own children under 18 years	14	7.2
Female householder, no husband present	3	1.5
With own children under 18 years	2	1.0
Nonfamily households	63	32.5
Householder living alone	49	25.3
Householder 65 years and over	23	11.9
Households with individuals under 18 years	23	11.9
Households with individuals 65 years and over	80	41.2
Average household size	1.95	(X
Average family size	2.25	(X
HOUSING OCCUPANCY		
Total housing units	1,150	100.0
Total Housing utility	194	16.9
		83.1
Occupied housing units	956	53.6
Occupied housing units	956 616	55.0
Occupied housing units Vacant housing units For seasonal, recreational, or occasional use	616	
Occupied housing units Vacant housing units For seasonal, recreational, or occasional use Homeowner vacancy rate (percent)	1.3	(X
Occupied housing units Vacant housing units	616	(X) (X)
Occupied housing units Vacant housing units For seasonal, recreational, or occasional use Homeowner vacancy rate (percent) Rental vacancy rate (percent) HOUSING TENURE	1.3 76.6	(X) (X)
Occupied housing units Vacant housing units For seasonal, recreational, or occasional use Homeowner vacancy rate (percent) Rental vacancy rate (percent)	1.3	(X)

Subject	Number	Percent
Average household size of owner-occupied unit	1.96	(X)
Average household size of renter-occupied unit	1.92	(X)

(X) Not applicable

.....

Other Asian alone, or two or more Asian categories.

Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

QT-H1. General Housing Characteristics: 2000

Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data

Geographic Area: Captiva CDP, Florida

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see http://factfinder.census.gov/home/en/datanotes/expsf1u.htm.

Subject Number Percent OCCUPANCY STATUS Total housing units 1,150 100.0 Occupied housing units 194 16.9 Vacant housing units 956 83.1 TENURE Occupied housing units 194 100.0 Owner-occupied housing units 155 79.9 Renter-occupied housing units 39 20.1 VACANCY STATUS Vacant housing units 956 100.0 For rent 128 13.4 For sale only 0.2 Rented or sold, not occupied 197 20.6 For seasonal, recreational, or occasional use 616 64.4 For migratory workers 0.1 Other vacant 12 1.3 RACE OF HOUSEHOLDER Occupied housing units 194 100.0 One race 193 99.5 White 191 98.5 Black or African American 0 0.0 American Indian and Alaska Native 0 0.0 2 1.0 Native Hawaiian and Other Pacific Islander 0.0 Some other race 0.0 Two or more races 0.5 HISPANIC OR LATINO HOUSEHOLDER AND RACE OF HOUSEHOLDER Occupied housing units 194 100.0 Hispanic or Latino (of any race) 0.5 Not Hispanic or Latino 193 99.5 White alone 191 98.5 AGE OF HOUSEHOLDER Occupied housing units 100.0 194 15 to 24 years 0 0.0 25 to 34 years 3.1 6 35 to 44 years 16 8.2 45 to 54 years 37 19.1 55 to 64 years 57 29.4 65 years and over 78 40.2 65 to 74 years 45 23.2 75 to 84 years 24 12.4 85 years and over

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H3, H4, H5, H6, H7, and H16.

QT-H2. Tenure, Household Size, and Age of Householder: 2000 Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data

Geographic Area: Captiva CDP, Florida

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see $\underline{\text{http://factfinder.census.gov/home/en/datanotes/expsf1u.htm.}}$

Subject	Number	Percent
TEMUDE		
TENURE	404	400.0
Occupied housing units	194	100.0
Owner-occupied housing units	155	79.9
Renter-occupied housing units	39	20.1
TENURE BY HOUSEHOLD SIZE		
Owner-occupied housing units	155	100.0
1-person household	36	23.2
2-person household	100	64.5
3-person household	13	8.4
4-person household	4	2.6
5-person household	1	0.6
6-person household	O	0.0
7-or-more-person household	1	0.6
Renter-occupied housing units	39	100.0
1-person household	13	33.3
2-person household	19	48.7
3-person household	4	10.3
4-person household	3	7.7
5-person household	0	0.0
6-person household	0	0.0
7-or-more-person household	0	0.0
TENURE BY AGE OF HOUSEHOLDER		
Owner-occupied housing units	155	100.0
15 to 24 years	0	0.0
25 to 34 years	1	0.6
35 to 44 years	9	5.8
45 to 54 years	25	16.1
55 to 64 years	51	32.9
65 years and over	69	44.5
65 to 74 years	41	26.5
75 to 84 years	21	13.5
85 years and over	7	4.5
		400.0
Renter-occupied housing units	39	100.0
15 to 24 years	0	0.0
25 to 24 years	5	12.8
35 to 44 years	7	17.9
45 to 54 years	12	30.8
55 to 64 years	6	15.4
65 years and over	9	23.1
65 to 74 years	4	10.3
75 to 84 years	3	7.7
85 years and over	2	5.1

(X) Not applicable. Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H4, H15, and H16.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: Lee County, Florida

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percer
Total population	440,888	100.0	HISPANIC OR LATINO AND RACE		
			Total population	440,888	100.
SEX AND AGE			Hispanic or Latino (of any race)	42,042	9.
Male	215,504	48.9	Mexican	16,055	3.
Female	225,384	51.1	Puerto Rican	11,738	2.
			Cubon	2,848	0.0
Under 5 years	22,970	5.2	Other Hispanic or Latino	11,401	2.0
5 to 9 years	24,224	5.5	Not Hispanic or Latino		11
10 to 14 years	25,034	5.7	White alone.	398,846	90.
15 to 19 years	22,501	5.1	write alone	361,439	82.0
20 to 24 years	18,816	4.3	RELATIONSHIP		
25 to 34 years	46,491	10.5	Total population	440,888	100.
35 to 44 years	59,232	13.4	In households	435,271	98.
45 to 54 years	54,833	12.4	Householder	188,599	42.
55 to 59 years	26,820	6.1	Spouse	1.205/02/03/03/03	
60 to 64 years	27,856	6.3	Child.	104,693	23.
65 to 74 years	60,563	13.7		96,711	21.
75 to 84 years	40,630	9.2	Own child under 18 years	76,876	17.
85 years and over	10,918	2.5	Other relatives	19,791	4.
			Under 18 years	6,984	1.0
Median age (years)	45.2	(X)	Nonrelatives	25,477	5.
10 years and over	054 500	00.4	Unmarried partner	10,898	2.
18 years and over	354,500	80.4	in group quarters	5,617	1.
Male	170,928	38.8	Institutionalized population	4,188	0.
Female	183,572	41.6	Noninstitutionalized population	1,429	0.
21 years and over	342,222	77.6			
62 years and over	129,080	29.3	HOUSEHOLD BY TYPE		
65 years and over	112,111	25.4	Total households	188,599	100.
Male	52,000	11.8	Family households (families)	127,611	67.7
Female	60,111	13.6	With own children under 18 years	42.240	22 4
	1		Married-couple family	104,693	55.5
RACE			With own children under 18 years	29,094	15.4
One race	434,035	98.4	Female householder, no husband present	16,327	8.
White	386,598	87.7	With own children under 18 years	9,662	5.
Black or African American	29,035	6.6	Nonfamily households	60,988	32.
American Indian and Alaska Native	1,248	0.3	Householder living alone	48,600	25.8
Asian	3,400	0.8	Householder 65 years and over	24,706	13.
Asian Indian	753	0.2	Householder os years and over	24,700	13.
Chinese	588	0.1	Households with individuals under 18 years	46,816	24.5
Filipino	824		Households with individuals 65 years and over	74,765	39.6
Japanese	153	0.2			00.
Korean	318	0.1	Average household size	2.31	(X
Vietnamese	250	0.1	Average family size	2.73	(X
Other Asian 1		1000			
Native Hawaiian and Other Pacific Islander	514	0.1	HOUSING OCCUPANCY		
그 그는 것이 그렇게 하는 얼굴을 보면 한 경기를 보는 데이터를 하셨다면 하게 걸려고 하게 하게 되었다.	209	- 3	Total housing units	245,405	100.0
Native Hawaiian	60		Occupied housing units	188,599	76.9
Guamanian or Chamorro	73		Vacant housing units	56,806	23.
Samoan	15		For seasonal, recreational, or	33625	
Other Pacific Islander 2	61		occasional use	39,502	16.1
Some other race	13,545	3.1	A second control of the second control of th	00,002	
Two or more races	6,853	1.6	Homeowner vacancy rate (percent)	2.7	(X
			Rental vacancy rate (percent)	15.2	(X
Race alone or in combination with one or more other races: 3					
	004.040	20.5	HOUSING TENURE	50.50	
White	391,840	88.9	Occupied housing units	188,599	100.0
Black or African American	31,155	7.1	Owner-occupied housing units	144,245	76.
American Indian and Alaska Native	2,700	0.6	Renter-occupied housing units	44,354	23.5
Asian	4,519	1.0		44,004	20.0
Native Hawaiian and Other Pacific Islander	514	0.1	Average household size of owner-occupied units.	2.29	(X)
Some other race	17,363	30	Average household size of renter-occupied units,	2.38	(X

Represents zero or rounds to zero. (X) Not applicable.

Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

Source: U.S. Census Bureau, Census 2000.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

W06945 34030

TREND PROFILE REPORT PREPARED FOR:

p 27, 2001

Morris-Depew Associates, Inc.

Area: 33924



TREND PROFILE The Trend Profile Report identifies the demographic trends in your market area. This report provides a list of key demographic variables from the 1990 Census along with current-year estimates and five-year projections, displayed side by side for comparison.

Total Population			
	8	8	8
% White	100.0	100,0	100.0
% Black	0.0	0.0	0.0
% Asian	0.0	0.0	0.0
% Other	0.0	0.0	0.0
% Hispanic	0.0	0.0	0.0
Total Households	4	4	4
Household Population	8	8	8
Average Household Size	2.00	2.00	2.00
Household Income			
% \$0 - \$14,999	0.0	0.0	0.0
% \$15,000 - \$24,999	100.0	0.0	0.0
% \$25,000 - \$34,999	0.0	100.0	50.0
% \$35,000 - \$49,999	0.0	0.0	50.0
% \$50,000 - \$74,999	0.0	0.0	0.0
% \$75,000 - \$99,999	0.0	0.0	0.0
% \$100,000 - \$149,999	0.0	0.0	0.0
% \$150,000 +	0.0	0.0	0.0
	600 750	\$28,750	\$35,000
Median Household Income Per Capita Income	\$23,750 \$6,333	\$14,375	\$17,500
Median Age Total Population	32.5	45.0	45.0
Median Age Female Population	45.0	62.6	62.6
Median Age Male Population	32.5	32.7	32.7

W06945 34030

TREND PROFILE REPORT PREPARED FOR:

p 27, 2001

Morris-Depew Associates, Inc.

Area: 33924

Description	1990 Census	2000 Estimate	2005 Projection
Total Population by Age	8	8	8
% 0 - 4	0.0	0.0	0.0
% 5 - 14	25.0	25.0	25.0
% 15 - 17	0.0	0.0	0.0
% 18 - 24	0.0	0.0	0.0
% 25 - 34	37.5	25.0	25.0
	0.0	0.0	0.0
% 35 - 44			0.0
% 45 - 54	0.0	0.0	
% 55 - 64	25.0	25.0	25.0
% 65 - 74	0.0	12.5	12.5
% 75 - 84	12.5	12.5	12.5
% 85 +	0.0	0.0	0.0
Female Population by Age	4	5	5
% 0 - 4	0.0	0.0	0.0
% 5 - 14	25.0	20.0	20.0
% 15 - 17	0.0	0.0	0.0
% 18 - 24	0.0	0.0	0.0
% 25 - 34	25.0	20.0	20.0
% 35 - 44	0.0	0.0	0.0
% 45 - 54	0.0	0.0	0.0
% 55 - 64	25.0	20.0	20.0
	0.0	20.0	20.0
% 65 - 74 % 75 - 84	25.0	20.0	20.0
% 75 - 84 % 85 +	0.0	0.0	0.0
			,
Male Population by Age	4	3	3
% 0 - 4	0.0	0.0	0.0
% 5 - 14	25.0	33.3	33.3
% 15 - 17	0.0	0.0	0.0
% 18 - 24	0.0	0.0	0.0
% 25 - 34	50.0	33.3	33.
% 35 - 44	0.0	0.0	0.0
% 45 - 54	0.0	0.0	0.0
% 45 - 54 % 55 - 64	25.0	33.3	33.
	0.0	0.0	0.0
% 65 - 74 % 75 - 84		0.0	0.0
% 75 - 84	0.0		0.0
% 85 +	0.0	0.0	0.0

Demographic and Income Forecast PREPARED FOR:

p 27, 2001

Morris-Depew Associates, Inc.

Area: 33924

Snapshot	199	00 Census	2000	Update	20	005 Forecast
Population		8		8		8
Households		4		4		4
Families		2		2		0
Average Household Size		2.00		2.00		2.00
Owner-occupied HHs		2		0		0
Renter-occupied HHs		2		0		0
Median Household Income		23,750		28,750		35,000
Average Household Income		23,000		28,750		28,750
Per Capita Income		6,333		14,375		17,500
Median Age		32.5		45.0		45.0
			Annual Percent	Change for 2000	-2005	
Trends		Area				National
Population						0.88%
Households						1.04%
Families						0.74%
Owner HHs						1.41%
Per Capita Income						4.57%
	1000	Census	2000	Update	2005 F	orecast
The second second second	Number	Percent	Number	Percent	Number	Percent
Households by Income		0.0%	0	0.0%	0	0.0%
< \$15,000	0		0	0.0%	o	0.0%
\$15,000 - \$24,999	2	100.0% 0.0%	4	100.0%	2	50.0%
\$25,000 - \$34,999	0	0.0%	ō	0.0%	2	50.0%
\$35,000 - \$49,999	0	0.0%	Ö	0.0%	ō	0.0%
\$50,000 - \$74,999	0	0.0%	ő	0.0%	Ö	0.0%
\$75,000 - \$99,999 \$100,000 - \$140,000	0	0.0%	Ö	0.0%	0	0.0%
\$100,000 - \$149,999 \$150,000+	ő	0.0%	Ö	0.0%	0	0.0%
Population by Age						
< 5	0	0.0%	0	0.0%	0	0.0%
5 - 14	2	25.0%	2	25.0%	2	25.0%
15 - 19	ō	0.0%	0	0.0%	0	0.0%
20 - 24	0	0.0%	0	0.0%	0	0.0%
25 - 34	3	37.5%	2	25.0%	2	25.0%
35 - 44	0	0.0%	0	0.0%	0	0.0%
45 - 64	2	25.0%	2	25.0%	2	25.0%
65 - 74	0	0.0%	1	12.5%	1	12.5%
75 - 84	1	12.5%	1	12.5%	1	12.5%
85+	0	0.0%	0	0.0%	0	0.0%
6.0. 350.54						
Race and Ethnicity		100.00/		100.0%	8	100.0%
White	8	100.0%	8	0.0%	0	0.0%
Black	0	0.0%	0	0.0%	Ö	0.0%
Asian/Pacific Islander	0	0.0%	0	0.0%	ő	0.0%
Other Races	0	0.0%	0	0.0%	ő	0.0%
Hispanic (Any Race)	U	0.076	U	0.070	-	0.0.0

CAPTIVA COMMUNITY PANEL 2003 TEXT AMENDMENT TO THE LEE PLAN

1

Re: Service availability letter

from Lee County Division of Solid Waste

From: Ken Gooderham

Date: Sept. 29, 2003

A letter signifying service availability from Lindsey Sampson of the county's Solid Waste Division is not included in this application, as repeated attempts to elicit such a letter have not been successful.

In addition to the Aug. 8, 2003, letter enclosed, a follow-up copy was faxed to his office in late August, follow-up phone calls were made to his office in late August, early September and late September, and I had a 15-minute phone conversation with Mr. Sampson in mid-September when he called to discuss some of his concerns and questions concerning the proposed policies.

I explained that he would have ample opportunity to comment officially on the policies during the review process but that this letter was just to affirm that services from his division would be sufficient to meet all requirements. I also explained that he had provided such a letter for the previous Captiva plan amendments in 2001, which contacted wording very similar to what was being proposed here. Nevertheless, he chose not to respond to this request.



THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3916 • (239) 334-1102 • TTD/TTY (239) 335-1512

JEANNE S. DOZIER CHAIRMAN · DISTRICT 2

ELINDA C. SCHICCA, PH.D. VICE CHAIRMAN - DISTRICT 5

ROBERT D. CHILMONIK

JANE E. KUCKEL, PH.D.

STEVEN K. TEUBER DISTRICT 4

JAMES W. BROWDER, ED.D.

KEITH B. MARTIN BOARD ATTORNEY

September 8, 2003

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

Re:

Request for Determination of Adequacy Proposed Lee County Text Amendment

Captiva Community

Dear Ken:

This letter is in response to your request for a determination of adequacy from the Lee County School District on a text plan amendment you have submitted to Lee County. The proposed change affects the Captiva Community. In our opinion, these policies do not increase the overall development density on the island and will not impact the level of services the District provides to the island. The District has no plans now or in the future to provide a school on Captiva. At this time, we are expanding The Sanibel School and these plans are expected to adequately meet the needs of the Captiva community as well. As such, the proposed plan amendment would not impact the Lee County School District.

If you have any further questions or comments, please do not hesitate to give me a call.

Sincerely,

Captiva Gooderham 9-8-03

Stephanie Keyes, AICP, Facilities Planner Department of Construction and Planning

cc: Armondo de Leon, Plant Manager

DISTRICT VISION

TO PREPARE EVERY STUDENT FOR SUCCESS

DISTRICT MISSION

CAPTIVA ISLAND FIRE CONTROL DISTRICT

14981 Captiva Drive; P.O. Box 477, Captiva, Florida 33924 Phone: (239) 472-9494 Fax: 472-0247

August 18, 2003

Mr. Ken Gooderham Captiva Community Panel C/o Gooderham & Associates, Inc. 5460 Beaujolais Lane Fort Myers, FI 33919-2704

Dear Mr. Gooderham,

I have reviewed and discussed with the Captiva Island Fire Control District Board of Commissioners (at the regular meeting held 8/18/03) the draft policies proposed to be included in the Captiva Plan section of the Lee County Comprehensive Land Use Plan. In our opinion, these policies will not adversely impact the level of service the district provides to the island.

The Captiva Island Fire Control District plans to continue to service the island with the same level of service presently provided. This consists of Basic Life Support (BLS) rescue services and a Class 5 Insurance Services Office (ISO) fire rating).

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

John F. Bates

Chief

Cc: file



BOARD OF COUNTY COMMISSIONERS

writer's Direct Diai Number:	Writer's Direct Dial Number:	
------------------------------	------------------------------	--

Bob Janes District One

Douglas R. St. Cerny

District Two

September 11, 2003

Ray Judah District Three

Andrew W. Coy District Four

John E. Albion District Five

Ken Gooderham

Donald D. Stilwell County Manager

Captiva Community Panel

% Gooderham & Associates, Inc.

James G. Yaeger County Attorney

5460 Beaujolais Lane

Fort Myers, FL 33919-2704

Diana M. Parker County Hearing Examiner

Dear Mr. Gooderham:

Be advised our agency staff has reviewed the draft policies proposed to be included in the Captiva Plan Section of the Lee County Comprehensive Land Use Plan. In our opinion, these policies do not increase the overall development intensity on the island and will not impact the level of services our agency provides to the island.

Our agency will continue to service the island with the same level of service currently provided, and we believe this level of service meets or exceeds the current requirements.

Please contact me with any question or for further information in this matter.

Sincerely,

DIVISION OF PUBLIC SAFETY

Chief Chris Hansen EMS Manager

CH/DDL

Office of the Sheriff Rodney Shoap



County of Lee State of Florida

August 15, 2003

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

Dear Mr. Gooderham:

Be advised our agency staff has reviewed the draft policies proposed to be included in the Captive Plan section of the Lee County Comprehensive Land Use Plan. In our opinion, these policies do not increase the overall development intensity on the island and will not impact the level of services our agency provides to the island.

Our agency will continue to service the island with the same level of service currently provided and we believe this level of service meets or exceeds the current requirements.

Please contact me with any question or for further information in this matter.

Sincerely,

Major Dan Johnson Planning and Research



5460 Beaujolais Lane • Fort Myers, Florida 33919-2704 Telephone (239) 489-2616 • Fax (239) 489-9917 E-mail: KategAPR@cs.com

Aug. 8, 2003

Stephanie Keyes, AICP Facilities planner Lee County School District 2055 Central Ave. Fort Myers, FL 33901-3916

Dear Ms. Keyes:

On behalf of the Captiva Community Panel, I am requesting your input on an upcoming text amendment to the Lee County Comprehensive Land Use Plan (Lee Plan).

The Captiva Community Panel was formed in January 2002 as an advisory panel to the Lee County Board of County Commissioners, with the express purpose of assisting in planning for this island community. The nine-member panel meets in public sessions eight times per year for this purpose, and has been working on draft policies to augment those Captiva-specific policies already approved and included in the Lee Plan.

The panel has approved five draft policies to be submitted to Lee County by Sept. 30, 2003, for adoption into the Lee Plan. (A copy of those policies is enclosed.) As you may know, one of the requirements for such submission is "a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities." Since your agency is one of those listed, I am contacting you on behalf of the panel for a letter affirming such service availability.

To facilitate a reply, I have included draft response language for your review and possible use. Your prompt reply will be greatly appreciated, and should you have any questions at all concerning these policies or this request, please contact me at your convenience via phone (489-2616) or e-mail (kengooderham@cs.com)

Thanks for your assistance in this matter.

Sincerely,

5460 Beaujolais Lane • Fort Myers, Florida 33919-2704 Telephone (239) 489-2616 • Fax (239) 489-9917 E-mail: KategAPR@cs.com

Aug. 8, 2003

Lindsey J. Sampson, P.E. Lee County Solid Waste Division 10550 Buckingham Road Fort Myers, FL 33905

Dear Mr. Sampson:

On behalf of the Captiva Community Panel, I am requesting your input on an upcoming text amendment to the Lee County Comprehensive Land Use Plan (Lee Plan).

The Captiva Community Panel was formed in January 2002 as an advisory panel to the Lee County Board of County Commissioners, with the express purpose of assisting in planning for this island community. The nine-member panel meets in public sessions eight times per year for this purpose, and has been working on draft policies to augment those Captiva-specific policies already approved and included in the Lee Plan.

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Thanks for your assistance in this matter.

Sincerely,

5460 Beaujolais Lane • Fort Myers, Florida 33919-2704 Telephone (239) 489-2616 • Fax (239) 489-9917 E-mail: KategAPR@cs.com

Aug. 8, 2003

Major Daniel Johnson Planning & Research Division Lee County Sheriff's Office 14750 Six Mile Cypress Parkway Fort Myers, FL 33912-4406

Dear Major Johnson:

On behalf of the Captiva Community Panel, I am requesting your input on an upcoming text amendment to the Lee County Comprehensive Land Use Plan (Lee Plan).

The Captiva Community Panel was formed in January 2002 as an advisory panel to the Lee County Board of County Commissioners, with the express purpose of assisting in planning for this island community. The nine-member panel meets in public sessions eight times per year for this purpose, and has been working on draft policies to augment those Captiva-specific policies already approved and included in the Lee Plan.

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Sincerely,

5460 Beaujolais Lane • Fort Myers, Florida 33919-2704 Telephone (239) 489-2616 • Fax (239) 489-9917 E-mail: KategAPR@cs.com

Aug. 8, 2003

Chief John F. Bates Captiva Island Fire Control District P.O. Box 477 Captiva, FL 33924

Dear Chief Bates:

On behalf of the Captiva Community Panel, I am requesting your input on an upcoming text amendment to the Lee County Comprehensive Land Use Plan (Lee Plan).

The Captiva Community Panel was formed in January 2002 as an advisory panel to the Lee County Board of County Commissioners, with the express purpose of assisting in planning for this island community. The nine-member panel meets in public sessions eight times per year for this purpose, and has been working on draft policies to augment those Captiva-specific policies already approved and included in the Lee Plan.

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Thanks for your assistance in this matter.

Sincerely,

5460 Beaujolais Lane • Fort Myers, Florida 33919-2704 Telephone (239) 489-2616 • Fax (239) 489-9917 E-mail: KategAPR@cs.com

Aug. 8, 2003

Chris Hansen, program manager Lee County Emergency Medical Services 14752 Six Mile Cypress Parkway Fort Myers, FL 33912

Dear Mr. Hansen:

On behalf of the Captiva Community Panel, I am requesting your input on an upcoming text amendment to the Lee County Comprehensive Land Use Plan (Lee Plan).

The Captiva Community Panel was formed in January 2002 as an advisory panel to the Lee County Board of County Commissioners, with the express purpose of assisting in planning for this island community. The nine-member panel meets in public sessions eight times per year for this purpose, and has been working on draft policies to augment those Captiva-specific policies already approved and included in the Lee Plan.

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Thanks for your assistance in this matter.

Sincerely,

Draft reply to affirm service availability

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

Be advised our agency staff has reviewed the draft policies proposed to be included in the Captiva Plan section of the Lee County Comprehensive Land Use Plan. In our opinion, these policies do not increase the overall development intensity on the island and will not impact the level of services our agency provides to the island.

Our agency will continue to service the island with the same level of service currently provided, and we believe this level of service meets or exceeds the current requirements.

Please contact me with any question or for further information in this matter.

CAPTIVA COMMUNITY PANEL

2003 LEE PLAN TEXT AMENDMENT LANGUAGE

POLICY 21.10) New requests for residential rezoning that would increase density on said property above current zoning will not be permitted.

POLICY 21.11) Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

POLICY 21.12) 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 the hardship cannot be corrected by other means allowed in the ordinances,
- Where the variance, if issued, will be corrective and not beneficial,
- Where the applicant did not cause the need for the variance,
- Where the variance would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

POLICY 21.13) Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

POLICY 21.14) The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected to the greatest extent possible. Trees that are part of the canopy will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines (or other trees that contribute to the canopy) are removed they will be replaced by trees that will preserve the canopy.

CAPTIVA COMMUNITY PANEL MEMBERS

February 2004

Hal Miller, chairman P.O. Box 656 Captiva, FL 33924

Dave Jensen, vice chairman P.O. Box 191 Captiva, FL 33923

Ron Gibson P.O. Box 456 Captiva, FL 33923

Gordon Hullar P.O. Box 667 Captiva, FL 33923

Peter Koury P.O. Box 41 Captiva, FL 33923

John Madden P.O. Box 305 Captiva, FL 33923

Rene Miville P.O. Box 9 Captiva, FL 33923

Harry Silverglide P.O. Box 764 Captiva, FL 33923

Chris van der Baars P.O. Box 194 Captiva, FL 33923

LEE COUNTY SUPERVISOR OF ELECTIONS OFFICE P O BOX 2545

FORT MYERS FL 33902-2545 239-339-6300 (OFFICE) 239-339-6310 (FAX)

MEMORANDUM

TO

Ken Gooderham

FROM:

Qualifying Officer Burner

DATE :

December 10, 2003

RE

Form 1 and Form 2 Financial Disclosure Filings of Members of The

Captiva Community Panel

Accompanying this memorandum are the copies you requested of Form 1 Statement of Financial Interests for current members of the Captiva Community Panel. I have provided a copy of the current year's filing.

There were no Form 2 Quarterly Client Disclosure filings for the list of members you provided whether current or past.

I have provided a copy of the current Form 1 and Form 1F Final Statement of Financial Interests available for the past members listed.

The following individuals do not have a Form 1 Statement of Financial Interests on file with the Lee County Supervisor of Elections Office:

- 1. Harry Silverglide (current member) (should have filed within 30 days of appointment)
- 2. Paul McCarthy (past member)
- 3. Lou Rossi (past member)

I have researched archived records going back to 1997 for Paul McCarthy and Lou Rossi and was unable to find evidence of filing of Form 1 Statement of Financial Interests or Form 2 Quarterly Client Disclosure for Mr. McCarthy or Mr. Rossi.

5460 Beaujolais Lane, Fort Myers, FL 33919-2704 (239) 489-2616 (voice) • (239) 489-9917 (fax) E-mail: KateGAPR@cs.com

GOODERHAM & ASSOCIATES INC.



To:	Ber	nie		From:	Ken Gooderham	
Fax:	339	-6310		Pages:	1	
Phone:	339	-6300	1/-	Date:	12/9/2003	
Ro:	Cap	otiva Community Pan	el	CC:		
□ Urge	nt	☐ For Review	☐ Please Co	mment	☐ Please Reply	☐ Please Recycle

Comments:

On behalf of the Captiva Community Panel, we're updating a text submission to amend the Lee Plan submitted Sept. 30. One of the items we need to add to the submittal are the Form 1 and Form 2 disclosures for past and present members of the Captiva Community Panel during the period covered by the submission. If your office can prepare copies of these forms, give me a call at 489-2616 and I'll pick them up when ready. (Also let me know if there is a copying charge.)

The panel members (all Captiva residents) are:

Hal Miller

Dave Jensen

John Madden

Rene Miville

Ron Gibson

Chris van der Baars

Gordon Hullar

Peter Koury

Harry Silverglide

Paul McCarthy (past member)

Elaine Smith (past member)

Lou Rossi (past member)

Bob Brace (past member)

STATEMENT OF

Please print or type your name, mailing	the second of the particular is the last		
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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.

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:

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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 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:

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.

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Finally, at the end of office or employmer each local officer/employee, state officer, as specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

FORM 1

STATEMENT OF

2002

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Finally, at the end of office or employme each local officer/employee, state officer, ai. specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

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8-30-03

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.

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Finally, at the end of office or employmer each local officer/employee, state officer, an specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

PHILINDA A. YOUNG



Supervisor of Elections County of See P.O. DRAWER 2545 FORT MYERS, FLORIDA 33902-2545



RECEIVED
2003 SEP -9 PH 12: 46
SUPERVISOR OF ELECTIONS

BERNIE FELICIANO

SUPERVISOR OF ELECTIONS P.O. BOX 2545 FORT MYERS, FL 33902-2545

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FORM 1	STATEM	ENT OF	2002
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			OTHER FORMS you may need to file are described on page 6.

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FORM 1

STATEMENT OF

2002

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FORM 1	STATEMENT OF	F	2002
Please print or type your name, mailing address, agency name, and position below:	FINANCIAL INTER	ESTS	
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PART C -- REAL PROPERTY [Land, buildings owned by the reporting person]

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

ed at the bottom of page 2.

OTHER FORMS you may need to file are described on page 6.

FILING INSTRUCTIONS for when

and where to file this form are locat-

PART D — INTANGIBLE PERSON. TYPE OF INTANGIBLE	AL PROPERTY [Stocks, bonds, certific LE	ates of deposit, etc.] BUSINESS ENTITY TO WHICH THE I	PROPERTY RELATES	
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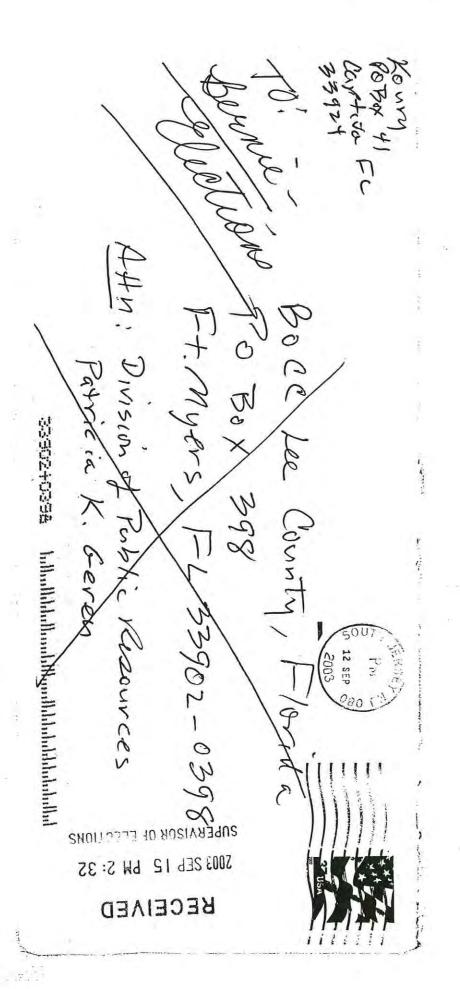
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FORM 1	STATEMENT OF	2002
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FORM 1 F

FINAL STATEMENT OF FINANCIAL INTERESTS

2003

(TO BE FILED WITHIN 60 DAYS OF LEAVING PUBLIC OFFICE OR EMPLOYMENT)

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STATEMENT OF 2002 FORM 1 Please print or type your name, mailing FINANCIAL INTERESTS address, agency name, and position below: LAST NAME -- FIRST NAME -- MIDDLE NAME : FOR OFFICE USE ONLY: 98-021578 BRACE, ROBERT J WALLIN P O BOX 906 CAPTIVA FL 33924 ID Code CITY: ID No. NAME OF AGENCY Conf. Code NAME OF OFFICE OR POSITION HELD OR P. Req. Code ☐ NEW EMPLOYEE OR APPOINTEE CHECK IF CANDIDATE OR **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 (check one): SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: **DECEMBER 31, 2002** OR 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 structions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one): DOLLAR VALUE THRESHOLDS COMPARATIVE (PERCENTAGE) THRESHOLDS OR . ART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person] DESCRIPTION OF THE SOURCE'S SOURCE'S NAME OF SOURCE PRINCIPAL BUSINESS ACTIVITY OF INCOME **ADDRESS** PART B -- SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person] PRINCIPAL BUSINESS NAME OF MAJOR SOURCES **ADDRESS** NAME OF **ACTIVITY OF SOURCE** OF BUSINESS' INCOME OF SOURCE **BUSINESS ENTITY** FILING INSTRUCTIONS for when PART C -- REAL PROPERTY [Land, buildings owned by the reporting person] 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

OTHER FORMS you may need to file are described on page 6.

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After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

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.

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 posi-

Finally, at the end of office or employme each local officer/employee, state officer, a. specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

FORM 1 F

FINAL STATEMENT OF FINANCIAL INTERESTS

2003

(TO BE FILED WITHIN 60 DAYS OF LEAVING PUBLIC OFFICE OR EMPLOYMENT)

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CAPTIVA COMMUNITY PANEL MINUTES

Oct. 8, 2002

In attendance: Ron Gibson, Dave Jensen, Paul McCarthy, Hal Miller, Lou Rossi.

Audience: Approximately 10, including media

The meeting convened at 9 a.m., with chairman Hal Miller noting that planner David Depew was unable to attend this meeting due to a conflict. This was not brought to Miller's attention until late the previous afternoon. Miller also confirmed that the next panel meetings had previously been scheduled for Nov. 12 and Dec. 10, 9 a.m. at the CCA building.

Gibson asked about the status of the panel's submitted language, after which Miller read a letter Depew had e-mailed him the night before addressing that issue. (A copy of the letter is attached.)

Paul Garvey asked what the noticing requirements for panel meetings were. Ken Gooderham responded that an advertisement had to be published in a newspaper of general circulation covering the panel area (the *News-Press* or the *Current*, for example), but that there was no specific advance time set forth in county code.

Lee County Administrative Code 13-3, Section 5.2, states: "Proper notification of meetings of the full Community Panel will include the posting of the meeting date and time in several public places including, but not limited to local libraries, post offices, banks, supermarkets, chambers of commerce, civic associations, and community recreation areas. In addition, these public meetings must be noticed in a local paper that is published daily or weekly. All posted and published notices must provide the date, time, and location of the public meeting. In lieu of a display advertisement, the notice could take the form of an article in a similar publication that provides the date, time, and location of the public meeting."

Bill Fenniman asked about the timing and sequence of the panel's future actions, particularly when the next plan amendment cycle ran. Gooderham responded that any proposed plan amendments would need to be submitted by September 2003 for consideration, but that Land Development Code language could be drafted and submitted by the panel at any time since county review and adoption was ongoing through the year.

Fenniman then commented that, in his presentation to the county commission Sept. 4, Depew omitted any mention of the panel's desire to reinstate the South Seas 912-unit cap policy as voted on at its May 14 meeting. He was curious as to what happened and whether any panel member reviewed Depew's submission. In ensuing discussion, it was clear no panel member reviewed this material with Depew prior to the BOCC hearing and the reason for any omission would need to be discussed directly with Depew.

Via questioning from McCarthy, Gooderham explained that the county commission was given a staff report prior to the hearing that detailed the original panel submission, the staff response, the Local Planning Agency recommendations on language to be transmitted to the commission and the staff's response to that. While this included the South Seas language, which had been discussed and deleted by the commission, Gooderham said no mention of the panel's desire to reinstate that wording was in the written materials provided to the commission prior to the hearing nor in Depew's verbal presentation that afternoon.

Miller suggested this be further discussed at the next panel meeting, when Depew and county planning liaison Jim Mudd could both be in attendance, so the panel and audience could hear how the process was supposed to work and how it actually ended up working in this amendment. Fenniman reiterated the need for consistency of language to assure that what the panel intended is what is actually communicated to the commission.

McCarthy made a motion (Jensen second) that at the Nov. 12 meeting the panel review the amendment process with Depew to track what went from the panel to the LPA and to the BOCC, including staff reports. He hoped this meeting would be well publicized to encourage wider attendance. The panel approved 5-0

Gibson asked what the Department of Community Affairs could do affecting the policies transmitted by the county. Gooderham responded that, while the DCA had full latitude to make changes, it appeared that traditionally the agency's role was to review submittals for compliance with state laws and concerns, and that wholesale changes from what had been reviewed by local authorities would be unlikely. Miller reiterated that point by detailing the strata of review such policies climb as part of the planning process.

Rene Miville spoke about an e-mail he recently received from panel member Gordon Hullar discussing policies approved by the county and those deleted during the process. He noted that, while some language had been removed, in some cases the intent behind that language remained in any county-approved language – specifically citing the clearinghouse and required public meetings as new ways Captivans can find out what's happening on the island (thanks to the plan) without setting an expensive precedent the county would be unwilling to accept.

Rossi said Captivans benefited from establishing a consistent working relation with the county, not from maintaining a confrontational approach with officials. Miville noted that in his discussions with transportation officials, they understood Captivans' desire to maintain the canopy but could not accept the language provided to them by the panel or CCA due to its unintended consequences. McCarthy noted that the recent drainage project was a success, and that Captivans need to communicate with the county when it does something right as well as when it does something wrong.

Rossi made a motion (McCarthy second) to find something nice to say about the county at each meeting; more specifically, for the panel to draft a resolution thanking the county

for the drainage project. The panel approved 5-0; Miller asked Rossi to draft language for approval and submission by the panel chairman.

Rossi also discussed asking the county for additional funding for the community panel. After discussion, the issue was delayed until the Nov. 12 meeting.

Gibson suggested the panel member might want to prioritize their preferences from the potential panel actions detailed in the Depew letter. Rossi responded that it made more sense to discuss what needs to be done at the next meeting, and then work on prioritizing. Both Rossi and Miller commented that funding and panel finances should be on the agenda for the Nov. 12 meeting.

McCarthy put forth the idea of the panel working to get the facts on some contentious issues facing the island, specifically South Seas and incorporation. He proposed a forum where representatives from either point of view could be invited to make a 5-minute presentation to the public and then take questions in a civilized, non-confrontational fashion. Gibson asked if this fit within the mission of the panel, saying that such information would be helpful in future deliberations.

McCarthy restated his suggestion as a motion for factual presentations to be held at the Dec. 10 meeting (Jensen second). After discussion, McCarthy and Gibson agreed to serve as a committee to consider who should be invited to such a forum, stressing it had to be fair to have any value. The panel approved 5-0. McCarthy and Gibson will report back to the panel concerning topic, format and participants hopefully by the Nov. 12 meeting.

The panel adjourned at 10:30 a.m.



MORRIS-DEPEW ASSOCIATES, INC. MEMORANDUM

To: Captiva Island Residents and Property Owners

From: David W. Depew, AICP

President

(planning@m-da.com)

Subject: Captiva planning efforts

DATE: OCT. 7, 2002

To all Captivans:

Let me begin by offering my somewhat belated congratulations on the latest step in the growth management process. On Sept. 4, 2002, the Lee County Board of Commissioners voted to transmit the balance of the proposed amendments to the Florida Department of Community Affairs.

Although I know that some Captivans are concerned regarding the failure of the Board to transmit all of the adopted amendments, I feel strongly that the steps taken represent a major step forward in the evolution of a future land use plan for the Island and the ongoing efforts to control and manage growth in this particular corner of paradise. It is true that not all efforts are complete, but a foundation has been provided for planning and preservation that should result in greater acceptance of the Panel's ongoing input. In review, the Board voted:

- To limit subdividing in the RSC-2 areas of the Island (primarily the South/Gold Coast portions of Captiva),
- Enshrined the height limitation for the Island,
- Voted to support increased landscaping efforts on Captiva,
- Moved to support the CEPD in its efforts to renourish the beaches,
- Voted to support efforts to improve water quality in the waters surrounding Captiva and preserve the mangroves that protect the back side of the Island,
- Established a document clearing house for the Island and required any applicant for a land use change to make a presentation on Captiva before the request can be found sufficient,
- Recognized that the efforts of the Captiva Community Panel are ongoing by pledging continued support for the Panel's activities through the Evaluation and Appraisal Report process,
- Finally, encouraged the residents to continue their efforts in developing and submitting ordinances that regulate siting and building of structures that reflect the historical character of the Island.

Overall, the list of what was accomplished stands as a tribute to the efforts of the Captiva Community Panel and all the volunteers that participated in the process. The cup may not runneth over, but it certainly is more than half full!

It is true that the Commission did not adopt all of the language as passed by the Panel. The filing of litigation related to South Seas Plantation assured that the 912 dwelling unit cap for South Seas would not be addressed by the Board. There were problems with some portions of the language that Staff and the Local Planning Agency thought were vague or potentially a risk for property rights claims against the County if adopted as articulated.

That being said, there are ways to address most of those issues via either a subsequent plan amendment or through the process of amending the Land Development Code. (I would note that the 912 unit cap for South Seas will likely be decided by a judge, as I originally predicted, and not by either the Commission, County Staff, the Captiva Community Panel, the CPOA or the CCA.)

At any rate, the effort was a victory, despite what some folks seem to think, and will provide increased information on growth and growth management efforts to all residents and property owners. The amendments represent a truly admirable first step in the ongoing effort to manage growth and development on Captiva, and will be used to shut down efforts to bring more intensive development to the Island.

On Oct. 8, 2002, the Captiva Community Panel will begin a new round of public meetings on Captiva. There are a number of issues to discuss. First, the members and attendees will determine those matters upon which the Panel's next efforts will focus.

- Will the Panel begin an implementation efforts, crafting changes for the Land Development Code, for example, to specifically regulate vegetation and landscaping requirements for new structures on the Island?
- Does the Panel need to look into enhanced requirements for new septic systems?
- Should the Panel address additional setback requirements for large structures?
- Is there a desire to establish different parking requirements for commercial uses that better reflect the nature of the commercial or resort activities found on Captiva?
- Does the Panel want to tackle the pedestrian/bicycle issue for Captiva or a portion thereof?
- Does the Panel wish to look at historical preservation issues for the Island?
- Does the Panel wish to pursue additional amendments to the Lee Plan?
- Is there a desire to take the policies that did not get adopted and craft language that addresses the concerns of the Staff and LPA in order to submit a new round of amendments for the next amendment cycle?

All these questions and more must be answered and addressed. The claim that because the County did not adopt all the amendments means the process should be abandoned fails to recognize that the planning process is evolutionary and organic in its very nature. The process was never envisioned as one that would cease with the adoption of any given set of amendments.

The planning effort for the Island must be ongoing, raising the consciousness of each participant, resident, and owner as each issue surfaces. Only through a commitment of all Captiva will the ongoing difficulties associated with the management of development and redevelopment be addressed.

There is no inherent reason that those issues will be addressed any better through a municipal form of government as opposed to a county government. It is the involvement of the residents in the planning process that assures responsible, community-based growth management, not the form of government in which that effort is undertaken.

At any rate, the process is well underway to provide responsible, community-based growth management to the island of Captiva.

All of the Island should be grateful of the ongoing efforts made by the members of the Captiva Community Panel and the volunteers attending the meeting. The CPOA, the CCA, and all of the various individuals involved in the hearings and meetings have cooperated on the adoption of a document that represents a consensus of community values and goals, not of a single group, but of all interested parties, including the Lee County Board of Commissioners, and while it may not reflect all of the specific desires of any single group, it does reflect the broad mix of interests that took part in the process. And while much has been done, it is only the start...much more needs to follow.

Each Captivan should take comfort in the foundation that has been laid by these efforts, and also should view these actions as a challenge for further efforts in maintaining the paradise that is Captiva.

Regards and congratulations!

David W. Depew, AICP
President, Morris-Depew Associates, Inc.
2216 Altamont Avenue
Fort Myers, FL 33901

Tel.: 239/337-3993 Fax: 239/337-3994

E-mail: planning@m-da.com

outdoors

Ron sees a future bright with ripe, home-grown bananas



Island Gardening Ron Sympson ear Ron: A friend of mine gave me a copy of an article you wrote on bananas. Well, I planted a tree I received from a friend, it has bore fruit, like you received from a friend, it has one from the said, after about 1.5 years. I have two hands from two separate stalks. Unfortunately, one of the stalks has fallen over about 2 months after the bananas emerged. None of the bananas has started to turn yellow yet, I cut the hand off the fallen stalk. Now, what do I do with the bananas? Will they ripen? Thanks for your time. — At Fox

Dear Al: I see ripe bananas in your future within the next few weeks. In the previous col-umn on bananas you read, I advised leaving a new hand of bananas on the host plant until the upper fruits begin to yellow, and then to cut the hand from the plant. This is so any energy left in the host plant will continue to be directed to the emerging fruit until the plant dies, as it always

However, having said that, you can also cut the hand from the tree when all new fingerlings have emerged. After all, that's what the major

banana-producing regions of the Caribbean and South America do; they cut the bananas when they are green, then ship them off to us. I did that with the last hand of bananas on one of my plants a couple of months ago. I placed the hand in a shaded area on a patio table and turned the hand every couple of days. About three to four weeks later, the bananas began turning yellow; all were ripe within the next week.

I have another hand on another plant right now that I haven't cut off yet. However, as you experienced with one of your plants, my latest fruit-bearing tree is leaning precipitously close to terra firma, and soon will topple over. So I will be harvesting the fruit very soon. As I mentioned in my previous discourse on bananas, it takes a and my previous accounts on balantais, it takes a plant about 12 to 18 months to bear fruit, and once that happens, the plant's life has ended. You'll this notice a solid purplish mass emerging from the center of the plant. Then purple sheaths will begin to peel away, revealing tiny banana from the plant. Then purple sheaths will begin to peel away, revealing tiny banana. fingers. At first, the fingers will point downward, but as they develop, they will begin curving upward. After a full hand of bananas is produced,

flowers will emerge from beneath the purple

At this point, the fruit production has stopped, At this point, the first production has stopped, and it is best to cut just below the hand so nutrition will be more efficiently directed toward the fruit. After the fruit is picked, you should cut back the plant close to the ground. Ordinarily, two to four new plants will have emerged around the host along. the host plant.

It is best to leave only one plant at the spor; you can dig up the others and plant them else-where. For best results, plant the bananas in loca-tions where they will receive full sun or shifting

Hope this helps, Al. In the meantime, start hunting for a recipe for banana aut bread, because you're going to need it.

If you have a question for Ron Sympson to answer in his column, you can e-mail him a ronsympson@earthlink.net, or by snail mail at P.O. Box 809. Sanibel, FL

Wrap-up of the year's snowy plover nesting season

Island nest rates earliest in North America

The 2002 snowy plover nesting season started with a surprise nesting as early as Feb. 17 — the earliest recorded nest for the species in North America. This season was also the beginning of a volunteer program aimed at finding more nests sooner in order to get them staked off and protected from disturbance. We found, staked, and monitored 27 snowy plover

we found, staked, and monitored 27 showy prover nests through the February to August season from a minimum of 20-22 adult puirs. It is believed that any-where from three to four additional nests were not detected before hatching based on finding young chicks at times and in areas that did not fit with known rests. Of the 27 next, provided 13 were confirmed. nests. Of the 27 nests monitored, 13 were confirmed to have hatched for a hatch rate of 48 percent. From these hatched nests, we counted a minimum of 35 chicks. Of these, 27 were banded, 11 with U.S. Fish & Wildlife Service silver bands and color bands and 16 with USFWS bands only.

Zone 6 (Bowmans Beach) was the hotbed of snowy plover nesting activity with 17 nests. Zones 1 and 3



tied for second with three nests each, followed by zone 2 with two nests and zone 4 with one. Least terns appeared to have a difficult nesting season this year. Colonies were established in four locations between zones 6 and 7 (Blind Pass/Silver Key). At their peak, an esti-mated 50 nests were present. First nesting attempts appeared to have been cut

short by predation. "Though not confirmed, it is believed yellow-crowned night herons were to blame. A second nesting attempt was destroyed by a storm system in mid-June overwashing beach, sweeping away many nests. Fewer than six nests are believed to have survived in zone 6 and no data are available from the colony in Zone 7.

Next year we hope to expand on the volunteer effort. Better coordination will be needed to ensure adequate coverage of some stretches of beach and

Captiva Island Community

Planning Panel Meeting

standardized recording of sightings. We hope to provide lightweight spotting scopes to aid in the detec-tion of band combinations on birds. We also hope to get more help from volunteers who will be staying on the island through the summer to ensure good monithe island through the summer to ensure good moni-toring of Bowmans Beach during the busiest months of April, May and June. Plans also are to expand banding efforts headed up by Refuge Biologist Mike Brady of J.N. "Ding" Darling National Wildlife

See PLOVERS page 9

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■ SCCF tees off, Oct. 13

The Sanibel-Captiva Conservation Foundation's second annual golf tournament is coming up Sunday, Oct. 13, at Beachylew Golf and Tennis Club, The 4person handicap scramble starts with a 7:30 a.m. registration with a shotgun start at 8 a.m. followed by binch, awards and raffle.

Event sponsors are Karen Bell Realty and Lawrence Green and Cynthia Smith of the Merrill Lynch Private Client Group. Cost: \$75. Proceeds benefit the foundation's operating fund. Tourney plays foursomes and teams. • For more information, call SCCF, 472-2329.

Tuesday, October 8th @ 9:00 am Captiva Civic Association Building 11550 Chapin Ln., Captiva

John Frank celebrates 90th birthday

Sanibel's John Frank, a veteran of World War II, recently celebratof World War II, recently celebrated his 90th birthday. His friends at the Sanibel Captiva Islands American Legion Post surprised him with a party in his honor on Saturday, Sept. 28, John, who was born on October 1, 1912, served his country in the Battle of the Bulge.

His island friends served him on his birthday with a delectible

Jimmy Mac, Herb Chaney, George Spetnogle, Debbie Maddox, a friendly out-of-towney, John Frank, Janice Ulrich, Willie Jones, Buddy Murphy.



Ever vintish!@hotmail.com

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Jeffrey Warren, M.D. Arthur L

EYE CENTERS OF TLORIDA

CAPTIVA COMMUNITY PANEL

Nov. 12, 2002 meeting

AGENDA

Meeting to convene 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Review of plan amendment process David Depew (invited) & Jim Mudd (invited)
- 3) Status of plan DCA review, policy implementation Depew, Mudd
- 4) Next phase of panel activity Depew, Mudd, panel
- 5) Proposed public forums Paul McCarthy & Ron Gibson Structure and suggested participants

Issues:

Incorporation and governance

South Seas Resort

Panel finances and funding

- 6) Location of future community panel meetings Bob Brace
- 7) Involvement of Ken & Kate Gooderham in community panel activities Bob Brace
- 8) The county compliment Drainage project draft language status
- 9) Other business
- 10) Adjourn

Next CCP meeting tentatively scheduled for Tuesday, Dec. 10, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

POTENTIAL COMMUNITY PANEL ISSUES

From Depew Letter October 2002

- Will the panel begin an implementation effort, crafting changes for the Land Development Code, for example, to specifically regulate vegetation and landscaping requirements for new structures on the Island?
- Does the panel need to look into enhanced requirements for new septic systems?
- Should the panel address additional setback requirements for large structures?
- Is there a desire to establish different parking requirements for commercial uses that better reflect the nature of the commercial or resort activities found on Captiva?
- Does the panel want to tackle the pedestrian/bicycle issue for Captiva or a portion thereof?
- Does the panel wish to look at historical preservation issues for the Island?
- Does the panel wish to pursue additional amendments to the Lee Plan?
- Is there a desire to take the policies that did not get adopted and craft language that addresses the concerns of the county staff and the Local Planning Agency in order to submit a new round of amendments for the next amendment cycle?

Other issues to be addressed:

- What is the panel's work plan for the next six months (assuming that the panel will again go on hiatus after season is over)?
- What is the budget necessary to complete the panel's next phase of activity?
- How will future panel activities be funded? Will community support be sought directly, or will additional county support be requested?
- Will volunteer assistance be sought to control panel costs? What will be the role of the planner in the next phase of activities – hands-on or advisory?
- Should the panel establish a liaison with county staff (planning and legal) to ensure review of proposed language prior to actual submittal? (The goal is to receive county input prior to submittal while acquaint county staffers with Captivans' intentions in these proposed policies.)

CAPTIVA COMMUNITY PANEL MINUTES

Nov. 12, 2002

Panel members in attendance: Bob Brace, Ron Gibson, Gordon Hullar, Dave Jensen, John Madden, Paul McCarthy, Elaine Smith, Chris van der Baars

Audience: Ten, including media

The meeting was called to order at 9:05 a.m. by vice chair Dave Jensen, with a roll call and introduction of Chris van der Baars as the newest panel member replacing Lou Rossi. Jensen described the replacement process as discussed with the County Attorney's office, whereby panel members would be replaced by the same process by which they were appointed (by the CPOA, by the CCA or by the panel itself). Since Rossi was a CPOA panel appointee, the CPOA board voted to replace him with van der Baars.

Minutes from the Oct. 8, 2002, meeting were unanimously approved on a motion by McCarthy (Gibson second).

Lee County community planning liaison Jim Mudd updated the panel and audience on the status of the Captiva plan. The review by the state Department of Community Affairs was under way, with an ORC (Observations, Recommendations and Comments) report expected by the end of November. He had heard there would be some issues raised by DCA about the plan, but no specifics were available.

The process would be that the ORC report would be reviewed by staff prior to discussion of a response to the report at a public hearing before the Board of County Commissioners; this hearing might be expected in January. Whatever changes or decisions made at the hearing would be transmitted back to the DCA for final action. The public would be allowed to discuss the DCA's recommendations with staff and the commissioners prior to the hearing, which would be the last opportunity for public input prior to DCA action.

In response to McCarthy's question about input from the panel, Mudd noted that the community panel would be able to review the DCA report prior to the commission hearing assuming the timing worked out between the two schedules. Bill Fenniman noted that the CCA's counsel had told him that the DCA review would have no material changes but was more of a tweaking process; Mudd reiterated that, adding that the DCA typically looked at regional issues in community plans, not community-specific concerns.

Mudd continued with a discussion of the Land Development Code or implementation phase of the process, when plan policies would be honed into more specific rules in the LDC. While plan review deadlined on the last working day of September, LDC rules could be submitted during either spring or fall, went through a quicker review process and did not require state review prior to approval. He also noted that the LDC was where

items that might need to be changed or revised were typically addressed, as the process for revision was far quicker than that of comp plans. It also allowed for interaction with staff in crafting the language, citing the instance of working with the Estero Community Panel where planning staff was able to discuss intent behind proposed LDC wording and then draft implementing language that clarified that impetus more clearly for the enforcement side — "their intent, our words."

By that point, planner David Depew had arrived at the meeting and addressed the sequence of events he expected to occur: Based on the ORC report, the county commission could adopt the plan as recommended, make changes, respond to the DCA's concerns and await a response or not adopt the plan. He expected to draft a response to the ORC report once it had been received, present it to the panel (at the Dec, 10 meeting if the timing worked properly), then submit that response to the county for review and possible action. As far as ORC report comments, Depew expected the DCA to raise issues concerning establishing measurable goals for certain policies and seeking more detail on implementation actions.

Depew continued with a discussion of the difference between com plan policies and Land Development Code rule-making, stressing that LDC language were based on plan policies but added more specificity for enforcement. Such limits were more usually handled in the LDC codes so they could be amended as necessary without the full review and timeframe needed for a plan amendment. He concluded by urging the panel to prioritize its desires in addressing implementation strategies to keep the task from becoming overwhelming.

As discussion moved back to the panel, Mike Kelly asked if the body would consider readdressing the policies eliminated by either the county commission or the Local Planning Agency. Gibson agreed, urging panel members to pick their top three priorities. Jensen asked Depew to review those omitted items, and he began with one-unit-per-acre for residential rezonings and an explanation of the concern she felt the county had over that language.

Rene Miville suggested someone from the panel discuss these issues with someone from the DCA first to determine those areas where some latitude and negotiation might even be possible. Bill Fenniman noted that, on the day following the BOCC hearing on the Captiva plan, commissioners approved even more restrictive language concerning rezoning density for the Pine Island plan amendment and questioned the consistency in that action.

As discussion continued, panel members reiterated the desire to revisit these deleted items, and to look at those policies deferred by the panel itself prior to the first LPA hearing for secondary consideration.

Hullar made a motion (Madden second) that the first order of business for the panel should be to review and take action on those items modified or deleted by the county

commission or the Local Planning Agency, and secondarily to revisit those deferred policies.

In discussion, Miville questioned why the panel was moving backwards when it could be moving forward quickly with implementing language for the current policies. Jensen reiterated that the panel needed to address this issue first. Fenniman discussed the timing of the next amendment cycle, stressing that the panel would need to begin action now in order to have language ready for the deadline on the last working day of September. When the question was called, the panel voted 8-0 in favor of the motion.

Depew said the panel should have a list of the first and second tier issues ready for the next meeting, and continued his extemporaneous explanation of the omitted items. After completing the list, Mike Kelly asked if there could be interaction with staff to explore their problems with the language and consider options to negotiate a workable policy. Jensen suggested a panel member volunteer to work with county staff, chiefly Jim Mudd and someone from the County Attorney's office. Hullar agreed to assume that task. Madden suggested giving Hullar the authority to negotiate with the county on this language and bring possible policies back to the panel for the next meeting. Hullar responded he was not comfortable with that role and that those decisions should be made by the entire panel.

The panel moved to the agenda item concerning possible public forums, with McCarthy giving an overview of intention and noting that it seemed unlikely the panel would have time to hold such a forum at the next meeting in light of the items it had already agreed to address then. Gibson commented that one problem he had with these forums was whether such activities were within the panel's mission and that a neutral group on the island at this point in time was good. When asked, Depew noted that there were no limitations on issues the panel could address save that they had to be planning issues. Brace responded by reading the language in Lee County Administrative Code 13-3, Section 1.1:

"Community Panel" means the collection of community residents who volunteer to act as the group responsible for coordinating and overseeing the community planning effort. The Community Panel is encouraged to represent a wide variety of the community, including citizens, local business people, landowners, developers, and civic leaders. The Community Panel initiating a community planning effort must be a legal entity, either already existing or established expressly for the purpose of conducting the planning effort. The Community Panel may also be a committee or subset of a legal entity. If the Community Panel receives public funds from the Board of County Commissioners, they will be responsible for the financial accountability of the public funds granted for use in the community planning effort. The Community Panel is not an advisory body to the Board of County Commissioners. Their planning product is a compilation of the common concerns of the community containing suggested amendments to the Lee Plan to address those concerns.

He also included this language from the Policy/Procedure section of AC 13-3:

The Board of County Commissioners recognizes that unincorporated Lee County consists of many diverse communities with various visions of how their community should develop. The intent of a community plan is to propose goals, objectives, and policies applicable to a specific area of the County that may ultimately be incorporated into the Lee Plan. Upon completion of a community planning effort the information gathered and the common concerns identified will be considered for a formal amendment to the Lee Plan.

Brace concluded that this language indicates the panel's goals are planning, not politics, and that the issue of governance as presented in this proposed forum was political. Jensen said he thought the intent behind the forum as proposed at the Oct. 8 meeting was to clear the air. Smith expressed the concern that such a forum would destroy the consensus-building role of the panel. Gibson said that governance and South Seas (which would likely still be in litigation) should not be discussed, but that the panel did need to address funding issues.

McCarthy responded that incorporation and South Seas were the two elephants in the room, and that we could not ignore the two issues that are driving the whole concern over planning as well as the general atmosphere of the island. He felt the panel was the only entity willing to deal with these issues in a way that moved past the sound bites and propaganda to look at the issues in an intelligent way. He believed the panel needed to deal with these issues or the concept of community planning was moot.

Van der Baars commented that the community panel was a great idea. He wanted to put South Seas on the table and address the various issues concerning the resort in a frank and up-front fashion. He offered that he was willing to discuss these issues with anyone at any time, and hoped to keep the rumors from getting out of proportion.

Madden agreed that South Seas was appropriate for the panel to discuss. Hullar continued that he felt incorporation was not appropriate as a panel issue. The protagonists from both sides could debate the issue on their own, but the panel was not the group to sponsor that forum. He concurred that South Seas was appropriate as a panel issue, and noted he had asked for such a forum at the May meeting.

Brace noted that any political feelings held by panel members were appropriate, but that those politics needed to remain personal and not be reflected in the panel's proceedings. Fenniman suggested the panel ask both groups to discuss the governance issue publicly. Jensen agreed to write a letter seeing a consensus of agreement on the panel (no motion or vote taken).

When asked if South Seas should be addressed at such a forum or a regular meeting, Madden suggested a double header to do both at once. Van der Baars responded that South Seas needed to be a separate issue in order to keep the focus on the facts. Jensen suggested that any South Seas forum be apart from the regular schedule of meetings in light of the panel issues already on the table for upcoming sessions. Fenniman noted that there would be little support by Referendum Captiva for a debate prior to the Dec. 16

legislative delegation hearing, and the outcome of that hearing might determine whether any forum on governance needed to be held at all.

Hullar asked if it was appropriate to ask the CCA to participate in a governance forum since it was Referendum Captiva that was advanced the issue legislatively. McCarthy said such forums would help make people accountable for a factual discussion, and that the intent was to encourage people to air their views based on facts. Madden suggested the South Seas forum occur before Dec. 16, and the one on incorporation be set after Dec. 16 based on the outcome of the local bill. No formal motion or schedule was approved.

Moving to the panel finances item, Brace asked how other community panels in the county were funded for comparison. Depew explained that his original agreement with the CPOA had been to see the plan amendment through to final approval, but that the addition of the community panel had added considerable amount of time to that original timetable. Thus, the panel was no longer a luxury he could afford since he cannot bill for the time expended. Miville noted that the county has provided \$15,000 of the committed \$25,000 to the CPOA, and that the group had spent in excess of \$50,000 of its funds on planning to this point.

Mudd commented that the remaining \$10,000 was tied to completion of the LDC stage, but that the agreement might be able to be revised to free those funds up sooner. He also noted that county staffers believed it was possible for panels to request additional funding, and would investigate that as an option. Brace offered to contact other panels and report back on their funding methods.

Depew urged the panel to establish a budget for panel operations over the next year to reflect the tasks the panel hoped to undertake as well as the costs to operate the panel. Fenniman said that such a budget should have been submitted to Lee County with the request to form the panel, so the question should be how has that changed from what was submitted. Brace asked if the chair would put such a budget together for panel consideration; Jensen agreed. Depew summarized that the panel would now address both the work program and budget at the Dec. 10 meeting.

Brace raised the question of whether it was appropriate to continue to hold panel meeting at the CCA building in light of recent political campaign against the CCA by the CPOA, who sponsors the panel and dominates its membership. He felt it was unwarranted to abuse the CCA in light of its offering this as a meeting space, and hoped the rhetoric could be toned down.

Hullar concurred with the request for moderation, but noted that the CCA meeting room existed for people on the island to use. He felt it still was the best place to meet. Jensen agreed, and hoped the CCA would let the panel know if there was a problem in its continued use of the room. Both Fenniman and Kelly noted that the CCA was not making any request to change the panel's venue, and Brace added that he was bringing this up as an individual and a panel member, not on behalf of the CCA. Van der Baars said that if

the use of the CCA space became an issue in the future, South Seas would be willing to accommodate the panel's needs.

Brace then asked for clarification as to the role played by Gooderham & Associates Inc. in panel operations, since Ken Gooderham had recorded (and was recording) the minutes at this and the prior panel meeting and had been providing materials to panel members including an agenda for the meeting. He asked if the firm had filed the appropriate paperwork with the county to provide these services and if they were being compensated by the panel.

Gooderham responded that he had taken the minutes at the October meeting when it was clear that no one was available to do so, since written minutes were required by county code. He was doing the same for the November meeting, but would happily turn the responsibility over to someone else at the panel's choosing. The firm had not filed vendor paperwork because they were not and had no intention to be vendors, but that another alternative for staffing these meetings would be necessary since Depew was no longer financially able to provide that service without compensation. Fenniman asked if Gooderham & Associates received any compensation from the community panel, and Gooderham responded that no panel monies were paid to the firm and any actions they undertook were on behalf of the CPOA, where they served as executive directors.

Hullar noted that this tied back to the need for a budget, and that the panel needed to look at ways to do things for itself. Van der Baars offered that the resort could provide someone to keep the minutes of future panel meetings

Jensen asked about the status of the draft language thanking Lee County for the recent successful drainage project on the island. Gooderham said that Rossi had drafted language and provided it to panel chair Hal Miller, but that he had not heard back from Miller as to whether the resolution had been forwarded to the county. When questioned, McCarthy explained the intent behind the resolution was to ensure that the county received credit for its good works and to ensure that no all comments coming from Captiva were negative toward county actions. He asked Fenniman about the recent cleanup on Captiva Drive in front of Sunset Captiva, and Fenniman noted that the area was in the best shape he'd seen it in years.

There being no additional business, the chair adjourned the meeting at 11:05 a.m.

The following amendment was added to these minutes by a unanimous vote of the Captiva Community Panel at its Dec. 10, 2002, meeting. It is a reply to an e-mail from panel member Bob Brace with questions concerning the process by which Chris van der Baars was appointed to replace Lou Rossi prior to the Nov. 12, 2002, meeting.

Dear Bob,

We agree with you that it is important that panel members and the public understand how community panel vacancies are filled, which is why Ken Gooderham contacted Donna Marie Collins of the Lee County Attorney's office to ask how vacancies were filled. Prior to that call, he had reviewed Administrative Code 13-3 and the county's agreement with the CPOA creating the panel, only to discover there was no stated process for replacing community panel members. Ms. Collins handled the original agreement and seemed the appropriate person to make a recommendation.

Ms. Collins agreed with the interpretation that, in the absence of a formal process in the code creating such panels and given the unique language in the agreement concerning the Captiva Civic Association's ability to appoint two members to the panel, members would be appointed to the panel in the same manner by which the member they replaced was appointed – by the CPOA, by the CCA or by the panel itself. Since the CPOA board originally appointed Lou Rossi, Ms. Collins said it was appropriate for the CPOA board to vote on his replacement, following whatever method outlined in the organization's bylaws.

To determine the remainder of the replacement process, we looked to the previous CCA appointments to the panel for a model. The Captiva Community Panel was not informed prior to the March 26, 2002, meeting of the CCA's appointments, nor was the panel apprised of how the members were elected. The two CCA appointees merely joined the panel at that meeting. (In fact, we don't even recall for sure whether the new members informed the panel if they had filed the necessary paperwork with the appropriate authorities to comply with the AC 13-3 county code.)

Based on that experience, it seemed reasonable for the CPOA to make its selection in October and ask its appointee to attend the next meeting on Nov. 12. Since the replacement already served on the CEPD board, his paperwork was on file and the requirements of the code were met in that regard.

Kate & Ken Gooderham

gardening.

Safeguard your garden against cold weather damage



Island Gardening Ron Sympson

t may be diffusible to think door old weath A when you're still dripping with sweat, but winter will be here sooner than peratures dip into the 30s as it always does for at least a week or two the fandscape over which you, yo labored so hard can be at

Here are some thoughts about what to do when cold weather again descends upon us, along with some choices for planting native and exotic plants that are cold-tolerant.
• Remember where we live

 If you are a newcomer to South Florida, try to remem-ber this is not the tropics. This is the subtropies, a cli-

mactic zone that begins somewhere around Sarasota and extends to the northern coast of Cuba. This is not a bad thing, because it gives us a wider spectrum of horticultural choices

The trend in recent years has been an attempt to stick exclusively to native plants in the South Florida landscape — a good move in terms of water conserlandscape vation, as well as a safeguard against temperate aber-

Ideal as an all-native planting may be, however, the vast majority of us can't resist a smattering of such exotic non-natives as hibiscus. And in most

eases, most exotics will survive a light frost.

• Know your plants — Most susceptible to frost damage are the truly tropical plants, such as bananas. These tall, leafy herbs can be cut to the ground by a heavy frost, but most often will send up new shoots. Also in the critical tropical category are many of the popular house plants we also grow outdoors, such as dieffenbachias, aglaonemas, draecenas and parlor



Florida gardens, is susciptible to fdamage from frost.

Among a few of the more commonly planted shrubs in the "very tender" category are: copperleaf (Aculypha), aralias (Polyscias and Dizygothecu), pitch apple (Clusia), Jamaican dogwood (Piscidia) and the Geiger tree (Cordia).

And in critical danger of frost damage from wind as from low temperatures - etables and annual flowers. are most veg-

 Plant preventively — Preventing frost damage comes in two stages. The first stage is before cold weather threatens, and that involves both the placement and care of certain plants.

If you know a plant is tender, place it in an area of your landscape that will be protected from strong winds. Smaller tropical plants such as dieffenbachias should be placed in hardy locations buffered by taller shrubs and trees.

Secondly, remember that the new growth of all

plants is tender. To avoid too much tender new growth, avoid any serious trimming until next spring. That will allow new growth to "barden off" before truly cold weather settles in.

Heavy mulching of plant beds is another deterrent to cold, because it keeps the temperature of the soil a few degrees warmer than the air. This means mulching over the root zones of plants, not up against

the stems.

• Watch the thermometer —The time for most concern is when temperatures are forecast to hit 35 degrees or below. When in doubt, take the time and effort to prevent against possible ill effects. Well before nightfall, give the ground around your tender plants and trees a good soaking. If frost settles in, the warmer temperature of the soil will force the water to rise from the ground like steam.

In some locations, such as citrus groves and veg-

etable farms, growers keep sprinklers going all night. The resulting thin skins of ice actually lock warmth

in the plants, and prevent severe damage.

Covering your plant is the most sensible approach, but remember the most important rule: Do not use plastic. This material will act as a very effective conduit of cold temperatures and cause more damage than if you had left the plants uncovered. The best materials are paper, old sheets and light

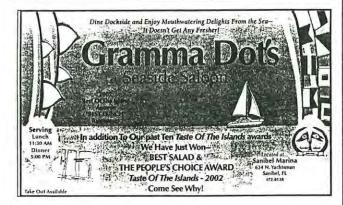
blankets. Drape them loosely around susceptible plants and anchor them to the ground. Keep them in place until the temperature again rises over 35

And as much of a pain as it may seem to be, it is important to remove the coverings during the day. If you've invested thousands of dollars and hours of sweat in your landscape, that little bit of extra effort during a South Florida winter will bring you just

(If you have a question for Ron Sympson to answer in his column, you can reach him via e-mail at ron-sympson@earthlink.net, by snail mail at P.O. Box 809, Sanihel, FL 33957, or by fax at (239) 415-0577.)

Hours of operation

Wildlife Drive 7:30 a.m. to 5:30 p.m., Saturday through Thursday and closed only on Fridays, at J.N. "Ding" Darling National Wildlife Refuge.
Refuge Iram Tarpon Bay Recreation operates guided tram tours of J.N. "Ding" Darling National Wildlife Befuge, Naturalist narrates backbay estuary functions and role of U.S. Fish & Wildlife Service in managing the refuge. Tours leave Tarpon Bay parking to tevery day but Fridays, departing 9 a.m., 10:30 a.m., noon, 1:30 p.m. and 4:30 p.m. Sunset tour, Monday to Thursday, Cost: \$10, adults; \$5. Info 472-8900



Captiva Island Community Planning Panel Meeting

Tuesday, November 12th @ 9:00 am

Captiva Civic Association Building 11550 Chapin Lane, Captiva



"Our Economy -What Lies Ahead?"

will be presented on Wednesday, Nov. 20 at Schein Hall at BIG ARTS from 1 - 4 p.m. In the wake of the past year's economic downturn, the Sanibel Economic Summit has been formed to explore the factors and the future of our economy.

Experts in various aspects of our economy will present their analyses and ideas in 30-minute talks with question and answer sessions. The seminar will explore local, national and international economic trends and how these might affect our economic outlook here in Southwest Florida.

The scheduled speakers are:

- · Dr. Walter Klages leading area tourism analyst Future Tourism Trends in SW Florida
- · David Lereah Senior Vice President and Chief Economist National Association of Realtors - Real Estate Trends
- · John Tuccillo National Economist - Future Trends
- · George Nobliski NY Investment firm of Manning & Napier - Stock Market Trends

Tickets are \$20 in advance, \$30 after November 13, and are available at the Sanibel-Captiva Islands Chamber of Commerce, Island Financial Services, the Sanibel-Captiva Association of Realtors and the Islander newspaper offices - the conference's sponsors.

Other major sponsors of the event are Henderson-Franklin attorneys. Oswalde-Trippe & Company and Sanibel-Captiva Community Bank.

Additional sponsorship opportunities are available for interested businesses. Call Daye Owens at 172 1120 203

Dec. 10, 2002 meeting

AGENDA

Meeting to convene 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Review of omitted or deferred items, discussion of panel work plan and schedule Gordon Hullar
- 3) Status of plan DCA review & ORC report David Depew/Jim Mudd
- 4) Panel budget and funding Dave Jensen & Bob Brace
- 5) Proposed public forums Paul McCarthy & Ron Gibson Continuation of discussion from Nov. 12 meeting
- 6) Set schedule for panel meetings in 2003, CCA building availability and summer hiatus plans If panel stays on second Tuesdays schedule, meetings will be:
 - Jan. 14
 - Feb. 11
 - March 11
 - April 8
 - May 13
- 7) The county compliment any proposals?
- 8) Other business
- 9) Adjourn

Next CCP meeting tentatively scheduled for Tuesday, Jan. 14, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

POTENTIAL COMMUNITY PANEL ISSUES

From Depew Letter October 2002

- Will the panel begin an implementation effort, crafting changes for the Land Development Code, for example, to specifically regulate vegetation and landscaping requirements for new structures on the Island?
- Does the panel need to look into enhanced requirements for new septic systems?
- Should the panel address additional setback requirements for large structures?
- Is there a desire to establish different parking requirements for commercial uses that better reflect the nature of the commercial or resort activities found on Captiva?
- Does the panel want to tackle the pedestrian/bicycle issue for Captiva or a portion thereof?
- Does the panel wish to look at historical preservation issues for the Island?
- Does the panel wish to pursue additional amendments to the Lee Plan?
- Is there a desire to take the policies that did not get adopted and craft language that addresses the concerns of the county staff and the Local Planning Agency in order to submit a new round of amendments for the next amendment cycle?

Other issues to be addressed.

- What is the panel's work plan for the next six months (assuming that the panel will again go on hiatus after season is over)?
- What is the budget necessary to complete the panel's next phase of activity?
- How will future panel activities be funded? Will community support be sought directly, or will additional county support be requested?
- Will volunteer assistance be sought to control panel costs? What will be the role of the planner in the next phase of activities hands-on or advisory?
- Should the panel establish a liaison with county staff (planning and legal) to ensure review of proposed language prior to actual submittal? (The goal is to receive county input prior to submittal while acquaint county staffers with Captivans' intentions in these proposed policies.)

MINUTES December 10, 2002

Panel Members in Attendance: Bob Brace, Paul McCarthy, Ron Gibson, Gordon Hullar, Dave Jensen and Chris van der Baars.

Audience: Ten

The meeting was called to order by vice chair Dave Jensen at 9:00 a.m. on Tuesday, December 10, 2002.

Minutes from the November 10 meeting were unanimously approved as amended (to include a clarification requested by Brace) on a motion by Gibson, second by Hullar.

Gordon Hullar led a discussion on proposed modifications to the BOCC Sponsored Amendment to the Lee County Comprehensive Plan. His stated goal was to briefly assess each point of the Plan, present it to the group today, and it will be revisited next month

CCP Goal/Goal 21. Language unchanged. No action.

<u>CCP Objective/Objective 21</u>. Language changed back to the original CPOA version by the LPA based on a staff recommendation that it was "more comprehensible," e.g., more specific, than the CCP version. Motion to accept change by Hullar, second by Brace. Approved 6-0.

POLICIES

- CCP 1: Action proposed was to re-submit revised policy, as follows: "New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted." Motion to accept this change by McCarthy, second by Hullar. Approved 6-0.
- CCP 2: Language was unchanged. No action.
- CCP 3: Hullar explained that Lee County policy is not to include property-specific statements in a comprehensive planning document. There was no action proposed on this policy, as language in re-submitted CCP 1 covers this situation. Hullar made a motion to accept, second by ______. Approved 6-0.
- CCP 4: Language unchanged. No action.

- CCP 5: Staff recommended the specific language concerning "the unique native plant communities found on Captiva Island" to the LPA, who concurred. No action was proposed. CCP intent sufficiently captured in revised language. Hullar made motion to accept change, second by McCarthy. Approved 6-0..
- CCP 6: Some modification in language was requested by the CEPD to recognize its authority over and role in beach preservation on the island. The CEPD language was approved by the CCP. Motion by Hullar to accept change. Approved 6-0.
- CCP 7: No action was proposed. Hullar explained that the issue of required hookup should a sewer system be installed can be dealt with in the Land Development Code, but is currently included in County law. Some discussion ensued about bringing existing home septic systems up to code upon change of ownership or improvements in property. Consensus was this issue could be explored and addressed during development of LDC language. Hullar made motion to take no action, second by Jensen. Approved 6-0.
- CCP 8: No action was proposed. It was felt that a county-wide requirement would set a precedent on bringing meetings to Captiva. Submitted policies 21.6 and 21.7 substantially meet the intent of the policy proposed by CCP and it is highly unlikely that different language will be approved. Hullar proposed motion agreeing with no change, second by Gibson. Approved 6-0.
- CCP 9: Action proposed would be to resubmit original policy as was written originally, which reads:
 - CCP 9: Due to the seasonal nature of the population inhabiting Captiva, and Due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding that extraordinary circumstances apply.

and to prepare additional arguments to support the policy. Hullar explained that there are only a small percentage of Captiva residents who are here year-round, so availability for attendance at public meetings is limited in off months. Hullar will explore what percentage of variance requests occur during the summer. Suggestion was made by Ken Gooderham to add a trial period in the policy. Motion to resubmit was made by Hullar, second by Brace. Approved 6-0.

CCP 10: No action was proposed, as policy is considered too vague to be of value. These issues can be dealt with as part of the Land Development Code. Some discussion ensued about local noise ordinances, as relates to "compatibility," particularly on and near Andy Rosse Lane. Agreement was that this issue doesn't belong in the Comprehensive Plan. Motion by Hullar to accept, second by McCarthy. Approved 6-0.

CCP 11: No action is proposed. Hullar explained that county staff requested deletion of the final sentence of the CCP version as relates to notification, believing it mandated a level of service above that now feasible from the county. Deleted section can be accomplished by maintaining the Captiva Island Community Plan and by Captivans being proactive. Motion by Hullar to take no action, second by McCarthy. Approved 6-0.

CCP 12: Proposal to accept as written with addition of statement "applicant did not create the need for the variance." Resubmitted policy would read:

CCP 12: Variances should be limited to unique, specifically authorized circumstances and will be allowed only in situations where unnecessary hardship would other wise occur, i.e., where the hardship cannot be corrected by other means allowed in the ordinances, where the variance, if issued, will be corrective and not beneficial, where the applicant did not cause the need for the variance, where the variance would not diminish the property value or others and where the variance is not contrary to the spirit of the ordinance.

Motion by Hullar to submit as written with change, seconded by ______.

Approved 6-0.

CCP 13: Hullar explained that the county gave up authority over mangroves in 1996, and control has been given to other state and federal agencies. County planner James Mudd and environmental specialist Kim ______ explained the jurisdictional issues with state and federal regulations, and encouraged further panel refinement as to what goals were sought with increased mangrove protection language. Some discussion occurred regarding trimming and or removing trees, whether the proposed language is redundant due to current laws and policies. No decision was reached, other than that Gibson will head up a subcommittee of panel members and interested outsiders to further investigate the point.

CCP 14: Due to initial rejection of the proposed revised language by county DOT staff, Hullar will rework this proposal regarding resurfacing of Captiva Drive and bring it back to the panel. Mudd explained that DOT staff is concerned with highway safety, and does not want their hands to be tied in an emergency situation, i.e., hurricane, storm, power outage. Mike Mullins expressed that we might want to separate the road speed issue from the tree canopy issue, so either one or the other might be rejected, but not both. Suggestion was also made from the audience that

that application for historical road status or scenic drive might help protect the personality of Captiva Drive.

CCP 15: No action was proposed, as the LDC can handle the specifics needed. Hullar made motion, second by Jensen. Approved 6-0..

CCP 16: Hullar made a motion that this belongs in the LDC, therefore the panel will take no action, as codes are already in force. Motion second by McCarthy. Approved 6-0.

2003 Budget

Discussion turned to the 2003 Budget and committee funding. There is currently an outstanding bill for \$14,000 owing to planner David Depew for panel activity after last September's plan submission and beyond the scope of his original agreement with the CPOA. Panel members requested a specific breakdown prior to the January meeting regarding how the money was allocated. Agreement was reached that a priority of the panel is to continue to develop the policy plan. Hullar needs more background collected by panel members about use of a planner, what would a planner be asked to do, how many hours would he work, billing cost, etc.

Mudd said that the existing agreement allowed Lee County to give funds, upon application and approval, \$15,000 for planning (which has been received by the CPOA), and \$10,000 for LDC language submission (which is pending).

Hullar felt it was appropriate to ask CCA for funds to pay current bill. Jensen spoke about value of volunteer work, as was being done by panel members. Brace gave examples of how other communities raised funds for their community panels. Lee County community planning liaison Jim Mudd said that the county may consider an additional grant. Jensen will work with Mudd to come up with a proposal and amount. Gooderham will assist them.

Jensen made a motion that we will ask CCA for \$10,000 to help with current expenses. An addendum was added that the proposed 2003 budget will be included with this request. Hullar seconded. Approved 6-0.

Meeting Date

The panel agreed that its meetings will continue to be held at the Captiva Community Center on the 2nd Tuesday of each month at 9 a.m., on the following schedule:

January 14, 2003 February 11, 2003 March 11, 2003 April 8, 2003 Mary 13, 2003

Motion was made by Hullar to accept this schedule, seconded by Jensen. Approved 6-0.

Motion was made by Hullar to adjourn the meeting at 12:10, seconded by McCarthy.

Dateline · Week of Dec. 6-12

For a more extensive list of events, see this week's Islander, available (ree all over the Islands, Deadline Notices of upcoming events on the Islands run in Datcline with a cut-off date of Friday for the following Thursday's publication; writesps received by Mondoy will appear according to state.

FRIDAY	SATURDAY	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
6	7	8	9	10	11	12
Pottery Sale	Audubon Society	Morning Glories Opens	Clara 472-2155	Caloosahatchie Camping 466- 5389	Buck Key Kayaking 472-2329	Island Writers

Through the month:

TAROUS BAY RECREATION is offering a naturalist led sunset tour on the farpon Bay portion of the Ding Darling National Wildlife Refuge for birders, naturalists, and curious people who enjoy being on the water and learning from an experienced naturalist at one of the most beautiful times of the day. Tour departs 6 p.m. Monday through Friday nights. 472-8900

• TRAM TOUR OF WILDLIFE DRIVE leaves at 10:30 a.m. 2 m. and 6 n.m.

- FRAM TOTIK OF WILDLIFE DRIVE leaves at 10:30 a.m., 2 p.m. and 6 p.m. everyday except Friday. Gorded trail tour by canoe and kayak at 10:30 daily 472.8900, Wildlife Drive is now open from 7:30 a.m. to 7 p.m. except feedow. Follows.
• CALUSA NATURE CENTER AND

PLANETARIUM in Fort Myers. Museum PLANETARIUM in Fort Myers. Museum and trails open Monday through Saturday 9-5p.m., Sunday 11-5 p.m. Guided trail walks Tucsday and Friday 9:30 a.m., Aviary tours Friday 9:30 a.m. Snake feeding, Sunday 11:15 a.m. Planetarium shows Fridays 1:30, Saturday and Sunday 1:30 and 3 p.m. Museum and trails \$4 adults/\$2.50 kids, shows \$3 adults/\$2 kids.

GOURMET SINGLES SUPPER CLUB meets in finest restaurants in the area, For more info, call 332-8191

- WINGS AND THINGS is the theme of this year's antique toy exhibition at the Sanibel Historical Village and Museum beginning Dec. 4. If you have toys you can

beginning Dec. 4. If you have toys you can loan, call 395-2128 or 472-2016. • EDISON COMMUNITY COLLEGE CONCERT BAND at Barbara B. Mann.

Annual Fall Concert, Dec. 4, 481-4849.

on exhibit

HELEN FRANKENTHALER exhibition at the Naples Philharmonic Center, Nov.

tion at the Naples Philharmonic Center, Nov. 8 through Feb. 28.

* "NEW FACES" exhibition at the Captiva Civic Center, with Linda Holloway, Judy L. Kotula. Vanessa Lombardo, J. McIntosh Markle, Open Wed., Thurs. 10

a.m. - noon.

• JULIAN STANCZAK: THE ART OF

JULIAN STANCZAK: THE ART OF PERCEPTION Eckert Fine Art in Naples. Dec. 5 -Jan. 2.
 BIG/ SMALL BUY IT OFF THE WALL show at BIG Arts, Dec. 4- Jan 4. Opening reception Dec. 7 5:30 - 7:30.

ur stage

*"EVITA" at the Naples Dinner Theatre, opening Nov. 6, playing through Dec. 15.

"FUH-GET-ABOUT-IT!" at the Off Broadway Palm through Dec. 22. 278-4422

"WONDER OF THE WORLD" at Theatre Conspiracy, through Dec. 8.

"HERE'S LOVE" at the Broadway Palm Nov. 2, Jan. 4, 278-4422

Palm Nov. 2 - Jan. 4. 278-4422

• "THE MOUSETRAP" at the Florida Repertory Theatre Nov. 29 - Dec. 22 332-4488.

Friday 6

every week

FIT 'n' TRIM ON THE ISLANDS FIT n TRIM ON THE ISLANDS weight management support group meets at Samibel Congregational United Church of Christ each Friday at 8:30 a.m. and 11:45 a.m. in Heron Itall. Donation of \$1 requested to cover costs. 395-1378

ANNUAL HOLIDAY POTTERY SALE to benefit the Immokalee Ceramics Studio, hosted by FGCU and the United Arts Council. At the new FGCU Arts Complex, Dec. 6, 5 p.m. - 8 p.m. and Dec. 7 10 a.m. - 4 p.m.

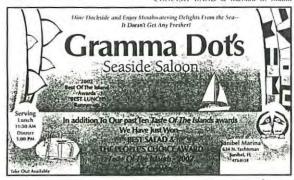
Complex, Dec. 6, 3 p.m. 3 p.m. and Dec. 7 10 a.m. 4 p.m.

• ANIMAL LOVERS, ART LOVERS, WINE LOVERS An exhibition of Keith Bradley's sculpture, wine tasting from Eden Vineyards, music by Tom Marcellis, Matsumoto Gallery, Village Shopping Center, 2340 Periwinkle Way, Dec. 20, 4-7 p.m.

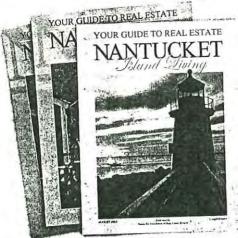
Saturday 7

SAN-CAP AUDUBON SOCIETY Birding outing Ding Darling Refuge, Dec.

BIG/SMALL BUY IT OFF THE WALL small art work sale at BIG Arts. Dec. 7- Jan. 3.
 ARTS AND CRAFTS SALE Fishers







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Captiva Island Community Planning Panel Meeting

Tuesday. December 10th @ 9:00 a.m.

Captiva Civic Association Building 11550 Chapin Ln. Captiva



Last week's weather

	High	Low	Rain	Note: Bainfall levels are recorded
November 21	80	(;);	14 6163	from the morning of the day given to
November 22	82	66	15. 1 3	and removing morning.
November 23	74	55	0.00	
November 24	74	54	0.00	
November 25	75	56	0.00	Source: Island Water Association

Sanibel-Captiva Tides Nov. 29-Dec. 5, 2002 Fri Mon Wed Thu Punta Rassa 3:27a 10:02a 2:23a 3:30a 4:27a 5:19a 6:08a 6:56a 7:44a 10.39p 11:11p Lo 2:32p 3:15p 3:52p 4:25p 4:53p Sanibel Lighthouse 11:45a Lo 2:30a 9:100 9:50p 10:22p 11:37p 10 2:39p 3:22p 3:59p 4:32p 5:00p 5:25p Blind Pass 8:08a 3:45a Hi Lo 9:06a 4:52a 5:49a 6:41a 7:30a 8:18a 8:53p 10:52p 9:21p 9:49p 10:20p 11:280 12:07a 3:54p 4:37p 5:47p 11:37p 5:14p 6:40p Redfish Pass 8-33a 12:40p 5:24a 3:00p 7:01a 2:28a 6:13a 7:49a 9:18p 9:46p 10:140 10:45p 11:53p 11:17p

aptiva urrent

2:37p



Jack Glarrow





Renny Severance



FPA award winning newspaper

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Captiva Island Community Planning Panel Meeting

Tuesday, December 10th @ 9:00 a.m.

Captiva Civic Association Building 11550 Chapin Ln. Captiva







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CANCELLED!

Due to the lack of a quorum, the Captiva Community Panel meeting advertised for Tuesday, Jan. 14, at 9 a.m. has been cancelled.

We apologize for any inconvenience.

The next panel meeting is scheduled for Tuesday, Feb.11, 9 a.m., at the CCA Building, 11550 Chapin Lane, Captiva

Conservation 20/20 to hold public forums beginning this month

FORT MYERS, Fla. (January 2, 2003). Lee County is asking interested residents to come learn about whats been happening with the Conservation 20/30 Program at one of five public forums beginning Jan. 16.

16. The formus are being conducted by the citizen-led Conservation 20/20 Advisory Committee and are intended to give an update on the results of the pro-gram and take input from residents about any change they'd like to see.

they'd like to see.

Lee County voters approved Conservation 20/20 in November 1996 through a referending that increased property taxes by 50 cents for every \$1,000 of taxable property value. That raises about \$15 million a year to buy, restore and maintain environmentally sensitive beautiful processors.

lands for long-term preservation.

With the expected closing of a parcel later this month, more than 10,000 acres will have been pur-

chased through the program.

All of the public formax will be nold at 6:30 p.m. following the regular meetings of the advisory committee on the following dates and locations:

- Jan. 16 Cypress Lake Middle School (Cafeteria), 8901 Cypress Lake Drive, Fort Myers.
- Feb. 13 Cape Coral Library, 921 S.W. 39th Terrace, Cape Coral.

Cape Count.
Mar. 13 - East County Regional Library, 881
Gunnety Road, Lehigh Acres.
Apr. 10 - Bonita Springs Middle School, 10141 West
Terry Street, Bonita Springs.

May 8 - Lee County Community Development/ Public Works Bldg., 1500 Monroe St., downtown Fort Myers.

The public forums will include a PowerPoint pre-

sentation on the results of the program (land acquired, money spent, goals reached) and be followed by questions and input from citizens about what they think of the program and any changes they'd like to see made in the renewal elfort. It's also an opportunity to gauge public support for the program through a questionnaire that will be handed out.

Conservation 20/20 is a willing seller program to acquire and manage land critical to help sustain: 1) water supply and water quality: 2) floud protection; 3) wildlife habitat; and 4) passive recreation. It is overseen by Lee County taxpayers through the Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC or Conservation 20/20, Advisory Committee), with the help of the floard of Lee County Committees, with the help of the floard of Lee County Commissioners and county government staff. ernment staff.

mark the calendar

■ The Sanibel & Captiva Islands Chamber of Commerce

Statutos Citamber of Confinerce Box Lunch Tuesday, Ianuary 14, 2003. Featuring: Butch Perchan & J. Webb Horton - FGCU Athletic Department When & Where: 11:30 AM | 1:00

Sanibel Community House

Sanibel Community House Catered by: Ia Casita Restaurant Advance \$10.00 for Chamber Members & Guests Please FAX Reservations to 472-1070, call 472-1966 or

Email: office@sanibel-captiva.org Deadline: 5:00 PM, January 10,

■ Island Dems to meet

In Island Derns to meet
The featured speaker at the nest
Democratic Club of the Islands will be
Doug MacGregor, editorial cartonist
with the Pt. Myers News-Press. The
meeting will be 7-9PM at the Sanibel
Public Library, 770 Dunlop Pd., on
Thursday, January 16. This event is Thursday, January 16. The free and open to the public,

■ Florida Gulf Coast University

■ Florida Gulf Coast University professor to speak at 'Ding' Dr. Jerome A. Jackson will be speaking at the J.N. 'Ding' Darling National Widdlife Refuge Education Center on Friday, january 17 at 10 a.m. to 12 p.m. The program will be about Sanibel Island vegetation and the effects of esotic species on the native ecosystem. Dr. Jackson is the Director of the Whitaker Center for Science, Mathematics; and Technology Education at FGCU and does a daily public railio feature called "With the Wild Dinigs.' In the part, the has served as a member of the South Evrida Ecosystems Recovery Feam and was recently appointed to the National Invasive Species Advisory Committee by Secretary of the Interior Gale Notion.

■ Monthly Republican Lunch

"The State of Health Care in Lee County" with featured speaker Jim Nathan, CEO of Lee Memorial Health System at the January 21 burcheon of

the Fort Myers Republican Women's Club Federated. The meeting will be held at the Helm Club in The Landings, beginning at 11-30 a.m. Cost is \$13, the public is invlet1 to attend. Reservations are required by January 16. Call 489-2701

Children and Youth at Saint

Michael and All Angels
Church School resumed at St.
Michael and All Angels
Church on Sunday, January 5, 2003.
The church school program is open to all children ages K-5th grade and meets
of 9.45 an. in the parish ball

all Children ages N-3th grade and meets at 9-45 a.m. in the parish hall. St.Michael's also offers a Youth Group program Thursday evenings from 6:00 to 7:15 p.m. for middle and high school students. New members and visitors are always welcome. Please call 472-2173 for more infor-

Sanibel open tennis championships in Feb.

Beachview Golf & Tennis Club announced that it sill conduct the 1st Annual Sanibel City Open Tennis Championships on Feb. 1-3. The fournament to Fenetit the Make A-Wish Fundation will be presented by Mercedes-Benz of Fort Myers. The three-day event, scheduled for the one year old tennis facility, is open to annature players in Southwest Florida. The men's open division is by invitation only.

The tournament format will include doubles and mixed doubles with prize money offered in all divisions.

Sanibel Island had never had an event of this Sambel Island had never had an event of this stature and we intend to develop the tournament in the years ahead, making it a featured event on the tenis schedule for quality tennis players," said Justin Touchstone, Beachview's tennis professional.

Doubles and mixed doubles in 3.5, 4.0 and open will play in separate divisions starting at 8:30 a.m. shally. The entry fee is \$40 per team.





The public is encouraged to attend and participate Meeting at

> Captiva Civic Association 11550 Chapin Lane, Captiva





The staff of the Island Reporter and Captiva Current would like to thank those local merchants whose financial assistance has made The Sanibel School's Newspaper in Education program a success.

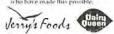
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Bob Janes, Leet monte Commissioner

CAPTIVA COMMUNITY PANEL Feb. 11, 2003, meeting

AGENDA

Meeting to convene 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of Dec. 10 minutes
- 2) Status of plan approval and Jan 9 hearing action
- 3) Review of Morris-Depew & Associates Inc. bill (if provided)
- 4) Approval of revised panel budget
- 5) Discussion of CCA funding proposal Ron Gibson & Gordon Hullar
- 6) Discussion of panel legal status Ron Gibson
- 7) Discussion of Sunshine Law noticing requirements for mangrove subcommittee meetings Ron Gibson
- 8) Discussion of proposed work plan and schedule Gordon Hullar
- 9) Other business and public comment
- 10) Adjourn

Next CCP meeting scheduled for Tuesday, March 11, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

CAPTIVA COMMUNITY PANEL FY 2003 BUDGET

December 2002

• TASK: Monthly meetings (eight annually)

Minutes: N/C (South Seas Resorts)

Video tapes \$20 Advertising in Captiva Current (1/8-page ad) \$480

Advertising coordination N/C (Depew or Gooderham)

TOTAL regular meetings: \$500 Contingency for additional public workshops \$300

tied to LDC language or other planning issues

TOTAL \$800

• TASK: Prepare Lee Plan amendment for September 2003 cycle

Planner (if needed for review of amendments) \$6,000

Coordination with planner & county staff Panel volunteers

Reproduction (copies, CDs) \$2,000

TOTAL: \$8,000 (not to exceed)

Coordination might include summer months for lobbying and hearings, necessitating assistance of planner or attorney.

TASK: Develop and present LDC language to Lee County

Planner \$20,000

Coordination with planner & county staff Panel volunteer

Reproduction (copies, CDs) \$2,000

TOTAL: \$22,000 not to exceed

• TASK: Funds due to planner for additional meetings Spring 2002

TOTAL: \$10,000 est.

TOTAL 2003 BUDGET: \$40,800

FUNDS COMMITTED BY LEE COUNTY \$10,000 at LDC submission

BALANCE TO BE RAISED \$30,800

NOTE: This document should be viewed as more a task budget than a fiscal year budget, since the LDC phase may not be completed in FY 2003. Pledged county money will not be received until LDC codes are submitted, so it may not be received in FY 2003 if that submission does not occur before year's end. Similarly, planning costs for the LDC phase may not all need to be paid in FY 2003; this is contingent on any agreement with a planner and the scope and pace of work. Thus, the \$40,800 budget figure is a not-to-exceed figure; depending on the panel's actions, the actual monies disbursed in FY 2003 may be less.

MINUTES February 11, 2003

Panel Members in Attendance: Hal Miller, Dave Jensen, Chris van der Baars, Ron Gibson, Gordon Hullar, Elaine Smith

Audience: Eleven

The meeting was called to order by Hal Miller at 9:00 a.m. on Tuesday, February 11, 2003.

Minutes from the December 10 meeting were e-mailed to panel members. Motion was made by Jensen, second by Hullar, to accept the minutes as presented with one change as amended. In the section concerning the 2003 Budget, the sentence should read, "Hullar felt it was appropriate to ask CCA for funds to pay for future activities."

Status of Plan Approval and January 9 Hearing Action

Jim Mudd announced that at the January 9 Lee County Commission hearing the plan was adopted. The state has 45 days, from January 9, to respond to the action.

Review of Morris-Depew & Associates, Inc. Bill

There was no bill submitted from Morris-Depew Associates, Inc., so no action was taken on this matter.

Discussion of CCA Funding Proposal

Gibson was asked to ask the CCA to fund development of land development code language. As it was not on their agenda at first meeting, the CCA board scheduled a special meeting to handle the discussion. After discussion, an official meeting was called, whereby a motion was made to provide CCP with \$10,000 to help fund development of land development code language. Lee County provided \$10,000 for the same purpose.

Gibson said he believed the CCA put a stipulation on the money that it would go directly to the planner, and would be for future work, not to pay past bills. Questions arose as to whether CCA would or should have input on who is hired as a planner. A detailed budget will go to CCA with information regarding estimated planner costs prior to payment.

CCA also gave \$10,000 to Referendum Captiva, as they support both positions, the right to vote on the referendum and the planning process.

Chris van der Baars asked whether the planning process the best use of this money, and, if so, who is the best person to facilitate this process.

Approval of Revised Panel Budget

Hullar felt the panel needed a more detailed plan of action for 2003 before focusing on the budget. If agreeable, the panel will use present budget as guideline. This was supported by Jensen. Hullar made motion to accept the budget as an estimate, based on not having details, creating a more detailed budget after creating a plan, second by Jensen. Approved 6-0.

Discussion of Panel Legal Status

Gibson said that questions have arisen concerning the panel's legal standing. What is the individual liability for panel members? If it was not associated with CCA or CPOA, would the panel have broader support on Captiva? Does the panel need bylaws or a set of rules under which to operate?

Stella Farwell asked how residents are named to the panel? The current makeup of the panel consists of 5 members to be named by the CPOA, 2 members to be named by the CCA, and 2 members at large. Miller noted that there is information on the county website on the county code governing community panels and other issues raised here.

Discussion ensued about the pros and cons of incorporating the panel as an independent entity, and mention was made of liability insurance, legal fees, and filing fees. Jim Mudd added that the Estero community panel has already incorporated.

<u>Discussion of Sunshine Law Noticing Requirements for Mangrove Subcommittee</u>
<u>Meetings</u>

Gibson has formed a subcommittee to investigate this issue, and needs one more volunteer, if possible, to join them. He is meeting with county representatives on February 13, and will post notice of this meeting at the Captiva Post Office.

Discussion of Proposed Work Plan and Schedule

Hullar said that the purpose of the Captiva Community Panel is not to solve problems, but to make choices on what issues should be investigated. Hullar presented a list of possible future work for the panel based on previous discussions, as follows:

- 1. Panel membership. Should members be elected or appointed? Should there be attendance requirements to have a quorum at each meeting? Motion made by Gibson, second by van der Baars, to include this on a future agenda. Approved 6-0.
- 2. Governance Forum. Should the panel work with someone to have a Governance Forum on the island? Hullar made a motion that this should not be a panel project, second by Jensen. Approved 6-0.

- Finalizing current policies under discussion. Some discussion ensued, but Hullar suggested these were already scheduled for future work, so no motion was made.
- 4. Possible new policies. Hullar made motion to continue work on policies listed in #3 of a handout he provided detailing the five policy areas the panel has already agreed to pursue, and recognize that issues such as signage, downtown parking, building size, and water quality should be reserved for LDC work.
- Plan for LDC work. A request was made for panel members to look into individual policies. Current timeline for submission for change is spring and fall. Note was made that we have just 3 meetings left before summer recess.

For the next meeting, Hullar said the panel should focus on bringing closure to CCP-9, resubmission of the mangrove issue, and LDC items for preserving the canopy on Captiva Drive. Research will continue on the ground water contamination issue. Mention was made that the county Health Department is willing to help with this. Miller will take the lead on the water issue, assisted by Mike Mullins. Smith and Gibson will add history from previous work.

An item of interest from Mike Mullins was presented, that of a public notice for a permit application involving use of tidal wetlands on Captiva. The applicant is proposing to construct a 3 level piling single family residence, pool, driveway and septic system. Motion made by Gibson, second by Hullar, to move that the CCP respond in writing to the U.S. Army Corps of Engineers requesting that the Corps delay the issuance of permits pursuant to Section 404 of the Rivers and Harbors Act of 1899. Approved 6-0.

Meeting was adjourned at 11:20. The next CCP meeting is scheduled for Tuesday, March 11, 9 a.m. at the CCA building, 11550 Chapin Lane, Captiva.

CAUSEWAY

From page 1

Trucks larger than 34 tons are legal on use to ent. The state weight limit is 22,000 pounds per acts up to a maximum of 30,000 pounds for a tractor to 0.

Richards said: Richards said someone from the county salled and

richards and oneone from the county and and asked that state officers turn trucks around, precenting overweight vehicles from driving on the causeway.

"We're not going to do that," he said, "We're going to take whatever enforcement action is appropriate, it doesn't take very many violations for people to get the

word."

The state fine his overweight trucks is \$\bar{v}\$ into a pound or \$100 per ton; they are assessed against owners rather than drivers but until the fine is paid, the truck can't move. The state also can't impose the line mill after a truck has crossed the bridge.

In addition to the state fine, there also is a city fine assessed against vehicles. In fixeal year ending Sept. 30, 2002, the city collected \$895.305 in fines for overweigh trucks, in the first three months of the current fixeal year, they attendy have collected \$267.648. It costs the city approximately \$60,000 a year to man the weigh station of I hours a week with one full-time and other costs.

But the new onforcement program may impact city

But the new enforcement program may impact city

"We are watching the revenues very closely," said Zimonra, "We're very concerned about the ramifica-tions, and we will have to make whatever adjustments are necessary."

It's unlikely the city will lose all that revenue because its lines are not based strictly on overweight fees; they are based on weight per axio.

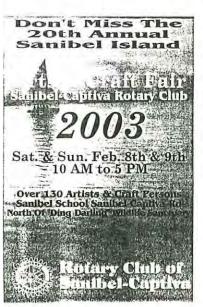


Captiva Island Community Planning Panel - MEETING-

Tuesday, Feb. 11 9 a.m.

> The public is encouraged to attend and participate.

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva



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4	FOX	Good Day I		Crossing	Crossing	John Walsh		Maury		Simpsons	King of Hill	Friends	Will-Grace
5	CBS	News	Young and I		Bold & B.	As the Worl		Gulding Lig		Oprah Wint		News	News
6	WB	Hatchell	Justice	Shipmates	Paid Prog.	Paid Prog.		Scooby	Jackle	Pakemon	Yu-GI-Oh!	Sabrina	Ohatma
65.	ABC	Exira		All My Child	iren	One Life to	Live	General Ho	spital	Brown	Brown	Judge Judy	Judge Jud
14	HBQ	Movie	Varied Progr							(;15) Movie	7 5 7	Varied Prog	rams
11	WGN	Rockford F		News		Elimidate	5th Wheet	Change	Street		Cosby	Fresh Pt.	Fresh Pr.
14	TLC	Makeover	Makeover	Dating	Dating	Wedding	Wedding	Baby Story	Baby Story	Trading Spa		While You V	lere Out
18		Varied	Food 911	Varied	Best Of	Saras	Minute	Calling	Food Finds	Sweet	Molto Mario	Emeril	Varied
26	VH1	Varied Prog	rams			75-73-							
31	THE	Miami Vice		The A-Team		The A-Team		Real TV	Real TV	Real TV	Real TV	Real TV	Real TV
33	El	E! News		Saturday Ni	ght Live	Fashion	Fashion	Vailed Prog	rame				
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40	LIFE	Unsolved M	ysteries	Movie				Movie				Mad	Designing
42	HGTV	Room	Small Spc	Decorating	Quita	Duvail	Room	Designing	Designers'	Decorating	Sensible	Kitchen	Hames
14	HICK	Little Bill	Bob-Bldr	Maggle	Oswald	Tiny Toon	Tiny Toon	Rugrals	Thornberr	Hey Amold!	Hey Arnold!	U-Fick	Sponge
45	DISN	Wiggles	Wiggles	Stanley	Rolle Polle	House	House	Weekend	Lloyd	Sabrina	Proud	Bay World	Smart Guy
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57		Florida Spo		Varied Prog			_	Pald Prog.	Pald Prog.	Varied	Public Affr	Public Affr	Varied
58		Sportscir.	Varied Progr			Strongman	Varied Prog		ir dia r rogi	Linner		Horn	Interruption
62		Little Hse.		Cosby	Fam. Mat.	Fresh Pr.	Fresh Pt.	Boseanne	Roseanne	Roseanne		Drew Carey	
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	Friends (S)		Raymond	Seinfeld (S)	Boston Pub	lic (N) (S)	Joe Millions		News (cc)		Scinfeld (3)	Raymond
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23 WGN	Hame Imp.	Will-Grace	Home Imp.	Will-Grace	Movie: **	The Price of	the Bridg (19)	19)'(S) W. A.	News (5) (c	c)	Justice	Rockford
24 TLC		Hometime	Medical	Medical	Trauma: Life	in the ER	Maternity W		Living With	Bugs	Trauma: Life	in the ER
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32 THIN	Real TV (S)	Blind Date	Taboo (N)	Billnd Date	Star Trek: N		WWE Raw (CSI: Crime 3	Sen
33 E!	John Belush	H: THS	El flews		Richard Pry	or: True Holly	wood Story	(S) (ccl	Saturday N	ight Live (cc)	Howard S.	Howard S.
17 CNBC	Business	CheckPoint	Brian Willia	ms	Kudlow & C		After Hours		Brian Willia		Kudlaw & C	ramer (cc)
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42) HGTV	Old House	BeforAftr	ExtrmHms	House	Hames	Sensible	Curb	Designers'	Design	Love	Homes	Sensible
44 THCK	U-Pick (S)	Rocket	Hey Arnold!	Rugrats (S)	Sponge	Ginger	Cheers (S)	Cheers (S)	Cheers	Cheers	Cheers	Cheers
45 DISN	Sister, Sis.	Even	Sister, Sis.	Lizzie	Movie: ++	The Aristoca	ds (1970)	Kim	Sister, Sis.	Lizzle	Even	Boy World
46 MTV	Rucker Leag	ine .	NBA All-Sta	Countdown	Prime Time	Players (S)		Real World	Real World	Clone High	Taildaters	I Bet
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37 USA	Walker, Texa	s Hanger	JAG (S) (cc)		Westminste	Kennel Club	Dog Show	Opening Nigh	l'ILwel		JAG Plot E	
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30	VHI	TV Moments	(5)	Michael Jac		Hip Hop TV	Moments	Driven (5)		Behind-Mus		Bachelor Pa	riv
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March 11, 2003, meeting

AGENDA

Meeting to convene 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of Feb. 11 minutes
- 3) Review of Morris-Depew & Associates Inc. bill (if provided)
- 4) Discussion of proposed plan amendment/LDC timetable
- 5) Update on proposed policies for submission September 2003
- 6) Update on mangrove study group findings
- 7) Update on water quality study group progress
- 8) Clarification on panel action needed in response to CCA funding offer
- 9) Other business and public comment
- 10) Adjourn

Next CCP meeting scheduled for Tuesday, April 8, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

MINUTES March 11, 2003

Panel Members in Attendance: Hal Miller, Dave Jensen, Ron Gibson, Gordon Hullar, Paul McCarthy, Chris van der Baars, and Peter Koury.

Audience: Eight

- 1. Bob Brace resigned from the Panel, as of 9:00 a.m. on 3/11/03, and was replaced by Peter Koury, who was present today as one of the two CCA appointees to the panel.
- 2. The minutes from the previous meeting of 2/11/03 were reviewed and approved. Motion made by Hullar, second by van der Baars. Approved 7-0.
- No action was taken, as a bill has not been received from Morris-DeFew.
- 4. Ken Gooderham presented a timetable for the proposed plan amendment and LDC language submission to Lee County by September 30, 2003. Discussion occurred regarding hiring a consultant or planner to assist with the LDC language, or at what point in the process should a planner be brought in. General consensus was that the more work the panel can complete on its own, the less money will be required for the planner. Van der Baars and Gooderham will develop a RFP.

Discussion continued as to whether there will be a quorum for meetings during the summer. This led to a question as to whether attendance via teleconference would be sufficient for a quorum, in the event physical attendance was an impossibility. By a show of hands, there would not be a quorum for July or August without a teleconference.

The next meeting will be changed from April 8 to April 1, at 1 pm, to accommodate member schedules. The May meeting will return to the regular schedule on May 13, at 9:00 a.m. Motion made by Miller to hold the next Captiva Community Panel meeting on Tuesday, April 1, at 1:00 pm. Moved by van der Baars, second by Gibson. Approved 7-0.

John Lukakis questioned how the public was to get information to the panel if they couldn't be physically present at meetings when public input

was being sought on proposed plan policies. Mike Mullins agreed to be "gatekeeper" for messages.

- Regarding the proposed policies for submission in September, Hullar had nothing new to report on the Captiva Drive issues, but will have information available at the April meeting. Policy on variances will be resubmitted.
- 6. The Mangrove Working Group met on February 13 and March 3, 2003. Notice was posted at the Captiva Post Office for both meetings. Members read and discussed the current regulations from the State of Florida, and compared them to the regulations from Sanibel. The main concern of Captiva residents is mitigation and enforcement. The Group agreed to submit the following proposal for approval by the Panel:

Mangroves on Captiva Island will be protected to the greatest extent possible and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

According to Ron Gibson, who headed the group, regulations by the State of Florida are very detailed. Mangroves can be trimmed and can be managed, but you must follow published guidelines. Miller congratulated Gibson and his group, and Gibson also extended his thanks to the group, and others who sent information for consideration. Questions arose over who would enforce the policy. Lee County will enforce the proposed policy, with a question from Mike Kelly whether the language could encourage the state to enforce its regulations vigorously, as well. It was explained that Lee County would enforce the proposed policy as part of its building permit and inspection process, and that since the State of Florida supersedes the County, the County cannot mandate State action. Gibson noted that mitigation for mangrove destruction is mandated by the State, and Captiva's preference is for on-island mitigation, if feasible. Gibson made motion to submit policy in September as written, second by McCarthy. Approve 7-0.

7. The Water Quality Group has not met, and is still looking for people to participate. Van der Baars will call Mike Mullins about initiating a

- meeting. Mullins offered his e-mail address for information, MULLINSMCP@ aol.com, or his phone number, 395-3546.
- 8. Question arose as to whether the panel has to vote to accept CCA funding, with the major question being how the funds could be accessed by the panel. According to the motion approving the funding, the requirement from CCA was, first, that a budget be presented by the panel, and, second, that the money be used for bills starting in 2003. A budget will be presented for approval at the next meeting in April. Gooderham and van der Baars will present ideas on a Request for Proposal to hire a planner. Motion made by Gibson to accept \$10,000 from the CCA for future planning, second by Jensen. Approve 7-0.
- 9. There was no other business or public comments, so Miller made a motion to adjourn the meeting at 10:25, second by van der Baars. Approve 7-0.

Next CCP Meeting is scheduled for Tuesday, April 1, at 1:00 pm, at the CCA Building, 11550 Chapin Lane, Captiva.

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REFERENDUM

From page 1

we've been responding to that 10 percent fringe, and that's been a mistake. Now were trying to look at the more common sense people and discovering what we have in common.

Miller advised pro-incorporate islanders to take a look at the budget problems the City of Sanibel is factory and the current causeway troubles, and how making up for budget shortfalls could affect Sanibel's citizens.

"If anything, it's going to cost them money," he said. "Is being a city all that good?"

Captive's House Representative, Jeff Kottkamp, R. Cape Coral, also takes a dim view of Captiva's proposed incorporation, voting against sending the bill to Tallahassee in December's Local Delegation meeting "I think its never going to come close to having the number of citizens necessary to incorporate," he said Regarding commonities that incorporated with a few as 24 citizens, Kuttkamp said that many of then were incorporated before current regulations were in place, and had a fragmenting effect on surrounding communities and governmental services.

Concerning issues of controlling land use of Captiva, he said "they can play an active role right mow in Lee County's Comprehensive Plan."

"For all practical purposes, there's not a whole his of land lett to develop on Captiva, it's for the mospan already bailt out. That hardly seems a compelling reason to ignore all requirements of the law and rush it through."











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Captiva Island Community Planning Panel
— PUBLIC MEETING —

Tuesday, March 11

Beginning at 9 a.m.

The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva

April 1, 2003, meeting AGENDA

Meeting to convene at 1 p.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of March 11 minutes
- 3) Update on proposed policies for submission September 2003
- 4) Update on water quality study group progress
- 5) Review draft RFP for planner and list of potential applicants
- 6) E-mail on teleconferencing from County Attorney's Office
- 7) Review of Morris-Depew & Associates Inc. bill (if provided)
- 8) Other business and public comment
- 9) Adjourn

Next CCP meeting scheduled for Tuesday, May 13, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

MINUTES April 1, 2003

Panel Members in Attendance: Hal Miller, Gordon Hullar, Peter Koury, Dave Jensen, Elaine Smith, Ron Gibson, Chris van der Baars

Audience: 12

- 1. Roll call was taken at 1:05 pm on April 1, 2003. A letter was received from Paul McCarthy tendering his resignation as a member of the Captiva Community Panel, effective April 1, 2003. The CPOA will nominate a new member to take McCarthy's place on the panel.
- 2. The minutes of the March 11, 2003, meeting were approved. Motion by Hullar, second by van der Baars. Approved 7-0.
- 3. Hullar has a meeting scheduled with the DOT in Ft. Myers on April 28 to consider options regarding a plan amendment to protect the tree canopy on Captiva Drive. He hopes to develop alternatives for protecting the tree canopy with DOT support.
- 4. The water quality subcommittee met at SSR on March 21. Water testing is an ongoing process. Investigation will look into value of septic system vs. a sewer system, and whether there is any exiting information or previous testing for Captiva. Water quality on the island will be a large area to define, and the committee will start with fact gathering and determining the community's concerns. Mike Mullins will serve as chairperson of the committee. He will be asking the community for their input on water quality issues, and will establish follow-up meetings to which the public will be invited.
- 5. Ken Gooderham presented a draft Request for Proposal to the panel, plus a list of potential planners for them to consider. A suggestion was made to change the draft to a Request For Information to get preliminary information from interested candidates within a short period of time. This would help to pare down the list of possible candidates to those who have an express interest in Captiva issues and the appropriate background and experience. After the RFI, an RFP would be presented to the remaining candidates. Gooderham will get a draft RFI prepared this week, and will e-mail same to those panel and audience members interested in reviewing it. Koury, van der Baars, and Harry Silverglide agreed to review the RFI. Gooderham pointed out that the panel will need two public sessions to vote on/approve the RFP. Jensen proposed that we send the RFI out,

and a committee would work on improving the RFP. Any RFIs that are returned will be presented at the next meeting of the CCP on May 13, 2003. Second by Koury. An amendment was presented that RFI responders will be invited to appear at the May 13 meeting, second by Smith. Approved 7-0.

- 6. The panel received a copy of an e-mail from Donna Marie Collins of the Lee County Attorney's Office concerning the county's policy on teleconferencing as a means of attending meetings. The memo stated that members could attend and participate in meetings via telephone, but those teleconferencing members could not be counted in reaching a quorum to make the meeting legal.
- 7. Other Business and public comment:
 - a. The CPOA will be holding a fundraiser to support community planning at SSR on 4/25 in Chadwick's Plaza.
 - b. Mike Mullins expressed his opinion that the CCP may need some bylaws/rules regarding attendance of members and other issues. This will be included on the agenda for the next meeting in May.
- 8. There being no other business, Miller made a motion to adjourn at 2:50 p.m., second by Jensen. Approve 7-0.

The next CCP meeting is scheduled for Tuesday, May 13, at 9:00 a.m. at the CCA Building, 11550 Chapin Lane, Captiva.

Request For Information April 2003

Overview:

The Captiva Community Panel, established in January 2001 as an advisory committee on community planning to the Lee County Board of County Commissioners, was formed to develop Captiva-specific amendments to the Lee County Comprehensive Land Use Plan. The first set of amendments were adopted in January 2003, and now await implementing language to fully define their scope and focus and to enable them to be executed and enforced.

The purpose of this Request for Information is to solicit planning services to assist the panel in developing such implementing language, chiefly through (but not limited to) amending the Lee County Land Development Code. To control costs and enhance participation, panel members hope to participate intensively in much of the initial drafting, looking to a planner to guide the process by professional expertise and Lee County planning experience.

The panel envisions initial coordination with the planner to establish a working format and guidelines for drafting LDC language. The panel then would solicit public input, draw on prior Captiva-specific or -related efforts in these areas, consult with appropriate county staff and other experts, build consensus on the areas of concern and the details to be encompassed in the proposed language, and prepare a first draft of language.

This draft-language work would then be delivered to the planner for review, comment and revision in conjunction with the panel, followed by final public review and comment, submission to Lee County, staff review and adoption by the appropriate agencies.

The panel is continuing work on additional proposed amendments to the Lee County Comprehensive Land Use Plan, for submission in September 2003. However, the timetable for their adoption makes it unlikely they will be in place in time to be included in the implementing language required within this RFI. Thus, consultation and preparation of implementing language for purposes of this RFI will be limited to those nine policies listed in the attached summary of Captiva-specific amendments which were adopted last January (Policies 21.1 through 21.9). The panel expects it may be concluded, after consultation, that not all of the policies will require implementing language.

1. RFI submittal requirements

The submission in response to this RFI should include the following:

- A summary of the planner's general philosophy concerning the proposed project and the Captiva community.
- A description of similar projects undertaken by the planning firm.
- References from pertinent clients of the planning firm.

- A discussion of the methodologies proposed for this project.
- A proposed scope and timetable for completion of work.
- An estimate of proposed method and basis of billing, anticipated charges by task
 if applicable, including expenses and other miscellaneous costs that can be
 foreseen at this time.
- A description of the applicant's general fee schedule by function, as well as expense allocations.

4. Deadline for submission.

Submissions in response to this RFI should be delivered no later than 5 p.m. on April 29, 2003, to:

Gooderham & Associates Inc. 5460 Beaujolais Lane

Fort Myers, FL 33919-2704

Phone: (239) 489-2616 Fax: (239) 489-9917

E-mail: kengooderham@cs.com

Electronic submissions encouraged, preferably as a PDF file or in a Word-compatible format. Contact Ken Gooderham at 489-2616 with any format questions.

4. In-person presentations

Interested firms are invited to also present their RFI in person at the next Captiva Community Panel meeting on Tuesday, May 13, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva. Each firm will be allotted 10 minutes to discuss its RFI response and ask questions of the panel members. Contact Ken Gooderham at 489-2616 for information and to schedule a panel presentation.

We appreciate your participation in this community planning effort.

Sincerely,

Hal Miller

Chairman, Captiva Community Panel

CPA2001-10 BoCC SPONSORED AMENDMENT TO THE LEE COUNTY COMPREHENSIVE PLAN

- GOAL 21: 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.
- **OBJECTIVE 21**: 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 21.1:** 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.
- **POLICY 21.2**: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower.
- POLICY 21.3: 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.
- **POLICY 21.4:** 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.
- **POLICY 21.5**: 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.

POLICY 21.6: 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.

POLICY 21.7: 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.

POLICY 21.8: 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.

POLICY 21.9: 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

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From page 1

are 17 tons for single unit trucks and 24 tons for combination unit vehicles. Between 1 and 5 a.m., those restrictions are eased for trucks with valid overweight permits. The three-ton limit was chosen because trucks of that size with loads can exceed the 17-ton

limit.

Trucks without a valid permit or weight ticket will not be allowed to cross the Causeway starting March

31.

But even with traffic delays anticipated, traffic on her been lighter than a few weeks ago.

But even with traffic delays anticipated, traffic on the Causeway has been lighter than a few weeks ago. Essential services and construction vehicles now are required to travel between 1 and 4 a.m. Cars also are allowed to mix with the trucks in both directions. Until recently, trucks were allowed to cross at six minute intervals but the DOT has reduced the interval to one minute. However, trucks still are required to maintain a 500-foot interval.

to one minute. However, trucks still are required to maintain a 500-foot interval.

Signs at the Causeway, however, warn drivers of delays between 1 and 6 a.m., but Iliat's just temporary, said Paul Wingard, deputy director of the Lee County DOT.

said Paul Wingard, deputy director of the Lee County DOT.

"It was taking us longer to clear the trucks off the island," he said, "One morning, we didn't get the last ones off til 6:30 a.m. so we changed the message boards to warn drivers, mostly those trying to get off the island, that they might be delayed."

Starting March 31, all trucks weighing more than three tons empty or with three axles or more will be required to have six-month renewable "restricted load" permits from the DOT to travel to Sanibel. Any trucker violating the weight restrictions will lose his permit and will no longer he allowed to cross the Causeway.

Wingard said the DOT is now telling truckers they must be at the flagman to leave the island by 4 a.m. "The last two days everything has run very smoothly," he said, Wednesday morning.

The DOT also has modified the permit process. The information hotline is 335-2852. The county has application forms for the permits on its website at www.lee-county.com/publicworks/notes.htm. Or drivers can go to the DOT Operations office at 5560 Zip Drive in Billy's Creek Industrial Park.



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Captiva Island Community Planning Panel - PUBLIC MEETING

Tuesday, April 1

Beginning at 1 p.m.

ISSUES WILL INCLUDE:

Water quality study group findings & proposed Captiva Plan policies

The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva

BOAT RENTALS OR RIDES

To Gabbage Key, Caye Costa and thirth Captera Fishing and Shelling. Clasest to Oiller Islands

472-5800

Jensen's Marina Captiva Island

May 13, 2003, meeting

AGENDA

Meeting to convene at 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of April 1 minutes
- 3) Discuss absence of RFI responses and options Ken Gooderham
- 4) Discuss plan amendment needs and process Jim Mudd
- 5) Panel and public comment on attendance requirements and other panel operating rules
- 6) Update on proposed policies for submission September 2003 Gordon Hullar
- 7) Update on water quality study group progress Mike Mullins?
- 8) Discuss items to be included in a CCP notebook to be maintained at the Captiva Library Ken Gooderham
- 9) Set date for June meeting, possible fall schedule would be Oct. 14, Nov. 11 and Dec. 9 if panel follows prior scheduling pattern
- 10) Financial disclosure updates Ken Gooderham
- 11) Other business and public comment
- 12) Adjourn

Next CCP meeting scheduled for ???????????? at the CCA building, 11550 Chapin Lane, Captiva

Minutes May 13, 2003

Panel Members in Attendance: Hal Miller, Dave Jensen, Gordon Hullar, Elaine Smith, Ron Gibson, Chris van der Baars, John Madden, and Rene Miville

Audience: 5

- 1. Roll call was taken at 9:00 a.m. on May 13, 2003. Rene Miville joined the panel as the CPOA's replacement for Paul McCarthy.
- 2. The minutes of the April 1, 2003, meeting were approved as presented, motion by Hullar, second by van der Baars. Approved 8-0.
- 3. Ken Gooderham announced that no responses had been received from the RFI. He e-mailed those for whom he had an e-mail address, asking if they had received the RFI, but most of them just weren't interested in this type of work. Gooderham suggested that the panel might not need a planner for the september submission work. He discussed the situation with Jim Mudd, and they felt that the submission could be done with Mudd's assistance. A question arose as to whether the panel could submit the required information electronically, or do all parties involved need hard copies. Miville suggested that it might be economically feasible to produce CDs, and Mudd agreed. Hullar agreed with Gooderham's suggestion of moving ahead with the September submission without a planner, assisted by Mudd.
- 4. Mudd stated that the panel already has the basic language in place, and shouldn't need the services of a professional planner for revisions. He explained that the September submission is going to run current with the Comprehensive Plan Evaluation and Appraisal Report and Lee County may not be able to process any new statutes until work is completed on the EAR. Regarding the LDC issues, Mudd offered that he had names of planners who may be available to work on language issues with the panel. Miller asked Mudd if he would work with Gooderham on this, and he agreed. Mudd suggested that as most provisions in the LDC are tied to another issue within the LDC, the panel may need an expert's professional guidance. Miller expressed his thanks, and that of the panel, to Mudd for his commitment to this panel.
- 5. Questions have arisen about member attendance requirements over the course of the year. Gibson asked if the panel should set a percentage of required meetings to maintain membership on the panel. Jensen suggested that members be allowed to miss no more than two meetings a year, or no more

than 2 meetings in a row. Hullar suggested that if a member missed two meetings in a year, the panel should have the discretion to replace that member.

After discussion, Hullar made the following motion: "It is critical to the success of the Captiva Community Panel to have as many members present at every meeting. To accomplish this, any member who misses more than two meetings in a planning year, September through May, is subject to removal from the panel, at the discretion of the panel, to be replaced by someone who can be present." Motion seconded by Madden. Approved 8-0.

(Member van der Baars left the meeting at 9:55 a.m.)

- 6. Hullar introduced his proposed policy language concerning the Captiva Drive canopy, and described the meetings he had held with county staff to derive a workable compromise by focusing on a single-issue policy for the roadway. Discussion ensued over the scope of the policy, the areas it would impact, its effect on private property owners and the policy's enforceability. After some suggested revisions had been aired, Hullar made a motion to adopt CCP 14 (Proposal #3), second by Miville, as follows: "The canopy on Captiva Drive, between Blind Pass Bridge and the first "s" curve, will be protected to the greatest extent possible. Trees that are part of the canopy will only be removed if deemed necessary for public health, safety or storm damage. If Australian Pines (or other trees that contribute to the canopy) are removed, they will be replaced by trees that will preserve the canopy." Madden called for a vote after discussion. Motion approved 6-1 (Jensen dissenting).
- Mike Mullins was not present, so there was no update on the progress of the water quality study group.
- 8. Gooderham will include minutes, agendas, and policies under consideration in a CCP notebook to be maintained at the Captiva Library. Miville questioned whether this should be done electronically on the CPOA Website, or whether a CD could be produced and filed at the Library. Gooderham will investigate the feasibility of electronic archiving at the library and report to the CCP.
- 9. Next meeting will be Tuesday, June 9, at 9:00 a.m. This will be an informational meeting to discuss what was accomplished during the past year and look ahead at what will need to be done in the fall. Information on proposed policies will be published in the Captiva Current.

The panel will recess for the summer, and will resume in the fall with meetings scheduled for October 14, November 11, and December 9.

- 10. Gooderham reminded the panel that annual financial disclosure updates are due July 1.
- 11. There being no other business or comment, the meeting was adjourned at 10:35 a.m.

Sanibel Library Children's World

To enter the library's magical realin of childhood furn right at the top of the stars, or as you leave the elevator. There, at the cast end of the building, is a charming spot where the furniture and the book shelves are appropriately sized and the atmosphere is happy and relaxed. Distanced from the adult areas, the youngsters participate in reading programs, storytelling sessions and puppet plays, as they learn to love and appreciate the world of hooks. For more information, call 472-2483



Captiva Island
Community Planning Panel
— PUBLIC MEETING —

Tuesday, May 13

Beginning at 9 a.m.

ISSUES MAY INCLUDE:

Responses from planner to RFI mailing, water quality study group findings & proposed panel policies

The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva

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Mother's Day Champagne Brunch

Scereday, May 11, 2003
9am - Zpm
\$24,95 adults & \$12.50 children 4-12
Complimentary for children under 4

Price includes champagne mimosas for Mom.

Join us for dinner! Taste of Captiva Buffel available 6:00pm - 9:30pm

472-7575 Reservations recommended.

CAPTIVA'S INCREDIBLE

Located on beautiful Captive Island at the entrance to South Seas Resort.

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June 9, 2003, meeting

AGENDA

Meeting to convene at 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of May 13 minutes
- Panel and public comment on proposed policies for submission September 2003
- 4) Panel discussion of text amendment, possible background materials needed for submission *Ken Gooderham*
- 5) Discussion of potential Land Development Code issues and procedures to implement existing Captiva Plan policies Ken Gooderham
- 6) Update on water quality study group progress Mike Mullins?
- 7) Other business and public comment
- 8) Adjourn

Next CCP meeting scheduled for Oct. 14, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

Minutes June 9, 2003

Panel Members in Attendance: Hal Miller, Chris van der Baars, Ron Gibson, Rene Miville, Dave Jensen, Harry Silverglide

Panel Members in Attendance by Phone: Peter Koury and Gordon Hullar

Audience: 4

- 1. Roll call was taken at 9:25. Harry Silverglide joined the panel as replacement for Elaine Smith, who resigned.
- 2. The minutes of the May 13, 2003, meeting were accepted as presented. Motion by van der Baars, second by Gibson. Approved 8-0
- 3. Ken Gooderham passed out copies of the policies already approved by the panel, which were printed in the Captiva Current. These policies will be submitted in September. Gooderham will fine-tune the language over the summer months. He will also make an effort to familiarize Tim Jones, Assistant County Attorney, who works with land use issues, with the policies before they are presented.
- 4. Regarding the discussion of potential LDC issues and procedures to implement the existing Captiva Plan policies, Gooderham has already discussed these with Jim Mudd. Gooderham walked the panel through potential methods to implement the existing planning policies, to prepare panel members for the next phase of work to commence in the fall.
- Mike Mullins had to leave the meeting, but notified the group that no progress had been made on the water quality study group.
- 6. Harry Silverglide questioned if the CCP is notified when a zoning variance is applied for on Captiva. Gooderham will request notification of any requests to the panel in the future. It was stressed that the panel must be notified very early in the approval process in order to get involved. A question arose as to what level of permit would the panel want to be involved in? Should we set a dollar amount, i.e., any work requiring in excess of \$75,000, \$100,000? This fall the panel will invite speakers from Lee County to talk to us about types of permits, what kind of input we can expect, etc.

Questions then arose over the general mission of the CCP. Is the panel to function as an architectural review board? What authority does the panel

have? Should the focus of the panel be on structures, versus landscaping and vegetation?

Ron Gibson stated that the panel should get the word out to the community about the work being done, and encourage friends and neighbors to get involved by attending meetings or letting their feelings be known to panel members.

A subject for discussion in the fall will be whether there should be "members at large" on the panel, or should the CCP be elected by property owners. Silverglide questioned again the long-term direction for the panel. Miville and Koury will work together investigating this issue and will report back to the panel in the fall when public meetings begin again.

Gooderham reminded the members that financial disclosure forms are due in July, and passed out blank forms to those who had not yet filed theirs.

- 8. The meeting was adjourned at 10:35 a.m. by Hal Miller.
- 9. The next CCP meeting is scheduled for October 14, 2003, at 9 a.m. at the CCA building, 11550 Chapin Lane, Captiva Island, Florida.

PLAN AMENDMENT AND LDC LANGUAGE TIMELINE

May 23, 2003

ASSUMPTIONS:

- Panel will work with Lee County staff and expert LDC consultant in developing LDC language
- Panel wants to provide public at least two opportunities for input on any proposed plan amendment or LDC language
- County submission schedule will not radically change in short term

June Panel meeting June 9

Review policies approved for submission and discuss activities.

Accept public input on policies to be submitted

Discuss LDC requirements for implementing existing policies

July No panel meeting

August No panel meeting

September No panel meeting

Plan amendment submitted to Lee County by Sept. 30

October Panel meeting Oct. 14

Develop guidelines or focus areas for LDC work - to

support existing policies and to make current LDC language Captiva-specific

Organize working groups for LDC issues as appropriate

November Panel meeting Nov. 11

Review options for professional LDC review with Jim Mudd Review findings of working groups, set work plan and schedule December Panel meeting Dec. 9

Review findings of working groups

Prepare first draft of LDC language for review by professional

January Panel meeting Jan. 13

Review 2003 plan amendment issues with county staff Approve final draft of LDC language for public input

February Panel meeting Feb. 10

Take public input on draft LDC language, revise as necessary

March Panel meeting March 9

Take public input on revised LDC language, approve

final version of language

Prepare for LPA hearing on second plan amendment

April Panel meeting April 13

Submit LDC language to county for review LPA hearing on 2003 plan amendment?

May Panel meeting May11

LPA hearing (second round) on 2003 plan amendment?

If approved in May, expect transmittal hearing for 2003 plan amendment before the county commission in August or early September.

FISHING

From page 5

Similar to going liking, biking, or birding; its an opportunity to share our national heritage with the next gener-ation. They'll never torget it," Jess said. For more details about events during National Fishing

For more details about events during National Fishing and Boating Week, please visit the website www.nationallishingandboatingweek org or southeast.fws.gov.

The U.S Fish and Wildlife Service is the principal federal agency responsible for conserving, protecting and enhancing fish, wildlife and plants and their habitats for the continuing benefit of the American people. The service manages the 94 million acre National Wildlife Refuge system which encomapasses 541 national Wildlife Refuge system which encomapasses 541 national Wildlife Refuge system which encomapasses 54 national wildlife refuges, thousands of small wetlands, and other special management areas. It also operates 69 national fish hatcheries, 64 lishery resource offices and 78 ecological services field stations. services field stations.

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Captiva Island Community Planning Panel PUBLIC MEETING -

Monday, June 9

Beginning at 9 a.m.

ISSUES MAY INCLUDE:

Review of and public input on proposed amendments to the Lee Plan

The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva



| ASC | Heave | Fragment | Heave | Hea DAYTIME MORNING (:45) Movie |Varied Programs

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Nov. 11, 2003, meeting

AGENDA

Meeting to convene at 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of June 9 minutes
- 3) Update on text amendment submission Ken Gooderham
- 4) Discussion of potential Land Development Code issues and procedures to implement existing Captiva Plan policies – Jim Mudd & Ken Gooderham
- 5) Discussion of the Blind Pass project Harry Silverglide
- 6) Set 2004 meeting schedule: If panel stays on second-Tuesday schedule, would be Jan. 13, Feb. 10, March 9, April 13 and May 11 (if needed).
- 7) Other business and public comment
- 8) Adjourn

Next CCP meeting scheduled for Dec. 9, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

Minutes November 11, 2003

Panel Members in Attendance: Hal Miller, Ron Gibson, Dave Jensen, Harry Silverglide, John Madden, Rene Miville

Panel Members in Attendance via Phone: Gordon Hullar, Peter Koury

Panel Members Absent: Chris van der Baars

Audience: 8

1. Roll call was taken at 9:05 AM.

- 2. The minutes of the June 9, 2003, meeting were accepted as presented. Motion by Gibson, second by Madden. Approved 8-0.
- 3. Jim Mudd and Ken Gooderham presented an update on the panel's most recent text amendment submission. Panel members should have already received their copies on CD. An original is available with Gooderham in printed form and available electronically on CD. The amendments were presented to Lee County on Sept. 30, 2003. The deadline for such submission has now been moved to Feb. 27, 2004, and this change will affect hearing dates in the future. Mudd noted that a copy has gone to DOT for their review, and the county will create a link on their website for public to use.
- 4. Mudd and Gooderham moved on to discussion of potential Land Development Code issues and procedures to implement the existing Captiva Plan policies. Gooderham provided copies of The Captiva Plan to the panel and members of the audience, and briefly explained suggested ways to implement each existing amendment and the work that it will involve.

Conversation ensued about the definition of "mixed use," as applies to land use in the Village of Captiva. The county already has a definition for "mixed use," and Mudd will provide this for the panel.

Concern was also expressed about the need to generate interest among Captiva residents. The panel would like to see more residents in the audience, and to get their input on these issues. Gooderham expressed that the panel has a lot of information to cover this year, and could possibly generate interest by promoting the specific topic of each month's meeting. Miller then questioned the panel as to just what they wanted to cover over the upcoming months.

5. Miller's question led to discussion of the Blind Pass Project. Silverglide stressed that this project is a critical issue for Captiva, as relates to quality of life, environmental issues, as well as beach renourishment. There does not seem to be any one individual or group taking the lead on this, although there are many groups who have expressed an interest in the final result. Panel members questioned whether yet another group speaking out would be effective, and just what is the common objective for the project. The county will apply for the permit to open Blind Pass, but many felt that the Sanibel government needs to be more involved and take a leadership role.

Panel members felt that possibly tying the issue of water quality on Captiva to the Blind Pass Project would generate a much greater level of interest among Captiva residents. This would help generate support for both issues. Jensen suggested that the panel should consider sponsoring a public meeting on the issue of water quality within the next several weeks and focus on the Blind Pass Project. Speakers could be present with different levels of expertise on both issues.

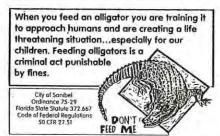
After discussion, it was suggested that Gibson would serve as the "go to" person for this project, with assistance from Mike Mullins, and they would work to get representation from Sanibel government. Panel members felt that this approach would provide validity of the panel's role to community members, also. Suggested dates for the meeting were the Monday or Tuesday before Thanksgiving, and it was settled on Tuesday at 10 AM, site to be determined. The meeting will be sponsored by the panel. It was stressed that this meeting should be publicized in as many venues as possible to ensure a large turnout.

Madden made a motion that the Captiva Community Panel prioritize the Blind Pass Project and appoint Gibson as head of the project. The panel will attempt to have a meeting of the community at 10 AM on Tuesday, Nov. 25, location to be announced. Second by Miville. Approved 7-0. (Member Koury left the phone connection at 10:22 AM.)

6. The meeting schedule for the upcoming year will be as follows, and all meetings will be held at the CCA building, 11550 Chapin Lane, Captiva, at 9: 00 AM:

December 9
January 13
February 10
March 9
April 13
May 11 (if needed)

- 7. Miller questioned panel members about their priorities for the year, and it was agreed that the panel's first priority should be the Blind Pass Project, with emphasis on the water quality issue on Captiva, as outlined in Policy 21.5. Gooderham will also draft language to implement three of the existing amendments (21.1, 21.6 and 21.7), and present this to the panel for review, public comment, and approval.
- 8. The meeting was adjourned at 10:42 by Hal Miller. A meeting of the Blind Pass Project team was held immediately after the adjournment, with the media and members of the public invited to attend. At that meeting was chair Ron Gibson; CCP members Hal Miller, Dave Jensen, Harry Silverglide, John Madden and Rene Miville; Ken Gooderham; Mike Mullins; and an audience member. Possible participants in the public forum were discussed, and Gibson and Mullins set a meeting with Alison Hagerup of the Captiva Erosion Prevention District for Wednesday, November 12 to discuss and begin coordination. The team members dispersed at approximately 11:45 a.m.
- 9. The next CCP meeting is scheduled for December 9, 2003, at 9:00 AM at the CCA Building, 11550 Chapin Lane, Captiva Island, Florida. (This meeting was eventually cancelled in lieu of the Dec. 12 Blind Pass public workshop.)



BOAT

RIDES

By the Hour Sightseeing Dolphin Watching Cabbage Key Lunch

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Captiva Island Community Planning Panel — PUBLIC MEETING —

Tuesday, Nov. 11

Beginning at 9 a.m.

ISSUES MAY INCLUDE:

Work plan and timetable to implement the Captiva Plan, update on status of new plan policies The public is encouraged to attend and participate

Meeting.at Captiva Civic Association 11550 Chapin Lane, Captiva



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Dec. 12, 2003, meeting

BLIND PASS UPDATE AGENDA

Meeting convened at 1 p.m. at the CCA building

- 1) Introductions Ron Gibson & Mike Mullins, moderators
- Overview of Blind Pass Eco-Zone Restoration Project Alison Hagerup, Administrator of the Captiva Erosion Prevention District
- Presentation by Dr. Rob Loflin, Director of the Natural Resources Dept., City of Sanibel
- Presentation by Roland Ottolini, Steve Boutelle and Robert Neal, Division of Natural Resources, Lee County
- 5) Questions from the audience To ensure everyone has a chance to ask questions, we ask that you wait to be recognized by the moderators to state your question, phrase it as directly as possible, and give others a chance to ask their questions before you ask another one.
- 6) Concluding comments Ron Gibson & Mike Mullins
- 7) Other Captiva Community Panel business (if there is a quorum) and additional public comment (if necessary)
- 8) Adjourn

Issues related to the responsibilities of the Captiva Erosion Prevention District may be discussed at this meeting.

Next CCP meeting scheduled for Jan. 13, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

Dec. 12, 2003, meeting

BLIND PASS UPDATE PUBLIC WORKSHOP

Meeting convened at 1 p.m. at the CCA building

Community Panel members in attendance: Chris van der Baars, Peter Koury, Ron Gibson, Harry Silverglide, Rene Miville CEPD board members in attendance: Chris van der Baars, Rene Miville, Sherrill Sims

Panel:

Alison Hagerup, Captiva Erosion Prevention District Dr. Rob Loflin, City of Sanibel Hans Wilson, P.E., Hans Wilson & Associates Steve Boutelle and Robert Neal, Lee County Division of Natural Resources Ron Gibson & Mike Mullins, moderators

Audience - approx. 95

Ron Gibson: Introductions. Lee County Commissioner Bob Janes and Sanibel Mayor Steve Brown were invited to today's meeting, but both had to send their regrets as well as express their interest and support for this project. Why is the Captiva Community Panel doing this? We were discussing water quality on and around Captiva. Had questions about Blind Pass, and discovered we didn't really know the status of the project and its bits and pieces. So the panel asked Mike Mullins and myself to head up meeting.

Alison Hagerup – I've been involved in the intergovermental cooperative effort to open inlet and improve water quality in Dinkins and Clam Bayous. This came about after the first effort to dig out the front side of the pass did not work; we realized it was something we had to do to prove a larger project was needed to solve this problem. Talked to Hans Wilson, who was working for Clam Bayou property owners. We realized we should talk to each other and put these projects together. Rob Loflin was interested in putting a culvert between Clam and Dinkins Bayous to help lower water level. When we looked over a scope of work for a feasibility study, it was much of the same info necessary to open Blind Pass. We decided the three government should partner and make this a comprehensive study, we did a feasibility study which was presented to the three boards and supported in principle. Lee County is moving forward with a permit application. We'd like to start off with Hans explaining the feasibility study and the final design we're working on right now. Karyn Erickson did some extensive computer modeling that will help show what needs to be done to address this problem.

Hans Wilson – I've spent two years struggling to resolve Clam Bayou problems. (Showed graphic of Blind Pass Eco-Zone.) Discussed history of Blind Pass movement, showing the various "relic passes" from movement and storm activity. Clam Bayou has been closed for some time now, we're struggling to cope with elevated water levels which is killing off mangroves and causing major water quality issues. We sought permits to do a beach cut to drain bayou temporarily. Regulatory agencies are concerned about that as a long-term answer. We drained bayou twice. It's an interim solution, but we need tidal exchange for Clam Bayou – 200 acres of open water, including 100 acres of mangroves.

How to solve the problem -- three governments looking at big picture, which involved Blind Pass and Pine Island Sound. Did assessment of habitat in Clam Bayou, Blind Pass and Dinkins Bayou, meetings with neighborhoods for input. We looked at alternatives: Re-establishing Clam Pass was not going to work with Blind Pass nearby. Flushing culvert, there were problems with that. Impact on Dinkins Bayou not resolving habitat restoration, you have to exchange water with a larger water body or it won't improve water quality and flushing.

Coastal Planning & Engineering had done initial study. Erickson Consulting Engineers as a subconsultant to, Hans Wilson & Associates did hydraulic model of the area, scientific way to predict what is going to happen in your environment. Karyn Erickson broke it down in to formulas. A tide is like a wave, moving through the little box based on water depths in Gulf, Blind Pass, Clam Bayou, Dinkins Bayou and Pine Island Sound. NOAA tidal collection data incorporated. Placed tide gauges in channel, Dinkins Bayou, Clam Bayou to collect data as well. Compared real tidal data with model formulas, to calibrate the model. Came up with ideas to improve flushing of Clam Bayou and improve Blind Pass.

Physical constraints -- Gulf pass to Clam Bayou is keeping it open, political reality to keep pass open vs. using a pass to the north (Blind Pass) with a history of staying open. Political reality of connecting to Pine Island Sound. Where to connect under San-Cap Road? Looked at optimum location. Looked at tide range this area -- very small except in summer. Get tidal exchange through constrictions in Blind Pass, Wulfert Channel, etc. Used model to see what it would take to make things happen. Culvert -- not about size of culvert but about size of opening adjacent to the culvert. That determined the size of the box culvert. It didn't move enough water through Dinkins Bayou. Open up Blind Pass and Clam Bayou gets better except in parts of Clam Bayou headwaters constricted by islands. Added another flushing channel there, got us close to the exchange rates the state wants to see to avoid pollutants.

Then looked at Blind Pass, changed dimensions, looked at CPE proposals, had to extend dredging into Dinkins Bayou, Wulfert Channel and Roosevelt Channel. Roosevelt is a major contributor to flushing through Wulfert Channel. 12-13 iterations of model to look at exchange time between two water bodies. (Showed PowerPoint of model process.)

History of Blind Pass, a significant pass before Redfish Pass opened, principal pass flushing the western side of Pine Island Sound. Wulfert Channel is a major contributor of tidal exchange – valuable for water clarity, seagrass health, etc. Finding the exchange rate needed to keep the pass open in spite of movement of sand. (Showed graphic model to show tidal exchange rate if Blind Pass and Wulfert open, culverts in place.) Gets us closest to the four-day criteria of exchange given the constraints we have to deal with.

Mike Mullins: Can you model reverse situation if pass is not opened? Growth of stagnation. Wilson: Yes, but it takes time to do model. Can't do it within the budget we have. Mullins: Informed guess of impact of not opening pass? Encroachment of sand in Roosevelt Channel? Wilson: Two goals, drain Clam Bayou to save mangroves, improve water quality in Clam Bayou and Dinkins Bayou.

Rob Loflin: Discussed productivity of Blind Pass and bayous when it was being flushed properly, incredible snook hatchery. Very productive estuary for trout, shrimp, etc. Bird species benefited, particularly roseate spoonbills. Study by Mote Marine Laboratory in the 1980s about the diversity of invertebrates, most diverse was Blind Pass when it was open. Extraordinarily productive system. Rubber meets the road in the estuary, passes are the engine of the estuary. So many organisms keyed into that mixing. Happens in other passes, but this was ours. We really like Captiva- the Islands have settled a lot of differences over the years, partners more often than not. But we really don't want to be part of your island, we want a pass between Sanibel and Captiva. (Laughter)

Hagerup: Lee County is the statutory authority in a multijurisdictional project, as well as the inlet management authority. Speaking for the county, we'll hear from Steve Boutelle.

Steve Boutelle: Neither Captiva nor Sanibel wanted the project, so we were stuck with it. Reality is the agencies that protect natural resources have to use precautionary approach, so we have to prove what we're going to do will cause no harm. Put us through a number of different (pause) hurdles ... challenges ... opportunities (additional comments from Wilson and Hagerup). We take the modeling examples, incorporate Sanibel resources on natural biology, look at the sand itself since we have to put it somewhere. Some might say it came off the beach, so just put it back out there Regulatory agencies make us prove it is acceptable to go back out there. Not necessarily acceptable, have to document that it is.

Look at unanticipated consequence in other locations. Erosion just south of inlet isn't there any more, need plan to trade off certain components in ecosystem for other components -- a value judgment. System as it exists is a result of when people started to develop on these islands, it isn't what Mother Nature would have done with this system. We should try to mimic what Mother Nature would have done if we hadn't constrained the natural process.

With an aquatic preserve, care is even higher in Pine Island Sound. Not just "do no harm," but "is it in the public interest?" Dredging is an impactful activity, you're taking

an established ecosystem, ripping it out and replacing it with something we think is going to be better. Will it be a long-term improvement to that system, not just another mistake?

Process will take some time. Two permits, review from a number of agencies. U.S. Fish & Wildlife, several branches of that agency. National Marine Fisheries Council, people concerned with sea turtles, with shorebirds and wading birds, manatee interests. Stateside as well as federal side. Typically in coastal zone we anticipate permitting will take 18 months, plus or minus. We're trying to shorten that process in this case, to coordinate with the Captiva shore protection project. They need sand, we have sand! Take advantage of that and use beach compatible sand. Get through process no later than November.

Hagerup: Sand in pass is less expensive than that offshore, result in significant savings. Might take some of the pressure off Redfish Pass and ease erosion problems there. Boutelle: Good chance of that. We have good baseline info from study, consensus between Sanibel, CEPD and county to work together. If any of the three players had a problem with any component of this project, it could kill it. Loflin: Interlocal agreement is going to Sanibel City Council Dec. 16 for approval. Wilson: Critical success comes from public support. We're going to want your support heard very loudly to state and federal agencies when the time is right. Hagerup: SCCF and wildlife refuge have offered their support.

Sheila Hoen: Would signatures help again like we did before? I obtained approximately 600 signed petitions for the last project. **Hagerup**: Still have the old ones, question could be adapted.

Mike McCray, Dinkins Bayou – Concerned about the impact of dredging. Why not use water to remove sand? Boutelle: That's an option in conjunction with a hydraulic dredge. With the volume in place now, there's 280,000 CY of material in order to remove plug. To do it most quickly, need to do hydraulic dredging. Best available technology to move it out quickly. McCray: Can solve all your objections, and then material would go where Mother Nature would like to put it. Hagerup: Send proposal to Hans.

Herb Goldenberg: How much will it cost and where is the money coming from? Neal: Can't determine cost until the project is defined. We estimate \$3 million based on similar projects of this nature. Money will come from benefactors of the project, the three governments involved and those who benefit from the project. How they collect it is up to them. Hagerup: Investigating options -- grants, state funds, etc.

Kevin Farrell -- New culvert into Dinkins.... would it make more sense to tackle as a Phase 1-Phase 2 project. Does it make the whole more process more complex? **Wilson**: You'll have some irate Clam Bayou residents if it's done last, since the initial impetus was the flooding problem with Clam Bayou. We need to mitigate the environmental impact of dredging the pass vs. restoring the ecology in Clam Bayou. They're all one interrelated water body. **Farrell**: Water quality is dying in front of our house. Will it slow

down process of opening the pass? **Hagerup**: Being handled concurrently. The permitting agencies have indicated they have to move forward tied together.

Mike Kalinsky -- Have history with pass going back 25 years. First got here the pass was closed and the water was clear. Now water literally stinks. Why not, for the time being, seek a permit to dig the pass open by hand? Restore some kind of flow to that pass now. Hire college students 25 people over a weekend could get the job done. Keep it flowing until you get the full dredging project approved. Value of beach vs. value of the resources. Snook a valuable resource – state estimates them at \$62.50 a piece times the tens of millions not being spawned with that pass closed.

Chuck Bruning -- When are we going to dredge out Blind Pass? **Hagerup**: January 2005.

Vernon Frank -- Concerned about process of opening Blind Pass and the effect of the groin. Will it be extended? Done to help ensure good work will stay open? Wilson: Haven't finalized design, won't until we go forward with permitting. What's driving configuration of the pass is the ability for it to stay open in an 8-10 year return cycle. To coincide with dredging we do as part of restoration on Captiva. Ad infinitum opening not there because we have storm events. Sediment sink will be maintained adjacent to bridge to trap silt on the Gulf side. There won't be seasonal dredging. Regulators are very concerned about constant dredging.

Steve Wolf -- Who is against this project and why? Neal: Not any entity against it, regulators are out there to protect natural resources that are in that area. Our task is to show that we will better preserve the eco-zone. **Wolf**: Major threats? **Hagerup**: Met with DEP in Tallahassee, Pine Island Sound head, they recognized it as environmental restoration. We're getting a pretty positive read but we still have to go through all these hoops

Gibson called for a show of hands as to where people lived (rough counts below):

Dinkins -- 10

Clam Bayou -- 10

Roosevelt -- 25

Gulf San -- 4

Gulf Cap -- 4

Gibson: Good variety of people here, this does affect us all.

Women who lives on Sanibel's back bay -- If pass fills in it, will be considered land? Hagerup: At a certain point, yes, and it's getting closer. Boutelle: The longer it stays closed, the more difficult it will be to open it back up.

Rene Miville – Realize the agencies there to protect, question of change vs. restoration. If we're just taking out what s plugged in there, it's a restoration, not change. **Boutelle**: As

much as we're carefully about what we call things, regulatory agencies want to know what is there today and how is it going to be different a year from now. We have to document that we're restoring something. It doesn't change the process but it makes the pathways a little easier to navigate.

Bill O'Neill -- Silt came down from restoration on Captiva. To prevent from it happening again, what steps will be taken? Neal: There will always be maintenance when we deal with Mother Nature. Renourishment of Captiva has an impact on Blind Pass, so does development on Captiva and Sanibel. Mother Nature did not want pass to stay right there, we fixed it in place when we built those houses and that bridge. Now we're trying to restore Mother Nature. Boutelle: If we anticipate sand moving in that system, we will be able to model to work with it and we can monitor with surveying to ensure the model is correct. Also, sand outside the preserve and in the Gulf is much easier to deal with than what we have now. Can consider it in the design process. Also, we were not on such friendly terms for the last renourishment, a lot of finger pointing rather than a cooperative look at the system. That's not going to come up with the folks we have working on this project now.

Sarita Van Vleck – I live on the north end of Roosevelt Channel. It used to be sandy, more wildlife in channel. 10-12 years ago, it began to fill in with silt. Now mangroves are being cut off. Will this help? Wilson: Project will restore flushing of Roosevelt Channel silt will remain, it's often detritus dropping from the trees. If you get tidal exchange, silt will get taken out or taken in by organisms that aren't getting there now. The smell comes from not having oxygenated water to break down organics. We hope to remove material to -4 to -5 feet, approx. a quarter mile up channel, but not on the north end. Restore the flushing to get tidal exchange. Break down organics in the system.

Edith Rude – Likes self-help solution to open pass. Could we have a sign-up sheet? **Gibson**: Can't stop anyone from building sand castles on the beach.

Kevin Farrell: Will permit address maintenance in the future? Hagerup: Yes.

???? -- Will Roosevelt Channel be sufficient deepened to allow access to recreational boats? Wilson: Yes, that's a spinoff benefit from the rest of the project, to give us the water flow necessarily throughout the system.

Mullins: If you coordinate with beach renourishment, sand from the pass would be cheaper? Any guess of money we could pass save? Hagerup: \$10 per CY for sand offshore, pass sand is \$5 CY and there's 200,000 CY of beach quality sand to be transferred. Mullins: How much sand do we owe Sanibel? Hagerup: 200,000 CY, explained agreement with Sanibel. Bowman's Beach has one of the highest erosion rates now in the state of Florida. Mitigation. Mullins: Mitigate a third of the cost of the project.

Gibson: All the agencies are working together on this project. To bring all the communities together hasn't happened in a long time. Boutelle: Potentially it can hurt a

project if you sit quietly until the public notice comes out and then you bring up your problem. At that point, we have invested a lot of time and money. If you're concerned about something you heard today, we'd rather work with you at this stage even if we just agree to disagree.

Gibson: Let the political bodies know you support this.

Workshop adjourned at approx. 3 p.m.

All that fizz: test your knowledge of your favorite soft drinks



(NAPSI)-America's love affair with soft drinks dates back to the late 1700s. At the time, it was believed that

back to the late 1700s. At the time, it was believed that mineral waters bubbling up from natural springs could cure everything from arthritis to indigestion. It was discovered the bubbles fizzing in these waters were simple carbon dioxide. Soon afterwards, scientists perfected a way of producing man-made carbonated water.

With this invention, pharmacists began experimenting with the bubbly water to determine what types of healthful concoctions they could develop. They combined the water with a multitude of ingredients from birch bark to dandelions. And while no miracle cures were developed, some very interesting flavors and tastes were discovered, including root beer, ginger ale and sarsaparilla. These popular flavors combined with carbonated water led to the invention of today's favorite sodas.

"Today's best known soft drinks have been around for

"Today's best known soft drinks have been around for quite a while and are fondly etched in our culture and memories," said John Sieher, editor and publisher of Beverage Digest, "These products — and the music and imagery that are part of their heritage-have been warming our hearts and quenching our thirsts for decades or longer."

our nearts and quentum, our longer."

Over the next two years, several of America's favorite brands will be celebrating milestone birthdays-including Sunkist Orange Soda, which turns a robust 25 years old in 2003, and granddaddy Canada Dry Ginger Ale, which

hits the big 100 in 2004.

Are you up to shuff when it comes to the history of our favorite soft drinks? Test your knowledge with this

your favorite soft drinks? Test your knowledge with mis-Fizz Quiz:

1. What grapefruit-flavored soft drink did Herb Bishop create during the Great Depression? a. Crush; b. Squirt; c. Sunkist; d. Stewart's.

2. What soft drink brand was onboard the Gemini 9 space flight? The astronauts used it to mix their dry foods, a. Canada Dry; b. 7 UP; c. Hawaiian Punch; d. IBC

foods, a. Canada Dry; b. 7 UP; c. Hawaiian Punch; d. IBC Root Beer.

3. What soft drink was created by the General Cinema Corporation in 1978? a. Welch's: b. Dr Pepper; c. Canada Dry; d. Sunkist Orange Soda.

4. What did Hawaiian Punch's beloved mascot Punchy do in 1992? a. He served as a goodwill ambassador to the United Nations; b. Punchy had an unsuccessful bid for President; c. He joined the circus to become a lion tamer; d. Punchy set up a Hawaiian Punch theme park in his native Hawaii.

5. Launched in 1958. what was the first diet soft.

 Launched in 1958, what was the first diet soft drink? a. Diet 7 UP; b. Diet RC Cola; c. Diet Rite; d. Diet A&W Root Beer.

Answers

1. b. Squirt was the grapefruit-flavored soda created in 1938 at the height of the Great Depression. Squirt, which is celebrating its 65th birthday in 2003, got its name because inventor Herb Bishop thought his drink "squirted" into your mouth, just like a freshly squeezed grapefruit.

2. a. Canada Dry was used aboard the Gemini 9 flight, Canada Dry Ginger Ale has been loved by con-sumers for almost a century. During Prohibition, law enforcement officers were so impressed with Canada Dry's popularity that they analyzed it for alcoholic con-

d. Sunkist Orange Soda was created in 1978 in the U.S. As a relatively young soft drink-Sunkist turns 25 this year —it shares its name with a variety of other Sunkist products. The Sunkist trademark is wholly owned by Sunkist Growers, the oldest and largest fresh

owned by Sunkist Growers, the oldest and largest fresh citrus cooperative.

4. b. Punchy ran an unsuccessful campaign for president in 1992 as part of the brand's marketing campaign. Although Hawaiian Punch has been around for more than 60 years, the popular Punchy mascot did not make his debut until 1961.

5. c. Diet Rite was launched in 1958 by the Royal Crown Company as the first diet soft drink. Going into its 45th year. Diet Rite continues to offer health-conscious consumers an alternative soft drink choice.

WATER

From page 6

Sanibel River, however, is showing signs of increased nutrients, possible the result of septic effluent or leaking sewerage. Department of Natural Resources suggests that nutrient loading is most prevalent near areas of greater development. However, these findings are based on a one-year study rather than a longitudinal one and

standards used were the same as those for a flowing river.
The Sanibel River is more of an elongated pond.
During the review of the research surrounding the lower Charlotte Harbor Estuarine system it became clear that much of the research is directed toward examining the freshwater input from the Caloosahatchee River rather than the estuary, due to a concern about anthropogenic inpacts on the water quality of the river. However, there seems to be a gap in fully understanding the water quality at the mouth of the river where it flows the water quality at the mouth of the river where it flows into the estuary. There are little or no current efforts to compile all of the water quality data from the estuary for the analysis of trends throughout the system. The anticipated Water Quality Consortium coordinator position will be instrumental in combining this data to identify these trends, said Dr. Bortone. With a rapidly developing coast, there needs to be more attention paid to large-scale effects of essexual salinity shifts and increasing nutrient. effects of seasonal salinity shifts and increasing nutrient loading, he concluded

RECYCLE SANIBEL



Bring recyclables to the Sanibel Recycling Center on Dunlop Road across from the Sanibel Public Library.

Captiva Island Community Planning Panel — PUBLIC MEETING —

NJECT UP

- INVITED SPEAKERS & GUESTS INCLUDE -Dr. Rob Loffin, City of Sanibel Roland Ottolini, Steve Boutelle & Robert Neal, Lee County Alison Hagerup, Captiva Erosion Prevention District MODERATORS: Ron Gibson & Mike Mullins

Friday, Dec. 12

Beginning at 1 p.m.

Issues related to the responsibilities of the Captiva Erosion Prevention District may be discussed at this meeting.

The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva

SUSAN BLUEHS Health Care Services



A FULL RANGE OF HEALTH CARE SERVICES BY AN ISLAND RESIDENT

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Susan Bluehs, R.N. (239)472-3327



sushi bar open

open daily, 4:30-10:00 pm

Sam Ogiso ' sushi chef



2255 W. Gulf Drive & Casa Yhel Resort 239.472.9200 " www.thistlelodge.com

Business

Bank president named Principal for a Day

County Superintendent James W. Browder named Bank of the Islands President Robbie Roepstorff Principal for a Day of The Sanibel School. In her honorary capacity, Roepstorff assumed the duties usually performed by the school's principal, Barbara Von Harten — greeting chil-Barbara von Harten — greeting chil-dren as they were dropped off in the morning, monitoring the bus line, reviewing the progress at the con-struction site, sitting in on classres, taking cafeteria duty, and completing office work office work.



proud of them. Many thanks to Dr. Browder and Principal Von

Harten for this wonderful program."

Bank of the Islands recently contibuted \$10,000 to The Sanibel School "For Kids' Sake" Campaign. Contributions to the campaign may be made by calling 472-1617 or by visiting www.SanibelSchoolFund.org.

Nick Gleason to receive Oerter Trophy

Sanibel resident Nick Gleason was one of 13 Lee County high school students nominated to receive the 2003 Oerter Trophy. This trophy is presented by the Lee County Coalition for a Drug-Free Southwest Florida to the high school student who best epit-omizes excellence in an individual sport, excellence in acade-mics, and commitment to a drug-free lifestyle which reaches out

to help others.

Nick was nominated by the Cypress Lake High School athletic director, Doug Jennett, for his qualifications and for setting an outstanding example to other student athletes.

The 13 nominees were honored at a Red Ribbon luncheon on Oct. 28, where the trophy was awarded to Nick's friend and fellow swimmer, Colleen Healy of Cape Coral High School.

Sanibel & Captiva **Islands Chamber** of Commerce

Box Lunch Tuesday, Dec. 9, 2003

When & Where: 11:30 a.m. - 1 p.m. Sanibel Community House. 2173 Periwinkle Way

Catered by East End Deli

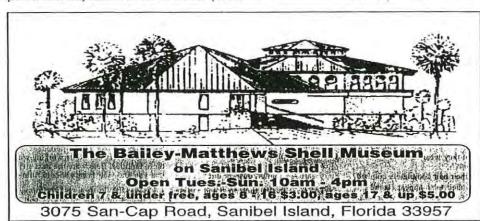
Selection 1: The Olympus Wrap: Greek salad, hummus, lettuce and Greek dress-ing on a spinach wrap. Chips and Chocolate brownie.

Selection 2: Coronation Chicken: Chicken breast, grapes and celery in a lite curry and honey mayo topped with toasted almonds on a Sub roll with lettuce and tomato. Chips and Chocolate brownie.

ADVANCED RESERVATIONS ONLY Fee is \$10.00 for Chamber Members & Guests. Email: office@sanibel-captiva.org

5 p.m. Friday, Dec. 5, 2003

PLEASE NOTE: If you attend without reservations, you will be charged \$14.00 at the door. Cancellations must be 24 hours prior to the event for refund.



PEOPLE

MUNICIPAL CLOSING AND GARBAGE PICK-UP

Sanibel City Hall offices will be closed in observance of Christmas on Thursday & Friday, December 25 & 26, 2003, and will re-open on Monday, December 29, 2003.

Sanibel City Hall will be closed in observance of New Years on Thursday & Friday, January 1 & 2, 2004 and will re-open on Monday, January 5, 2004.

Garbage, recycling and vegetation waste collection by Florida Recycling Services (FRS) scheduled for Christmas and New Years Day will be one day later. Therefore, if your normal pick-up day is Thursday, December 25, 2003, your waste will be picked up on Friday, December 26, 2003, and the regularly scheduled Friday pick-ups will be done on Saturday. If your normal pick-up day is Thursday, January 1, 2004, your waste will be picked up on Friday, January 2, 2004, and the regularly scheduled Friday pick-ups will be done on Saturday. The normal waste collection schedule will resume on Monday, January 5, 2004.

The City of Sanibelis Recreation facilities (Civic Center and Recreation Center) will be closed in observance of Christmas on Thursday and Friday, December 25 & 26, 2003. The Civic Center offices will resume normal office hours on Monday, December 29, 2003. The Recreation Center will re-open Saturday & Sunday, December 27 & 28, 2003, from 1:00 p.m. until 5:00 p.m. and will resume regular office hours on Monday, December 29, 2003.

The City of Sanibelis Recreation facilities (Civic Center and Recreation Center) will be closed in observance of New Years on Thursday & Friday, January 1 & 2, 2004. The Civic Center offices will resume normal office hours on Monday, January 5, 2004. The Recreation Center will re-open Saturday & Sunday, January 3 & 4, 2004 from 1:00 p.m. until 5:00 p.m. and will resume regular office hours on Monday, January 5, 2004.



Captiva Island Community Planning Panel PUBLIC MEETING —

 INVITED SPEAKERS & GUESTS INCLUDE — Dr. Rob Loflin, City of Sanibel Roland Ottolini, Steve Boutelle & Robert Neal, Lee County Alison Hagerup, Captiva Erosion Prevention District MODERATORS: Ron Gibson & Mike Mullins

Friday, Dec. 12

Beginning at 1 p.m.

Issues related to the responsibilities of the Captiva Erosion Prevention District may be discussed at this meeting.

The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva

Jan. 13, 2004, meeting

AGENDA

Meeting convened at 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of Nov. 11 minutes
- 3) Update on Blind Pass workshop and project Ron Gibson
- 4) Presentation by David Felton (Communications Development Services Inc., West Palm Beach) concerning a Lee Plan amendment to permit replacement of the communications tower on island
- 5) Update on text amendment submission and discussion of possible revisions *Ken Gooderham*
- 6) Other business and public comment
- 7) Adjourn

Issues related to the responsibilities of the Captiva Erosion Prevention District may be discussed at this meeting.

Next CCP meeting scheduled for Feb. 10, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

Minutes January 13, 2004

Panel Members in Attendance: Dave Jensen, Gordon Hullar, Ron Gibson, Peter Koury, Rene Miville, Harry Silverglide

Panel Members Absent: Chris van der Baars, Hal Miller, John Madden

Audience: 11

- 1. Roll call was taken at 9:00 AM.
- 2. The minutes of the November 11 meeting were approved, with corrections. Motion by Silverglide, second by Gibson. Approved 6-0.
- Gibson summarized the meeting held about Blind Pass as a good meeting, with approximately 100 people in attendance. There were many agencies represented, as well as a number of Sanibel residents. Gibson maintained that all groups will try to keep both Sanibel and Captiva residents informed on an ongoing basis as to progress of the Blind Pass Project. Currently, the target date for reopening the Pass is January, 2005. There is a possibility of another open meeting to take place this spring.
- 4. David Felton, president of Communication Development Services, Inc., was present to make a presentation concerning a Lee Plan amendment to permit replacement of the communications tower located on Captiva Island at South Seas Resort. The current tower at South Seas is approximately 125-150 feet tall, and the proposed replacement would be 170 feet tall. The tower would be owned by CDS, Inc., and would provide access to private wireless companies, as well as Lee County Emergency Services.

The first draft of the Lee Plan proposed language amendment states for Policy 21.2: "No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet about the average grade of the lot in question or 42 fee above mean sea level, whichever is lower. However, the existing telecommunications facility located in maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet. (Proposed revisions are underlined.) Jerry Murphy, a planner with Lee County, was present to answer questions, as was planner Jim Mudd. The proposed amendment will be submitted for adoption at a public hearing by the county commission as part of the current text amendment submitted by the panel. Once approved, CDS would then have to apply for a variance for a wireless facility at that location. Questions were presented by both the panel

and the audience as to whether the structure is necessary for emergency services and wireless communication, and whether the new tower proposed for the Sanctuary would be sufficient for improved communication. Murphy cautioned that the language needs to be carefully crafted to allow for future growth on Captiva. Mudd noted that the language needs to be submitted by the end of February 2004, to be included for the comprehensive plan amendment.

The proposed tower, which would be built by CDS, would be erected on land leased from SSR, and a second story would be added to the old fire station building to house a radio room. Felton emphasized that there would be no impact to wild life or mangroves, and the new tower should not be visible outside SSR property. Gibson made a motion to publicize the tower issue immediately, discuss it again at February's meeting, and call for a vote at that meeting. Second by Hullar. Passed 6-0. Silverglide requested information from Felton regarding the possible impact on wildlife and vegetation, and what types of technology could be included on the proposed tower. Felton will provide this at the February meeting.

5. Ken Gooderham presented an update on the text amendment submission and some possible revisions. The amendments were submitted to Lee County in September 2003, and Gooderham's revisions were based on his response to a discussion with County Attorney Tim Jones regarding same. The amendments were also renumbered due to the revised insertion of the first amendments into the Lee Plan.

<u>Policy 13.1.10</u>. New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

The panel agreed to take no action on a change to this proposed amendment.

Policy 13.1.11. Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application is sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

The panel agreed to take no action on a change to this proposed amendment.

<u>Policy 13.1.12</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 the hardship cannot be corrected by other means allowed in the ordinances;
- Where the variance, if issued, will be corrective and not beneficial;
- Where the applicant did not cause the need for the variance;
- Where the variance would not diminish the property value of others; and
- Where the variance is not contrary to the spirit of the ordinance.

Koury made a motion to add the following statement to the policy, to be inserted after "otherwise occur," "where all of the following are met." Second by Silverglide. Passed 6-0.

Policy 13.1.13. Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

The panel agreed to take no action on a change to this proposed amendment.

<u>Policy 13.1.14</u>. The canopy on Captiva Drive between the Blind Pass Bridge and the first s-curve will be protected to the greatest extent possible. Trees that are part of the canopy will only be removed if deemed necessary for public health, safety or storm damage. If Australian Pines (or other trees that contribute to the canopy) are removed, they will be replaced by trees that will preserve the policy.

Hullar made motion too change the policy to the proposed wording, as follows. Second by Miville. Passed 6-0.

The canopy on Captiva Drive between the Blind Pass Bridge and the first scurve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to

the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall road canopy.

- 6. Miville initiated a discussion about the monthly fee paid to Gooderham & Associates Inc, and suggested that the organizations sponsor just one fund raiser this spring, eliminating "Spring Fling" in favor of the ABC Sale. He suggested that the panel ask CCA to continue this funding to G&A with the \$10,000 they have committed to this. Hullar will approach CCA with this request, and bring the information back to this panel in February.
- 7. Meeting was adjourned at 11:05 AM. The next CCP meeting will be Feb. 10, 2004, at 9:00 AM at the CCA Building, 11550 Chapin Lane, Captiva Island, Florida.

January 2004

FROM:

Ken Gooderham

RE:

Response to discussion with County Attorney Tim Jones concerning

the September 2003 text amendment submission

NOTE: Possible revisions to the submitted text amendment language based on feedback from County Attorney Tim Jones to the original language submitted in September. (Also renumbering due to revised insertion of the first amendments into the Lee Plan.) These revisions are not required, but represent a legal opinion that carries a lot of weight with county panels. The panel can choose to submit the language as is, with some of the changes, or with all of the changes — as long as it meets the revised deadline of Feb. 27.

XXXXX

POLICY 13.1.10) New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

JONES: Possible Bert Harris concerns. Ascertain number of properties affected to assess county exposure.

REMEDY: Reiterate that "current zoning" should not trigger Bert Harris issues. This targets rezonings, which do not appear to be covered by FS Chapter 70 (Bert Harris) legislation. Also ascertain extent of possible exposure by listing current zoning categories on the island against the 3-units-per-acre cap. Might suggest rewording to:

POLICY 13.1.10) New requests for residential re-zoning after the adoption date of this policy that would increase density on said property above that allowed by current zoning (or three units per acre, whichever is lower) will not be permitted.

XXXXX

POLICY 13.1.11) Due to the seasonal nature of the population inhabiting Captiva, and due to the county's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

JONES: No legal issues

REMEDY: Not needed.

XXXXX

POLICY 13.1.12) 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 the hardship cannot be corrected by other means allowed in the ordinances.
- Where the variance, if issued, will be corrective and not beneficial.
- Where the applicant did not cause the need for the variance,
- Where the variance would not diminish the property value of others and
- Where the variance is not contrary to the spirit of the ordinance.

JONES: Clarify "unnecessary hardship." All or just some of the bulleted items must be met? What is current status for variances? Look at historic preservation willing to give variances – an issue here? Any Bert Harris problems?

REMEDY:

Possible additions or modifications:

- "unnecessary hardship (i.e, that would deprive the owner of reasonable use and enjoyment of the property under its current zoning and in the same manner as other properties similarly located and zoned)"
- ADD: Granting the variance would require the applicant meets all of the criteria set forth here as well as those contained in the county's Land Development Code.
- ADD: "Variances for properties designated as protected under the county's
 historic preservation regulations for actions that would maintain the historic
 character of the property and not result in a substantial alteration of the historic
 property will be allowed under this policy."
- REPLACE: In fourth bullet point, "Where the variance would not diminish the property value of others nor be adverse to the existing developed neighborhood scheme."

Also spell out current variance criteria (below) and why these additions are appropriate.

LDC 34-145(b)(3) Findings.

Before granting any variance, the hearing examiner must find that all of the following exist:

- a. There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question.
- b. The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance (any action taken by an applicant pursuant to lawfully adopted

regulations preceding the adoption of the ordinance from which this chapter is derived will not be considered self-created);

- c. The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to his property;
- d. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and
- e. The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general or recurrent nature so as to make it more reasonable and practical to amend the ordinance.

XXXXX

POLICY 13.1.13) Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

JONES: Use "shall propose amendments to" - not "shall amend"

REMEDY: Change language as requested.

XXXXX

POLICY 13.1.14) The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected to the greatest extent possible. Trees that are part of the canopy will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines (or other trees that contribute to the canopy) are removed they will be replaced by trees that will preserve the canopy.

JONES: "trees that are part of the canopy" – specify. Trees that are replaced for safety reasons will not be replaced in the exact location but in a safer site that will still contribute to the canopy. How protected – what about insect infestation?

REMEDY: Possible new language below:

POLICY 13.1.14) The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected *from destruction or alteration caused by humans* to the greatest extent possible. Trees that are part of the canopy *over and adjacent to Captiva Drive* will only be removed if deemed necessary for public health, safety or storm

damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy.

HANNAN

From page 6

create a win-win situation, and to do that we have to create synergy among the team. All our efforts have to be focused on an articulation makeover. Does this sound like a plan?

Admittedly, mistakes have been made in the past, but with steadfast determination we can effect an about face. We have been blindsided by this creeping insidiousness because it came in under the radar. But insidiousness because it came in under the radar, but now we are about to embark on a historic opportunity to bring closure to the unprecedented erosion – one of epic proportions, I might add – of clarity. Studies have shown that when clarity is sacrificed for expediency, there is collateral damage to mainstream thinking. So the buck stops here. There must be a zero sum tolerance for any words lacking cutting-edge clarity; anything less is unconscionable.

So the ball is now in our court. The game is on the

BOAT RIDES

Sightseeing Dolphin Watching Cabbage Key Lunch

472-5800

Jensens Marina

line. Everyone has to be a team player and remem-ber: there is no "I" in "team." We need to play the name on the front of our jersey, not the name on the back of it. We have to empower each other to level the playing field to kick some butt. We not only have to talk the talk, but we also have to walk the walk. Do I make myself clear?



Captiva Island Community Planning Panel PUBLIC MEETING

Tuesday, Jan. 13

Beginning at 9 a.m.

ISSUES MAY INCLUDE: Fine-tuning the current text amendment language, Implementing the Captiva Plan The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva



The staff of the Island Reporter and Captiva Current would like to thank those local merchants whose financial assistance has made The Sanibel School's Newspaper in Education program a success.

When Education benefits, we ALL benefit.

Newspaper In Education is a cooperative effort between The Sanibel School and our publications to promote newspapers as an educational resource.

Thank You!

...and be sure to patronize the sponsor that has made this possible.



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Feb. 10, 2004, meeting

AGENDA

Meeting convened at 9 a.m. at the CCA building

- 1) Introductions and roll call
- 2) Approval of Jan. 13 minutes
- 3) Update on Blind Pass project Ron Gibson
- 4) Second presentation by David Felton (Communications Development Services Inc., West Palm Beach) concerning a Lee Plan amendment to permit replacement of the communications tower on the island
- 5) Update on text amendment submission Ken Gooderham
- 6) Review and adoption of 2004 CCP budget Ken Gooderham
- 7) Other business and public comment
- 8) Adjourn

Issues related to the responsibilities of the Captiva Erosion Prevention District may be discussed at this meeting.

Next CCP meeting scheduled for March 9, 9 a.m., at the CCA building, 11550 Chapin Lane, Captiva

CAPTIVA COMMUNITY PANEL MINUTES

Feb. 10 2004

DRAFT MINUTES - NOT APPROVED BY THE PANEL

Panel members in attendance: Hal Miller, Dave Jensen, Rene Miville, Ron Gibson, Harry Silverglide, Peter Koury.

Panel members absent: Gordon Hullar, Chris van der Baars, John Madden

Audience: 11

The meeting was called to order at 9 a.m. with a roll cal of members.

A motion to approve the minutes from the Jan. 13, 2004, Captiva Community Panel (CCP) meeting was made by Gibson, seconded by Jensen. Vote was 6-0.

For an update on the Blind Pass project, Ron Gibson called on Alison Hagerup, administrator of the Captiva Erosion Prevention District. Hagerup announced she had scheduled a pre-application meeting in Tallahassee on Feb. 17 to discuss the project with key permitting and approval entities. She said Lee County was moving forward on its efforts, which included seagrass mapping and taking vibracore samples in the Dinkins Bayou area.

After questioning, Hagerup reiterated that this project has to go through numerous layers of permit approvals on the state and federal levels, but that there was a strong commitment from Mike Barnett, the new head of the Florida Department of Environmental Protection, to move this forward and strong support to coordinate the Blind Pass project with the planned renourishment of Captiva's beaches. Discussion closed with the mention of another public forum at the CCA building possible in April.

The next item raised was the status of the Lee Plan text submission. Ken Gooderham said the submission had been revised based on discussions and decisions at the Jan. 13 meeting, and that he was awaiting any decisions made at this meeting before finishing the submittal materials.

Gooderham referred to materials he provided the panelists prior to the meeting concerning potential language to be added to the county's Land Development Code to implement some of the existing Lee Plan policies pertaining to Captiva. He provided this to the panel for their review prior to the next meeting, when public discussion would be appropriate.

Gooderham also referred to a letter he received from Mariner Properties and Plantation Development Ltd. requesting time on the panel's March 9 agenda to make a presentation concerning its property at the northern end of the resort. Discussion among panelists and the audience ensued concerning the potential details of these plans and what additional information or expertise would be useful to the panel to have at the next meeting. Since the scope of the plans was not certain, the consensus was that the panel and audience could listen to the presentation and ask for additional information to be presented at a future panel meeting. By consensus, the panel did ask Gooderham to request that Mariner/PDL make a copy of their plans available to the public in advance of the March 9 meeting, preferably at the Captiva Library a week beforehand. Jensen made a motion to approve the agenda request, seconded by Silverglide. Vote was 6-0.

For the next item, David Felton of Communication Development Services briefly restated his presentation at the Jan. 13 CCP meeting, and mentioned that he had provided materials to be forwarded to the panelists based on questions at that previous meeting. He confirmed the proposed structure would be a 170-foot-tall monopole, to replace the existing guyed tower of between 125 and 150 feet in height. He explained that county officials required the 170-foot height so their equipment could be installed on the top 10 feet for maximum effectiveness.

Under questioning, Felton confirmed that he had discussed the tower with county officials but no commitment to place the equipment on the tower had yet been made. The county anticipated equipping two towers – one on Captiva and one on Sanibel – at a cost of approximately \$3 million each. Felton explained the proposed tower in the Sanctuary on Sanibel was being developed privately by Verizon, and would not be suitable for county needs.

Asked whether the panel could make approval conditional on a commitment by the county to place equipment on the tower, Felton stated he did not know if that was possible but he could commit to saving space for the county on the structure. While an agreement with the county had not been finalized, Felton said he intended to make the cost to the county minimal to locate their equipment on the proposed tower.

Discussion turned to potential environmental issues, where two were identified: Birds hitting guy wires and the use of microwave equipment on towers. Felton noted the proposed monopole would eliminate the existing guy wires on the current tower. No microwave facilities were planned on the structure, but he would prefer any such restrictions be made a condition on any approval of a variance or special exception instead of being placed in the comp-plan language.

He also noted the tower would require approval by state and federal environmental regulators, even though no new development was planned and no destruction of adjacent mangroves or wetlands was foreseen. The monopole itself would require a 10-foot by 10-foot base, while the support equipment would be housed in a structure to be built atop an existing maintenance building.

Captiva Fire District Chief John Bates reiterated the communications issues behind the proposed tower and the county cost. The failings of the current communications system were discussed, and the two-tower solution was reconfirmed in discussions.

Koury introduced language for a new Lee Plan amendment that had been drafted and approved by the CCA's Land Use Committee. It read:

Proposed Captiva Community Plan Policy 13.1.14

Re: New Captiva Communication Tower Facility

Notwithstanding anything pertaining to Captiva Community Plan Height Restriction Policy 13.1.21.2, 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 capability for all wireless carriers desirous of serving Captiva. In keeping with the proposed Captiva Community Plan Policy 13.1.13, pertaining to mangroves, destruction of mangroves will not be allowed in order to build or operate such a tower or related tower facilities.

Discussion ensured on whether this proposal would create a commercial monopoly and thus face county denial. There was also discussion as to the condition of the current tower, its status for reconstruction and how visible it or a replacement would be on the resort or the island.

Silverglide summarized that the issues seemed to be whether cellular service needed to be improved (which he did not feel was crucial), whether public health and safety concerns were at stake due to the failing communications now in place (which he felt was critical and should be ensured if possible) and whether the proposed tower would have any adverse environmental impacts, particularly from use of microwave facilities.

Bob Lloyd asked that a balloon test be done to determine visual impact and that more public input would be wise. He also inquired whether a "stealth" pole (where transmitters are located inside the structure) had been considered. Felton responded that photos had been sent to panelists showing such a pole, but that county equipment would have to be mounted on the outside of the structure for effectiveness.

Felton also noted he had researched the need for microwave equipment on the tower, and had been assured by Sprint that there was sufficient T-1 capacity to eliminate the need for microwave transmissions in the foreseeable future. County planner Jim Mudd noted that any language the panel submitted could be modified as it went through the approval process, and that it probably could be withdrawn from consideration at any point up to final adoption.

Jensen moved to approve the CCA language, seconded by Gibson. Further discussion on how to prohibit use of microwave equipment ensued, along with discussion of the CCA language. Koury proposed a total ban on microwave facilities, while other panelists pondered whether some conditional language – such as making its use a special exception – would be as effective while accommodating future technology and demand. Gooderham asked for two housekeeping revisions in the language, to correct the citation of the height restriction policy number and to eliminate the reference to a proposed policy in the language. Koury noted that the new policy number was already used and would need to be changed as well. The panel reached consensus that a total ban on microwave equipment would be preferred, with the allowance that county staff and attorneys could send back proposed language that might make such restrictions conditional for consideration during the plan approval process.

The language was restated as follows:

Policy 13.1.15: 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 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. No microwave facilities will be allowed on the structure.

The vote was 6-0 for approval and inclusion in the text amendment.

The next item was called concerning approval of a 2004 CCP budget. This had been included at the request of Hullar, who felt an approved budget would be beneficial when he went before the CCA Board of Governors later in the month to seek the \$10,000 in planning funds committed by the CCA at its Jan. 7, 2003, meeting.

Discussion began concerning county funding for panel activites, and Mudd and Gooderham explained that all allocated county funds had been provided to the panel. In order for additional county funding to be achieved, the panel would have to make a request for new funding – something no other panel had done, but which was expected to occur once any Lehigh Acres community planning got under way. Panelists supported the idea of pursuing additional funding, and the discussion turned on how such funding would be structured. Gooderham explained that the funds were allocated in an agreement with the CPOA, because the county needed a legal entity to provide checks for payment. This then sparked discussion of the steps necessary to incorporate the panel, and Gooderham said it was a relatively simply process that should cost somewhere in the neighborhood of \$500-\$600. However, county funds could not be used for this endeavor. Mudd explained that the community planning panels in Estero and Boca Grande had incorporated, so there was precedent for this action.

Koury questioned whether the submitted budget was sufficient for the tasks ahead, remembering that the 2003 budget had contained a higher amount. Gooderham responded that he had assembled the budget based on what was now being undertaken by the panel, but that there were a number of other tasks facing the group – including development of Land Development Code language and follow-up on other policy initiatives the panel had expressed interest in the past. Gooderham said he had not included the LDC work since the panel had discussed using chiefly volunteer efforts to draft such language, which meant a professional would not need to be hired until the language was in draft form – likely in 2005.

Koury also expressed reservations about accepting the budget as presented without a more complete explanation of the contract between Gooderham & Associates Inc. and the CPOA for staff services to the panel. Gooderham explained that the CPOA had agreed to a retainer with G&A for all services necessary to staff the panel, but that he was not sure whether this agreement spelled out the details to the extent Koury desired as it had been a while since he had reviewed it.

After further discussion, Jensen moved to accept the budget as presented, with a second by Gibson. The vote was 3-3 (Gibson, Silverglide and Koury against) and the motion failed.

Silverglide asked for additional funds to be included to pay for incorporation of the panel as a not-for-profit Florida corporation, and felt that a 10 percent contingency line item was also warranted. Gooderham proposed that the proposed budget include a line item for panel incorporation that would raise the total to \$14,000, and that a 10 percent contingency fee be added to make the final budget total \$15,400. Koury asked that the CPOA contract with Gooderham & Associates Inc. be attached to the budget. Gibson moved to approve the budget as amended, with a second by Silverglide. Vote was 6-0.

The meeting adjourned at 11:25 a.m.

Their bills really can hold more than their bellies can

The Brown pelican, also called American Brown pelican or common pelican, inhabits the Atlantic, Pacific, and Gulf Coasts of North and South America. On the Atlantic Coast, it can be found from Virginia south to the mouth of the Amazon River in Brazil; on the Pacific, it ranges from central California to south-central Chile and the Galapagos Islands; and on the Gulf of Mexico, in Florida, Alabama, Louisiana, and Texas. It is rarely seen inland or far out at sea.

At 42 to 54 inches long, weighing 8 to 10 pounds, and with a 6 1/2- to 7 1/2-foot wingspan, Brown pelicans are the smallest members of the pelican family (there are seven species worldwide). They can be identified by their chestnut-and-white necks; white heads with pale yellow crowns; brown-streaked back, rump, and tail; black-ish-brown belly; grayish bill and pouch; and black legs and feet. Immatures are gray-brown above and on the neck, with white underparts.

underparts.

The Brown pelican has a long, straight bill with an enormous pouch attached to it. This pouch holds up to three gallons of water, almost three times as much as its stomach can. The pelican uses the pouch to catch fish, feed its young, and cool itself (it is full of blood vessels, which lose heat near

the surface of the skin).
Pelicans hunt during the day. They are primarily fish eaters, requiring up to four pounds of fish a day. They eat herring, sheepshead, pigfish, mullet, smelt, grass minnows, silversides, and anchovies. They have also been known to eat some crus

taceans, usually prawns.

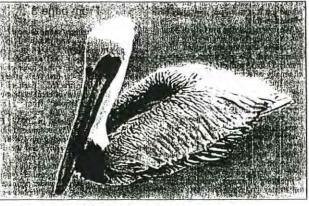
Brown pelicans have extremely keen eyesight. Flying over the ocean, they can spot a school of small fish or even a single fish at heights of 60 to 70 feet. They can dive headfirst from that height, submerging completely or only partly depending on the height of the dive, coming to the surface with fish in their bill. Air sacs beneath the pelican's skin cushion the impact and help it surface. Once on the surface, they tilt their bills down to drain water out of pouch, then toss their heads back to swallow the fish.

Brown pelicans are strong swinners; young ones barely able to fly have been timed swinning at three m.p.h. On land they are rather clumsy, but they are effortless fliers, flying with their necks folded, resting on their backer using a flow powerful winn. on their backs, using slow, powerful wing-

They fish shallow waters along the

Take out Available

472-8138



immediate coast, especially on sheltered bays. They nest on islands, which may be either bare and rocky or even covered with mangroves or other trees.

Pelicans are gregarious. Males and females, juveniles and adults, congregate in large flocks for much of the year. Brown pelicans nest on the ground, in bushes, or in the tops of trees. On the ground, a nest may be a shallow depression lined with a few feathers and a ring of sell builty at 16.10. feathers and a rim of soil built up 4 to 10 inches above ground, or it may be a large mound of soil and debris with a cavity in the top. A tree-top nest are built of reeds, grass,

top. A tree-top nest are out to recus, grand straw heaped on a mound of sticks inter-woven with the supporting tree branches. They first breed at about three years, pro-ducing one brood a year. All courtship behavior is confined to the nest site. The male carries nesting materials to the female, and she builds the nest. Both share in incu-

bation and rearing duties.

In most of the pelican's U.S. nesting range, peak egg-laying occurs in March and April. Two or three chalky white eggs hatch in approximately one month. Like many birds, newly hatched pelicing are blirds birds, newly hatched pelicans are blind, featherless, and altricial — completely dependent upon both parents for food. They soon, however, develop a soft, silky down, followed by feathers. Average age at first flight is 75 days.

Young pelicans may leave ground nests after about five weeks and gather in groups, where returning parents apparently can rec-ognize their own offspring. Young may remain in tree nests longer (perhaps up to nine weeks) before clambering about in

Located at...

The species is considered to be longlived; one pelican captured in Edgewater. Florida, in November 1964, had been banded in September 1933, over 31 years earlier.

Brown pelicans have few natural enemies. Although ground nests are sometimes destroyed by hurricanes, flooding, or other natural disasters, the biggest threat to a pelican's survival comes from man. In the late 19th and early 20th centuries, pelicans were hunted for their feathers, which adorned women's clothing, particularly hats. During the food shortages following World War I. fishermen claimed pelicans were decimaling the commercial fishery resource and slaughtered them by the thousands. The nests were also frequently raided for eggs. With the advent and widespread use of pes-ticides such as DDT in the 1940s, pelican populations plummeted. DDT, picked up by pelicans eating contaminated fish, caused broke during incubation.

Several efforts in the early part of the century were meant to curb the decline of

Brown pelicans. In 1903, President Theodore Roosevelt designated Florida's Pelican Island as the first national wildlife refuge, a move that helped reduce the threat of plume hunters. Passage of the Migratory Bird Treaty Act in 1918 gave protection to pelicans and other birds and helped curb illegal killing. Studies proving the pelicans were not harming commercial fisheries helped to stop their wholesale slaughter by

In 1970, the U.S. Fish and Wildlife Service listed the Brown pelican as an endangered species (under a law that preceded the Endangered Species Act of 1973), meaning it was considered in danger of extinction through all or a significant portion of the property of the proper

tion of its range. In 1972, the Environmental Protection Agency banned the use of DDT in the U.S. and placed heavy restrictions on the use of other pesticides. Since then, there has been a decrease in the level of chemical contaminants in pelican eggs, and a corresponding increase in nesting success. The Brown pel-

ican was the first species to recover from the effects of pesticides. In 1985, Brown pelican populations on the Atlantic Coast of the U.S. (including all of Florida and Alabama), had recovered to the point where it could be removed from the Endangered Species List in that part of its range. The U.S. Gulf Coast population, which is still considered endangered, was recently estimated at nearly 6,000 breeding pairs. The Brown pelican is also endangered in the Pacific Coast portion of its range, and in Central and South America. The southern California population of Brown pelicans today is estimated at 4.500 to 5.000 breed-

ing pairs.
Other factors affecting the eastern subspecies include human disturbance of nesting colonies and mortalities that result from the birds being caught on fish hooks and subsequently entangled in monofilament line. Oil and chemical spills, erosion, plant succession, hurricanes, storms, heavy tick infestations, and unpredictable food avail-ability are other threats.



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Susan Bluehs, R.N. (239)472-3327



Captiva Island Community Planning Panel - PUBLIC MEETING -

Tuesday, Feb. 10

Beginning at 9 a.m.

- ITEMS MAY INCLUDE -

Continuation of a presentation by Communications Development Services Inc. concerning a Lee Plan amendment to permit replacement of the existing communications tower on the island. Proposed amendment as follows (new language underlined): "Policy 13.1.2. No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. However, the existing telecommunications facility located in maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170

The public is encouraged to attend and participate

Meeting at Captiva Civic Association 11550 Chapin Lane, Captiva

d,

From:

Lindsey Sampson Noble, Matthew

To: Date:

3/24/04 6:53PM

Subject:

Re: 2004 Lee Plan Private Amendments - Summaries...

Matt,

I don't have any objections to the requested amendments that are summarized below.

Lindsey

Lindsey J. Sampson Lee County Solid Waste Division sampsolj@leegov.com Ph. 239-338-3302 Fax 239-461-5871

>>> Matthew Noble 03/23/04 07:50AM >>> Good morning all,

Here is a brief summary for the Plan amendments that I email late yesterday:

 CPA 2004-01 - Small Scale Amendment (from General Commercial Interchange to Central Urban)-Leeward Yacht Club L.L.C., Leeward Yacht Club Mixed Use Planned Development (Hansen's Marina property @ S.R. 80 & I-75).

(EAR ROUND OF AMENDMENTS PRIVATE REQUESTS:)

- 2. CPA 2004-02 Text Amendment, Sue Murphy, AICP, Estero, allow outdoor storage over one acre within a portion of the General Interchange land use category at Corkscrew & I-75.
- CPA 2004-03 Text and FLUM Amendment, Weeks Landing L.L.C., Michele Pessin, Manager, Creation of the "Public Marine Mixed Use" category and application to Weeks Fish Camp property (23 acres).
- CPA 2004-04 FLUM Amendment, William Fitzgerald, Trustee, Amend from Outlying Suburban to Urban Community (54 acres) from Rural to Outlying Suburban (55 acres), located near Daniels Parkway & I-75.
- CPA 2004-05 Text Amendment, Pine Island, Pine Island Agriculture & Landowners' Association, Inc., Amend Policy 14.2.2.
- 6. CPA 2004-06 FLUM and Text Amendment, Florida Citrus Corporation, North East Lee County (Alva), Creation of the Rural Village land use category, Amend from Rural and Open Lands to the new Rural Village category for a 3,713 acre property.
- 7. CPA 2004-07 Text Amendment, Watermen Development Group Corp., Buckingham, Amend Policy 17.1.3 to "allow lots to be clustered as part of an Agricultural Planned Development."
- 8. CPA 2004-08 FLUM Amendment, Advance Homes, Inc., Mill Creek Florida Properties No. 3, L.L.C., Richard D. Fernandez, SW Florida Land 411 L.L.C., Development known as Oak Creek, Amend Rural to Suburban (10 acres), and Suburban to Rural (10 acres), North Fort Myers (near Raymond Lumber)
- 9. CPA 2004-09 Text Amendment, Captiva Community Panel, Captiva, Proposing six additional policies.
- 10. CPA 2004-10 FLUM Amendment, Hawks Haven Investment, L.L.C., East Lee County (off S.R. 80),

Amend approximately 1,623 acres of Rural and 79 acres of Suburban to Outlying Suburban with a density limit of 2 units per acre and Public Facilities (20 acres).

Matthew A. Noble, Principal Planner Lee County Department of Community Development Division of Planning Email: noblema@bocc.co.lee.fl.us (239) 479-8548 (941) 479-8319 FAX

Interoffice Memo

Date: 03/25/2004

To: Matthew Noble, Principle Planner

From: Terry M. Kelley, Emergency Management Coordinator

RE: CPA2004-00009 Captiva Community Panel 2004 Lee Plan Text Amendment

Staff has reviewed the submittal documents for the above-referenced development and have concluded there are no Emergency Management issues involved with Captiva Community Panel, 2004 Lee Plan Text Amendment. Therefore, we won't be issuing any comments or recommendations regarding this project.

T.K.

From:

Diana Delgiacco Lnsnewell@cs.com

To: Date:

4/5/04 11:57AM

Subject:

(E-mail from James G. Yaeger, Lee County Attorney) FINANCIAL DISCLOSURES

E-MAIL FROM JAMES G. YAEGER, LEE COUNTY ATTORNEY:

RE: Financial Disclosures/Voluntary Community Organizations

I am in receipt of your March 24, 2004 inquiry on the above and the applicability of Florida Statutes Section 112.3145, Financial Interests and Client Disclosures Reporting. I am forwarding a copy to the Board and others so they may be aware of your stated concerns as this office can only address them from the legal perspective.

The requirement for financial interest (Form 1) and other reporting requirements is a statutory mandate and process. Under the circumstances you related, the present mandate for reporting is only applicable to County Advisory Boards. In my opinion these are those Board created by the County and/or officially authorized by the County to provide recommendations to the County. Absent this County extension of specific jurisdiction and/or authority, there is no legal basis for the County to require NFP's or others to comply with the Florida Statutes Section 112.3145 reporting and filing merely because they wish to provide input on an issue of concern. Further, even if such requirement was legally possible, which it is not, the statute would still allow the Board the discretion whether to place any such Advisory Board under the disclosure and filing mandates.

In my opinion, it is clear the legislative intent of the Florida Code of Ethics was to extend its reporting requirements only to those who are designated public officers and thus could be defined to be agents of the people and hold their positions for the benefit of the public. To further extend these requirements to others beyond the specific statutory mandate could arguably unduly restrict any citizens right to be free to seek redress of their grievances and to express their opinions on matters of concern to them or their community.

In light of the above and the fact that there are significant penalties involved in the failure to comply with any such disclosure and reporting requirements, there must be a clear "bright-line" as to which persons must meet the mandates. The Florida legislation has drawn that line at official County Advisory Boards and then as further directed by the Board, and not at any significant participant which wishes to be involved in a planning, zoning and development process by providing input into the process. An extension of the reporting mandates beyond what the Florida Statute requires to any person or group who wishes to be a significant participant in the process could include an unlimited number of persons and as a practical matter would be over-broad and unenforceable.

Thank you for your inquiry.

James G. Yaeger Lee County Attorney

Diana Delgiacco Legal Office Manager Lee County Attorney's Office delgiad@leegov.com Phone: 239-335-2236 FAX: 239-335-2118 >>> <<u>Lnsnewell@cs.com</u>> 03/25/04 07:20AM >>> To: Mr. Jim Yaeger

I believe the attached will prove to be self-explanatory to you. I also believe this matter of accountability, though fundamental to your offices, extends into the concerns the average citizen may have to the type of decision-making I refer to as quasi-governmental in nature. But before I take this measure further, I would both appreciate and value any determination you might make on reexamining the phenomenon that is happening here. And, further, how that might relate throughout Lee County as well as conditions may warrant in terms of any policy or performance considerations.

Thanks for any consideration you may give to this request.

Larry Newell

ATTACHMENT TO E-MAIL

James G. Yaeger, Lee County Attorney

March 24, 2004

At its March 12, 2004, meeting of the Estero Council of Community Leaders a proposal was made to, among other things, have all members of the ECCL and officers of other Estero groups involved in Estero planning and developments activities, sign letters of financial disclosure. The purpose of this was to achieve for these individuals and groups, the ability to standup to close scrutiny on matters of accountability to the public for their actions.

This proposal was met with stiff resistance, to the point of hostility, by representatives of the Estero Chamber of Commerce, Estero Civic Association, ECCO and an apparent majority of those from the ECCL. Statements were made that these groups were not governmental entities and this kind of sunshine didn't apply.

I neither wish to inappropriately challenge or impugn the perceived integrity of their decision-making; nor to suggest that ECCO's growth management to date hasn't been constructive. But their intense opposition to signing letters of financial disclosure does evoke the question of propriety and the potential of conflict of interest. The following issues prompt me to request that your offices re-examine your policies on how to assure the greatest degree of public accountability when dealing with voluntary community groups in matters of this nature.

When volunteerism extends into the realm of those responsibilities traditionally and legally the forte of government, the distinction between their separation blurs and the roles tend to merge. This has happened in spite of your office's April 9, 2003, directive to the Lee County Department of Community Development, which precludes a direct link of these efforts to Lee County government.

Further, when the end result of that volunteerism, as juxtaposed to governmental programs, controls a community's decision-making that will change forever the appearance of a community, then that volunteerism assumes the characteristics of a quasi-governmental initiative. Though such activities have no publicly mandated authorization, they are intended to affect, in many cases, the function or conduct of a governmental entity. And when the potential for financial gain becomes associated with volunteerism in such activities, ostensibly functioning in the public's best interests, it challenges the integrity of the process and raises the spectrum of conflict of interest and the possibility of impropriety. This potential has been present since these groups became advocates of various development projects some months ago.

One solution that might help rectify the potential for all this occurring is to have all key participants, directly involved in the process, both past and present, sign letters of financial disclosure using Form 1 of the Florida State Ethics Commission which would then be kept on file at the Lee County Board of Elections. Perhaps there are other avenues that your office could pursue to achieve this publicly accountable goal.

Larry Newell

CC: Dist1, Janes; Dist2, St. Cerny; Dist3, Judah; Dist4, Coy; Dist5, Albion; Gibbs, Mary; Hammond, William; Jones, Timothy; Stilwell, Donald

GOODERHAM & ASSOCIATES INC.

5460 Beaujolais Lane, Fort Myers, Florida 33919 (239) 489-2616 / Fax (239) 489-9917 E-mail: kgooderham@comcast.net

Oct. 6, 2004

On behalf of some Captiva residents, we researched the prospects and problems of providing sanitary sewer service to those areas of Captiva not now served by a sewer system (essentially, everything but South Seas Resort). Our clients have allowed this research to be expanded and provided to members of the Captiva Community Panel and the Captiva public to facilitate discussion on whether to pursue this option for the community.

Overview

Captiva has two potential choices of existing sewer systems (since establishing a new independent system is not feasible): It can either connect with the Sanibel Sewer System or the Aquasource plant at South Seas Resort.

Aquasource does not have excess capacity at its current location. When that plant was rehabbed a few years ago, its capacity was downsized. Their biggest problem is wet weather storage and the ability to document the capacity. To add additional Captiva properties, they would need to expand the plant. To do so would impact adjacent wetlands; however, that impact would be 100 times less than the adverse environmental impacts from septic tanks. Nevertheless, such an expansion would require destruction of mangroves and would generate serious community and regulatory concern.

Aquasource officials are not enthusiastic about the idea of expanding the plant or including any new customers. If Captiva wants to pursue Aquasource for expansion, it will take strong community support through the entire (potentially time-consuming) process.

The **Sanibel Sewer System** does not currently have excess capacity either. The system has sufficient capacity to take care of its current customers and the projected demand from Sanibel based on buildout.

The Wulfert plant could expand to handle 500,000 gallons per day (GPD) According to the "Sanibel-Captiva Wastewater Feasibility Report" written in 1996 by Hartman & Associates, the flow for Captiva (outside of South Seas) at buildout is projected to be 274,300 GPD. We would want to carefully determine the island's buildout figure and not build any additional capacity as a further safeguard against excessive development on the island.

A very rough estimate of cost is \$500,000 for Captiva's share to install a larger force main on Sanibel (up to the Blind Pass Bridge) and then \$10 a gallon (or \$2.74 million) to expand the Wulfert sewer plant. Additionally, Captivans would need to pay for whatever the costs incurred on Captiva for mains and lift stations to connect to the Sanibel system at Blind Pass. These costs would depend on the scope of the eventual system and those Captiva properties to be included.

The timing is good for joining with the Sanibel Sewer System. They are in the process of bringing sewer service to the northern part of the island, with the anticipation it will begin in 6-9 months. By acting in conjunction with this project, Captiva would not have to pay for digging up the force main and replacing it with a larger main sized for Captiva's needs. Captiva would only have to pay for the difference in upgrading the size of the main -- a substantial savings.

To make this happen, Captiva would need to be designated as a service area for the Sanibel Sewer System by the state's Public Service Commission. The Sanibel City Council would need to approve the designation, and Captivans would need to be strongly behind it.

Funding options

Funding for the sewer expansion to Captiva could be in the form of a loan from the Florida Department of Environmental Protection. Outright grants are available in some cases and Captiva may qualify. Loans are only available to publicly owned facilities, and a local government has to file the application.

Compared to most processes, it is quick. They hold public hearings every three months and have a standard-form loan agreement. They disperse funds on a cost-incurred basis; the bills are sent in and the funds are electronically transferred, so interim financing is not necessary.

The base rate is 3 percent on a 20-year-term loan. The highest rate is 4 percent. The program is well funded, so funds are generally available for planning and design. They will loan you money up front and then in pieces as a percentage of the construction cost. The planning and design does not require invoices.

At some point they have to approve a facilities plan and approve the construction documents. When construction is completed, they make the final amendments and adjust the payout based on final costs. There are 40 payments over 20 years. The first payment is due six months after construction is complete. They do allow for assessments, which can be part of the monthly sewer bill, or the construction costs can be paid up front.

The first step in the state funding process is to determine a local sponsor and then to fill out a "Request for Inclusion" (a technical document describing the

specifications of the proposed project). Sanibel could be the project sponsor – DEP has worked with John Hefty before and likes the idea of the city acting as the lead on this.

Organization

Captivans have two choices for an organization to spearhead this effort.

- 1. County MSTU (Municipal Services Taxing Unit). It is our understanding that it can qualify for loans, but no grants. Payments might be deductible for property owners. It can only be set up for 20 years, while other options provide more time flexibility. Once approval from 50+ percent of the affected property owners is documented via petition, the county has to form the MSTU and name a board to run it, and that board must comply with other county regulations (including open records and the state Sunshine Law). Cost to form is limited, but you'd need to show support by a majority of the affected property owners (which will take some work and cost), then take it to the county commission for final approval.
- 2. Not-for-profit corporation. This is a specific-purpose corporation such as the Island Water Association. It could apply for rural development grants and loans. Assessments can be paid over 40 years. It works by "one ERC (equivalent residential connection), one vote." Normally a homeowner has one vote, but commercial users would have more votes due to their higher number of connections. Cost to form is low (attorney's fees and draft bylaws), and it can be formed now to raise funds, direct efforts and meet with officials.

Either organization could pay the City of Sanibel to be the project manager for the project and do the permitting and installation. This could be a good arrangement for both Captiva and Sanibel and, with its current budget shortfalls, the city may be more interested in a new revenue stream such as this.

Sanibel would likely be the billing agent for the system, and a structure would need to be established to collect sufficient fees to cover the loan costs.

What's next?

- 1. There needs to be a quick indication of interest in pursuing this opportunity, as well as a commitment to fund the studies necessary to make it a reality. Hartman & Associates has prepared a cost estimate to update the study and prepare the "Request for Inclusion" that starts the money moving. This needs to be completed ASAP. If there is no community interest in pursuing this opportunity, that should be ascertained quickly as well so that energy is not expended on a doomed undertaking.
- We need to determine who on Captiva will have to hook up. If it's from the South Seas gates to Tween Waters, how will we handle the remaining

properties? Will the Gold Coast be voluntary even though the pipes will pass in front of their properties? Or should the goal be to include everyone now on septic to transition to sewer hookups?

3. We need to make it easy for existing package plants to get onboard.

4. This will take an island champion who is willing to be the lead person publicly. Then we need to identify community members and businesses who need to be involved in this effort early on.

We need a sign of support for Sanibel that there is grassroots backing and funding available, and then we need to lobby city officials to quietly line up their support before this goes before City Council.

We need to determine a timetable to get this before Sanibel City Council (and possibly Lee County).

7. It all has to happen in pretty short order to piggy-back on the Sanibel project and seriously cut costs.

8. Exploration of funding options needs to be handled concurrently with some of this, so people can get a sense of potential costs ASAP.

Conclusion

From time to time in the past, opportunities have opened up for Captiva to connect to a sewer system. Each time, the choice was to stay on septic tanks. It is now clear this may be the last opportunity to connect at a reasonable rate, if at all, unless technology changes dramatically.

The potential benefit to Captiva's environment is significant and, if any sewer system is sized to cap capacity at a buildout level (e.g., slightly above existing use), it can be another method to ensure limited development on the island.

Time is very limited to act on this, however, both due to Sanibel's plans to expand service to Blind Pass and the community's (and county's) plans to restore Captiva Drive.

James Mudd - Captiva Policies in the Lee Plan

From:

Anthony Palermo

To: Mudd, James; Richardson, Nettie

Date: 1/26/2005 7:59 AM

Subject: Captiva Policies in the Lee Plan

I've got some comments on the Captiva Policies proposed. They are good, and I like the parts about keeping density the same and using hardship criteria for variances. I'm not sure about limiting public hearings between Nov. 1 and May 1. I get the "I can't go to a public hearings in the summer, I'm up north" from ALL communities in Lee County, not just "special" places like Captiva. Seasonal residents live in all parts of the county (Lehigh, Bayshore, Estero etc.), not just Captiva, Sanibel, Pine Island, etc.

Here's a solution - how about holding no public hearings of any sort (Captiva or otherwise) after Easter - and hold off on them until after Labor Day. Or let us take the whole month of July and August off?

Just an idea...

TONY PALERMO, Senior Planner Lee County Community Development P.O. Box 398 Fort Myers, FL 33902-0398 Phone (239) 479-8325 Fax (239) 479-8313 Email apalermo@leegov.com From:

Wayne Daltry

To: Date: Mudd, James 2/7/05 4:26PM

Subject:

Captiva

Good Afternoon Jim

I have reviewed the Captiva amendments and they seem straightforward.

Wayne E. Daltry Director, Smart Growth Department wdaltry@leegov.com 239-335-2840 239-335-2262 (fax)

MEMORANDUM

FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT

		DATE:	February 7, 2005	
TO:	Distribution	FROM:	Jim Mudd	
			Principal Planner	

RE: Captiva Plan Amendment

Planning Division staff requests your help in reviewing the above referenced draft amendment to the Lee Plan that was submitted by the Captiva Community Planning Panel. The six proposed policies would be added to Goal 13 of the Lee Plan, Captiva.

Please review the enclosed draft Lee Plan policies for Captiva and provide written comments no later than February 18, 2005.

The enclosed CD contains the Lee Plan Amendment application, background information, and data and analysis to support the proposed amendment.

Distribution:

Mary Gibbs, Director, Community Development
Tim Jones, Assistant County Attorney, County Attorney's Office
Dave Loveland, Manager of Transportation Planning, D.O.T.
Rick Joyce, Director, Environmental Sciences
Kim Trebatoski, Principal Planner, Environmental Sciences
Roland Ottolini, Director, Natural Resources
Paul O'Connor, Director, Planning
Matt Noble, Principal Planner, Planning
Pam Houck, Director, Zoning
Nettie Richardson, Principal Planner, Zoning
Wayne Daltry, Director, Smart Growth

CAPTIVA COMMUNITY PANEL AMENDMENT

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted.

POLICY 13.1.11: Due to the seasonal nature of the population inhabiting Captiva, and due to the County's desire to encourage the broadest possible public participation, zoning or rezoning requests, and all variance, special exception and special permit applications for parcels located on Captiva Island shall only be scheduled for public hearing between November 1 and May 1 of any year. For applications received during other months, the first available hearing date after November 1 shall be provided, subject to a determination that the application in sufficient and in accordance with all applicable regulations concerning application requirements. In the event of a hurricane, fire, fire, flood or other natural disaster, the Lee County Board of Commissioners may suspend this requirement by finding the extraordinary circumstances apply.

POLICY 13.1.12: 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 the variance, if issued, will be corrective and not beneficial, Where the applicant did not cause the need for the variance, Where the variance would not diminish the property value of others and

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

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible, and county discretionary acts involving development on Captiva Island shall not encourage the destruction or alteration of mangroves. Within one year of adoption of this plan amendment, Captivans working in conjunction with county planning staff shall amend the Lee County Land Development Code to establish a sufficient setback requirement to place fill near existing mangroves or require development designs that address the interface of fill areas with existing mangroves to eliminate impacts from fill sloughing or washing into mangrove areas. Development designs in this context include setbacks, stabilized slopes, retaining walls, rip rap revetments, etc.

POLICY 13.1.14: The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy.

POLICY 13.1.15: 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 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. No microwave facilities will be allowed on the structure.

From: "Ken Gooderham" < kengooderham@comcast.net>

To: "Jim Mudd" <jmudd@leegov.com>

Date: 2/8/2005 5:22 PM

Subject: Captiva communications tower

CC: "Ken Gooderham" <kengooderham@comcast.net>

Jim:

Some feedback from today's community panel meeting:

A lot of support for keeping space on the comm tower for public safety. David Felton suggested in a prior e-mail that was the reason for the height over 149 feet and the panel reiterated that was a major reason they OK'd the language you have. No real issues with a navigation beacon if necessary -- nobody will see it, they felt, and it might actually help rescue aircraft find the resort. They recognize your concern about the wording being such as not to presume that LCSO, fire or EMS will automatically put their equipment there -- in fact, Chief Bates reiterated that was a multi-million-dollar decision based on budgetary issues -- but believe the language in hand works within that. Everyone (including Felton) understands LDC variance will be necessary, but the interest on the part of the island for better emergency and cellular communications has not diminished. (If anything, the storm enhanced it.)

Not from the panel, but I was thinking about it -- if you have trouble with limiting the dates for public hearings, is that because of the issue with continuances and the problems that long gap causes with applications? If so, could modify the language to require initial hearings to be held within that time frame (in such a way that an applicant could not stall to fall outside the scope) but allow necessary continuances as determined by the convening authority to continue into the summer if required. That might satisfy the concern about holding hearing when affected neighbors can attend without causing undue hardship to applicants just because the process takes time. (The panel did express support for that language as well when I mentioned it it briefly.)

Only other comment (from the audience) was why Australian pines were singled out in the canopy language. It was explained that this policy had been written more than 15 months earlier (pre-Charley) and that staff or the LPA might take it upon themselves to do a little wordsmithing at the appropriate time if warranted. The panel didn't feel strongly enough about it to make the change at this point, but probably would not object if it bothered anyone else enough to suggest a change.

Should have a couple of panel members there for the March 28 hearing. Let me know when the staff report is near so I can get them a copy ASAP. -- Ken Gooderham

James Mudd - Captiva Plan Amendment

From: Stephen Boutelle
To: Mudd, James
Date: 2/16/2005 4:57 PM
Subject: Captiva Plan Amendment

CC: Ottolini, Roland

Jim,

We have reviewed the draft Captiva plan amendment provided on February 7, 2005 and have no comments at this time.

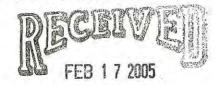
Steve

Steve Boutelle Marine Engineering Manager Natural Resources Division Lee County, Florida P.O. Box 398 Fort Myers, Florida 33902-0398

boutelsj@leegov.com Phone: (239) 479-8128 Fax: (239) 479-8108 http://lee-county.com



DEPARTMENT OF TRANSPORTATION



COMMUNITY DEVELOPMENT

Memo

To:

Jim Mudd, Principal Planner

From:

David Loveland, Manager, Transportation Planning

Date:

February 16, 2005

Subject:

LCDOT COMMENTS ON LATEST CAPTIVA PLAN

AMENDMENTS

The one policy statement that we have comments on is proposed Policy 13.1.14, which reads:

The canopy on Captiva Drive between the Blind Pass Bridge and the first S-curve will be protected from destruction or alteration caused by humans to the greatest extent possible. Trees that are part of the canopy over and adjacent to Captiva Drive will only be removed if deemed necessary for public health, safety or storm damage. If Australian Pines or other trees that contribute to the canopy are removed, they will be replaced by trees that will preserve the road canopy. Trees that are removed for safety reasons will not be replaced in their exact location but in one that is safer for the general public but that will still contribute to the overall tree canopy.

We understand the community's desire, but the first sentence of the policy may need to be re-written to avoid an unintentional consequence. Taken literally, the statement may require the County to install guardrail all along Captiva Drive to protect the trees from human-caused damage (such as cars running off the road) to the greatest extent possible. We assume that is not what the community really wants, and suggest maybe it should be reworded to say the County will not remove or alter the trees in the right-of-way that are part of the canopy except as provided for in the conditions that follow.

Regarding the second sentence, the limited right-of-way on Captiva Drive means it is possible that the County could deem most if not all of the trees in the right-of-way as hazards requiring removal, to satisfy clear-zone requirements and address liability. That same condition might also preclude replacing the trees in the right-of-way, or at least replacing them with non-frangible trees (which might not satisfy the canopy requirement).

Regarding the third sentence, LCDOT is o.k. with replacing trees that we intentionally remove (assuming they aren't removed because of clear-zone requirements as noted above), but we shouldn't be obligated to replace trees that are removed by others or

damaged by storms. Assuming the County can replace the trees with other canopy trees, the community needs to realize that the replacements will be of a size equivalent to our core level planting, so it may take years for the canopy to be fully replaced.

The fourth sentence is an attempt to address this concern, but it should also be made clear that any replacement trees have to be done in a manner to ensure sight visibility and to meet current clear-zone requirements.

Thank you for this opportunity to comment.

DML/mlb

cc:

Paul Wingard Harry Campbell Don Chamblee Scott Gilbertson

James Mudd - Captiva Community Plan Amendments

From: Donna Marie Collins To: Mudd, James Date: 3/25/2005 8:26 AM

Subject: Captiva Community Plan Amendments

CC: Gonzalez, Brandy; Jones, Timothy; Noble, Matthew

I have completed a review of the Captiva Community Plan amendments and have the following comments and suggestions:

- 1. There is a notation in the backup that the Board will waive the fees for the plan amendment. This is not the case, the group is supposed to use the funds from the grant to pay application fees. In addition, AC 13-3 acknowledges that the panels are responsible for all fees.
- 2. Policy 13.1.10. This policy raises concerns regarding exposure to the county pursuant to the Bert J. Harris Jr. Private Property Rights Protection Act. Any property owner contemplating a rezoning to allow for higher density within the limits provided by the Outlying Suburban and Outer Islands Future Land Use designations would have a claim against the county because of this policy.
- 3. Policy 13.1.11 My version of this policy includes some typos. Please double check the text of this proposed amendment.
- 4. Policy 13.1.12 What does "specifically authorized circumstances" mean? Are they something <u>other</u> than the five limitations identified at the end of the policy? If not, the policy is vague and should be reworded to describe what would constitute a specifically authorized circumstance. That aside, if a variance can only be granted if the five criteria can be met, we have a prohibition against variances. Variances are beneficial to property owners. It sounds as though if the variance is corrective and beneficial, then no variance can be granted.
- 5. Policy 13.1.13. This policy requires clarification. What does "greatest extent possible" and how does it differ from the policy on mangroves already in the Lee Plan? Also, what is "a sufficient selback requirement"? Both phrases are vague and subject to interpretation.
- 6. Policy 13.1.14 Once again, clarification is needed on what "greatest extent possible" means in this context. Note that under Florida Statutes, the Australian pine is a pariah to be eradicated in the name of HSWI Even our own Land Development Code does not require a development order or tree clearing permit to remove invasive exotics. I would urge the panel to reconsider this amendment.
- 7. Policy 13.1.15 Why are the microwave facilities prohibited? I could not locate the data on why this prohibition is warranted or necessary. Also, a flat out prohibition of microwave technology may be in violation of Federal law. I will ask our office paralegal to research this today.

Thank you for the opportunity to comment. Peace. Donna Marie

Donna Marie Collins Assistant County Attorney Lee County Attorney's Office Phone: 239-335-2236 Fax: 239-335-2606 Email: collinsd@leegov.com

file://D:\Temp\GW\00003.HTM



DEPARTMENT OF TRANSPORTATION



COMMUNITY DEVELOPMENT

Memo

To:

Jim Mudd, Principal Planner

From:

David Loveland, Manager, Transportation Planning

Date:

February 16, 2005

Subject:

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Regarding the third sentence, LCDOT is o.k. with replacing trees that we intentionally remove (assuming they aren't removed because of clear-zone requirements as noted above), but we shouldn't be obligated to replace trees that are removed by others or

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The fourth sentence is an attempt to address this concern, but it should also be made clear that any replacement trees have to be done in a manner to ensure sight visibility and to meet current clear-zone requirements.

Thank you for this opportunity to comment.

DML/mlb

cc: Paul Wingard

Harry Campbell Don Chamblee Scott Gilbertson

James Mudd - Captiva utilities meeting update

From:

"Ken Gooderham" < kengooderham@comcast.net>

To:

"Ron Gibson" <gibsonphyllis@earthlink.net>, "Rene Miville"

<rmiville@comcast.net>, "Peter Koury" <peter@koury.com>, "Mike

Kelly" <mfkcaptiva@aol.com>, "Marge Bergman" <marge.bergman@ihrco.com>, "John Madden"

<eileen@johnmaddenco.com>, "Jim Mudd" <jmudd@leegov.com>,

"Harry Silverglide" <harry@silverglide.com>, "Hal Miller"

<captivahal@aol.com>, "Gordon Hullar"

<ghullar@vintnerselect.com>, "Dave Jensen"

<djensen5800@earthlink.net>, "Chris van der Baars"

<chris.vanderbaars@ihrco.com>

Date:

4/18/2005 5:21 PM

Subject:

Captiva utilities meeting update

CC:

"Ken Gooderham" <kengooderham@comcast.net>

Below is a summary of the utilities meeting held last Friday. Will discuss this further on Wednesday, but thought it might speed things up to have this out to everyone in advance. -- Ken Gooderham

Captiva utilities meeting

April 15, 2005

Attending:

Ken & Kate Gooderham

Elizabeth Walker, MSTBU office

Randy Cerchie, Lee DOT

Clark Hawkins, Karen Ryan and Tricia Dorn, LCEC

Mary Beth Bower, Mark Cook and Mike Evanek, Comcast

Issues:

Costs

The original LCEC nonbinding estimate did not include the laterals over Captiva Drive along the Gold Coast, meaning we would have had poles left next to the underground lines to handle the service to the Gulf-front properties. (When they said primary power lines, it was far more specific then anyone imagined.) There has also been some question as to what the cost for the Village actually was, so that needs to be clarified. We described the scope of work more thoroughly for both LCEC and Comcast, and

they are working to have revised estimates by the April 20th meeting. (This, however, may affect the deposit they will request for a binding estimate. We will address that when the new non-binding estimates come in.)

We have also heard that Sprint is interested in participating in those areas where the proposed route will be near their existing underground lines, in hopes of minimizing service interruptions during subsequent contractor work by having all utilities in a common area. However, they have not discussed costs (and whether they would charge Captivans to do this), and a Sprint representative could not attend the April 15 meeting.

Easements vs. right-of-way

LCEC wants to have numerous ironclad conditions on any route its lines take, conditions the county may not be able to offer if lines run in the right-of-way. That means we may need to obtain easements for the entire stretch of primary line, a time-consuming process that must be done separate from the MSBU petition. In addition, there are segments of Captiva Drive where there is not sufficient right-of-way to accommodate any additional infrastructure. In those areas, negotiations will be necessary to obtain the necessary uses. (FYI, we're looking at a possible 4-5 foot trough to accommodate all three conduits if Sprint opts to join in the project.) Easements need will be clearer once the county survey (by Johnson Engineering) of Captiva Drive is done in July and LCEC's engineering is complete.

LCEC bureaucracy

It's very clear that LCEC has a process by which they approach these kinds of conversion projects, and they seem very resistant to budge from that process. However, it is a procedure more oriented toward new development in raw land, not for retrofitting in an existing developed area. It is also clear that they are more oriented on smaller projects with single or adjacent properties, and less familiar with a large-scale retrofit such as is being proposed here. This bureaucracy can be challenging to address in a project that by its nature is breaking some new ground.

MSBU & construction schedule

Realistically, we're looking at a minimum of 12 months to begin construction:

- 3 months from deposit to LCEC binding estimate/engineering
- 2 months for Comcast and Sprint to piggyback on the LCEC design for maximum effectiveness of location and installation
- 4 months to draft, send, remind, receive and form (if successful) the MSBU
- 3 months to describe, draft, send and receive easement forms

In reality, it will be longer before construction begins - and work must be done before

season truly hits to avoid a nightmarish tie-up on Captiva Drive.

Coordination with other projects (plantings and safety shoulder)

In an ideal situation, the sequence of construction would be utilities first, then safety shoulder, finally plantings. According to Lee DOT, no paving in conjunction a safety shoulder is likely until mid-2006, due to the causeway. If the utilities project moves forward, the earliest start date would be late spring/early summer 2006. This would push any revegetation efforts into late 2006 – a long time to wait and not necessarily the optimum time to plant.

Coordination with IWA & Sprint for locates and interrupts

Any underground efforts would have to be coordinated with Island Water Association and Sprint (if they choose not to participate in the project itself). This will necessitate a major "locates" effort to identify existing underground infrastructure – Sprint's lines and boxes and IWA's old 6-inch main and individual services connections. IWA has expressed plenty of willingness to help (and Sprint should do the same, although communication seem to be a challenge for the company), but this needs to be factored into both design and construction timetables.

Apportionment options:

Aesthetic vs. public-safety benefit

How to address those who've already gone underground

How to address South Seas Resort

The MSTBU office is leaning toward a simple apportionment structure that splits the project's cost into two aspects — a general public-safety benefit due to improved service from underground utilities, and a property-specific aesthetic benefit due to the removal of the poles and lines from in front of each parcel. This would mean everyone might pay the general benefit (including South Seas and developments whose lines are underground) while those properties whose values would arguable increase due to the removal of the poles would be charged the aesthetic benefit only.

Staffing needs - CCP and MSBU/county

The MSTBU office has already suggested funding for a project manager in any MSBU, as someone needs to be in charge of this project to oversee the two (or three) utilities, coordinate with IWA, Sprint and DOT, and keep things running. In addition, the time CCP staff will need to spend on coordination, the MSBU and easement paperwork, handling MSBU and easement public information and in just general project coordination to keep all the other parties moving forward will seriously exceed the amount of time covered by the current CCP retainer with Gooderham & Associates Inc.

What's next?

- Need revised nonbinding cost estimates from LCEC and Comcast, plus an estimate from Sprint.
- Decide whether full-scale project will win necessary approval.
- Initiate LCEC binding engineering estimate to start the clock ticking.
- Define easement needs.
- Work with LCEC to encourage flexibility.
- Develop a more comprehensive schedule to include DOT work and plantings.
- Develop and test a full apportionment plan for public discussion
- Address staffing/funding needs

From: Jones, Timothy J.

To: Ken Gooderham

2/27/06 5:04PM

Subject: RE: Captiva Lee Plan amendment

Ken:

Based on our conversation about the intent of your proposed new policies, it is my understanding that they are not intended to have any effect whatsoever on a property owner who has a parcel currently zoned C-1 or CT and who wishes to use that parcel in a manner currently permitted under our regulations. If this is true, then I do not believe there is any Bert Harris implication.

I recommend that you provide a clear explanation for what is meant by the phrase "cannot otherwise exceed three units per acre." It is not clear to me what it means in the context of your new policies.

As to your proposed change to the Single-Family Residence Provisions of the Plan, I do not think they are appropriate. The Single-Family Residence Provisions of the Plan do not apply unless the parcel cannot meet the density requirements of the Plan. If a parcel qualifies under the new mixed-use concept, then it meets the density requirement of the Plan. Therefore, an application cannot be accepted or processed under the Single-Family Residence Provisions.

Please note that mixed use as defined in the Lee Plan Glossary is not hyphenated. I don't know if this is an error or if all the other uses of the term with hyphens are the errors. Policy 13.2.1, as written, would allow a residential use and a commercial use to be built on a lot of record in two separate structures. I'm not sure if you meant this.

Timothy Jones Chief Assistant County Attorney Lee County Attorney's Office Phone: 239-335-2236

Fax: 239-335-2606

jonest@leegov.com

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

Sent: Tuesday, February 14, 2006 4:37 PM

To: Jones, Timothy J.

Subject: Captiva Lee Plan amendment

Tim:

Thanks for the time on Monday to discuss the Captiva mixed-use amendment. Based on that discussion, I revised the language (attached), which was positively received by the public on hand at Tuesday's meeting. However, one of them (who survived the commercial rezoning sweep a number of years ago) raised a legitimate point: Does this wording in any way affect what an owner of current C-1 property can do re: mixed use and a commercial/ residential package? By my read it does not, but since it's a real Bert Harris question I'd be interested in your read on that. Thanks. -- Ken Gooderham

CC:

Collins. Donna Marie , Mudd. James P.

- Granting the variance will not be in conflict with the Comprehensive Plan.
- Exceptional or extraordinary circumstances apply to the property which do not generally
 apply to other properties in the same zoning district or vicinity, and result from lot size or
 shape, topography or other circumstances over which the owners of property since the
 enactment of this ordinance have no control.
- The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
- That the special conditions or circumstances do not result from the actions of the applicant.
- That granting the variance requested will not confer on the applicant any special privilege
 that is denied by the ordinance to owners of other lands, structures or buildings in the
 same district.
- The variance requested is the minimum variance which would alleviate the hardship.
- Economic considerations alone shall not constitute a hardship for granting this variance.
 The variance allows the property owner to make a reasonable use of his property by constructing a single family home.

ADMINISTRATIVE INTERPRETATION LEE COUNTY, FLORIDA

SOUTH SEAS RESORT DEVELOPMENT STATUS

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY has requested the Director of the Department of Community Development (hereafter "Director") and the County Attorney to summarize and clarify the current status of development of a project known as South Seas Resort on property located on the northern end of Captiva Island, described more particularly as:

LEGAL DESCRIPTION: In Sections 15 and 22, Township 45 South, Range 21 East, Lee County, Florida:

See attached Exhibit "A"

Zoning District for South Seas Resort

WHEREAS, Section 2-1 of the Land Development Code (LDC) provides that the Director may make interpretations of an administrative nature concerning the procedure to be followed in unusual circumstances; and

WHEREAS, LDC Section 34-172(b) provides that the Director, in conjunction with the County Attorney's Office has the discretion to interpret and apply the provisions of Chapter 34 of the LDC (Zoning); and

WHEREAS, the Board of County Commissioners of Lee County originally approved a zoning district change for the subject property on November 20, 1973, by adopting Resolution Z-73-202, Case Number 73-10-33, which changed the zoning district for the subject South Seas Resort property from the RU-3 and RU-2 zoning districts to a unique zoning district, described particularly in Resolution Z-73-202 as "RU-3 using a PUD concept as a guid[e] with special limitation of 3 units per acre and special permit for up to 5 acres of commercial property" and, inter alia limited the development density for this zoning district to 912 units; and

WHEREAS, in conjunction with said Resolution the Board of County Commissioners of Lee County approved a master development plan for the South Seas Resort (hereafter 1973 SSRMDP) which detailed existing developed and future development areas within the unique zoning district approved for South Seas Resort or the South Seas Resort District (hereafter SSRD); and

WHEREAS, in 1973 Lee County's zoning regulations did not provide for a Planned Unit Development (hereafter PUD) zoning district classification per se, however, in 1978 the Board of County Commissioners adopted Resolution Z-1 (1978 Zoning Ordinance) revising the

scheme of zoning regulations for Lee County to include a PUD zoning district classification; and

WHEREAS, the 1978 Zoning Ordinance converted conventional RU-3 zoning districts to RM-2 zoning districts, but did not specifically convert the unique SSRD to either an RM-2 or PUD zoning district; and

WHEREAS, the 1978 Zoning Ordinance defined a PUD as:

A tract of land which is developed as a unit under single ownership or control and which is planned and developed in a single operation or within a proposed period of time by a series of scheduled development phases according to an officially approved Final PUD Development Plan, which does not necessarily correspond to the property development and use regulations of the conventional zoning districts but which permits flexibility in building siting, mixtures of housing types and land uses, and encourages the utilization of usable open space and the maintenance of significant natural features.

WHEREAS, in light of the PUD definition provided by the 1978 Zoning Ordinance, converting the SSRD to, or treating the SSRD as an RM-2 zoning district does not further the mutual intention of the Board of County Commissioners and the developers of South Seas Resort evident in Resolution Z-73-202 for the project to be developed as a PUD; and

WHEREAS, the developers of South Seas Resort have developed the subject property similarly to a PUD, in reliance on Resolution Z-73-202; and

WHEREAS, on January 18, 1984, the Lee County Board of County Commissioners adopted Resolution DSO 84-1 reaffirming "[t]here was site plan approval at the time the original P.U.D. was granted;" and granting on appeal an exemption from Development Standards Ordinance 82-42 to allow the relocation of the residential development area identified as Golf Villas on the 1973 SSRMDP from the originally approved location on the Bay Island Parcel to the Resort Area on the northernmost end of Captiva Island for the development of 68 residential units known as Land's End Village; and

WHEREAS, on July 23, 1985, Lee County Zoning and Development Review Division confirmed that, as a result of the developers of South Seas Resort timely applying for and receiving approval for a site plan under the previous F-0015 review procedure, South Seas Resort met the outlined requirements of and was deemed consistent with the Lee Plan; and

WHEREAS, the approved 1985 site plan included, as Sheet 1 of 16, a revised master plan showing as-built and proposed modifications to the 1973 SSRMDP; and

WHEREAS, the Lee County Zoning and Development Review Division outlined and accepted by in a letter dated June 24, 1987, a process for reviewing a detailed plan or plans for a particular development phase for substantial compliance with the SSRMDP, but did not provide for modification or revision of the SSRMDP itself; and

WHEREAS, the Board of County Commissioners of Lee County initiated and approved Resolution Z-90-91 to include particularly described areas of the property comprising the SSRD within the water-dependent overlay of the Lee Plan and provide that those particularly described areas would be treated as Marine Commercial zoning (CM) districts within the SSRD;

See attached Exhibits "B" and "C"

South Seas Resort Master Development Plan (SSRMDP) Amendment Procedure

WHEREAS, the Director is of the opinion that effective administration of requests to modify or change the SSRMDP as this resort destination evolves under the current and evolving zoning regulations necessary to effectively regulate contemporary land development in Lee County requires treating the SSRD similarly to a PUD, in accordance with Article VI, Division 10, Subdivision IV of the LDC; and

WHEREAS, Article VI, Division 10, Subdivision IV of the LDC provides a contemporary context for adequately and effectively regulating future development and administering future requests for development approvals in furtherance of the intention of the Board of County Commissioners and the developers of the South Seas Resort pursuant to Resolution Z-73-202; and

WHEREAS, the 1978 Zoning Ordinance authorized the Director to approve minor changes in the location, siting or height of buildings, structures and improvements authorized by the approved PUD final development plan; and

WHEREAS, the Board of County Commissioners of Lee County in 1989 amended the Zoning Ordinance to provide the Director with greater flexibility to amend PUD final development plans (see Ordinance 89-4); and

WHEREAS, the parameters set forth in Ordinance 89-4 regarding changes to PUD final development plans are currently codified in LDC Section 34-1038, which provides:

For any approved final PUD development plan for a PUD which does not specifically set forth those minor changes that may be approved by the director of the department of community development or any PUD development plan which has not received final approval prior to the effective date of the ordinance from which this subdivision is derived (July 6, 1987), minor changes (amendments) that may be approved by the department director include, in general, any change to the interior of the development which does not increase density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area), or which does not decrease buffers or open space. The director shall not approve any change which results in a substantial underutilization of public resources and public infrastructure committed to the support of the development, nor shall the director approve any change which results in a reduction of total open space, buffering,

landscaping and preservation areas, or which adversely impacts on surrounding land uses.

Bayside Villas Lock-off Units

WHEREAS, during the review of South Seas Resort to provide the requested summary and clarification a question arose as to the number of units at *Bayside Villas* and within the SSRD, and Staff determined that 102 of the 912 maximum allowed residential living units were consistently allocated to the development area identified as Bayside Villas; and

WHEREAS, during the course of this review Staff determined that a portion of the 102 residential living units allocated to Bayside Villas have been and are being operated as lock-off accommodations; and

WHEREAS, lock-off accommodations have been regulated by Lee County Ordinances and counted as living units since 1974 (see Lee County Ordinances numbers 74-9, 78-7, and 82-44, and LDC Sec 34-1547); and

WHEREAS, the marking and use of the 102 units allocated to Bayside Villas as more than 102 units is counter to the SSRMDP and the density cap for the SSRD; and

WHEREAS, the developers and operators of South Seas Resort have voluntarily agreed through a Compliance Agreement with the Director to amortize the use of the units at Bayside Villas as lock-off accommodations in a manner acceptable to Lee County;¹ and

Five Acre Commercial Area and 2002 South Seas Resort Master Development Plan (2002 SSRMDP)

WHEREAS, during the review of South Seas Resort to provide the requested clarification a question arose as to the physical extents of the five (5) acres of commercial development permitted by Resolution Z-73-202; and

WHEREAS, at the request of the County, the developers submitted to the County a revised Master Development Plan (hereafter "2002 SSRMDP") showing the current as built/as approved configuration of the SSRD; and

WHEREAS, the 2002 SSRMDP clearly delineates the current extents of the five (5) acres of permitted commercial development within the SSRD and the perimeter boundary of the current extents of this commercial area have been separately described by metes and bounds to facilitate County verification of this acreage:

¹ This Compliance Agreement operates to eliminate separate use of portions of the Bayside Villas units as lock-off units—what are now being marketed as "Standard Sleeper Rooms," "Bayside Executive Studios," and "two-bedroom Bayside Villas". See www.south-seas-resort.com/accommodations/bayside.asp> site last visited January 25, 2002.

See attached Exhibit "D"

WHEREAS, it is in the best interests of Lee County and the developers of South Seas Resort to summarize and clarify the current status of the South Seas Resort development so as to administer future development approval requests while avoiding possible misunderstandings; and

WHEREAS, the Director of the Department of Community Development has determined and the developers of South Seas Resort have agreed that:

- Resolution Z-73-202, adopted on November 20, 1973 by the Lee County Board of County Commissioners, established a unique zoning district, hereafter referred to as the South Seas Resort District (SSRD).
- In conjunction with Resolution Z-73-202, the Board of County Commissioners approved a master development plan, hereinafter South Seas Resort Master Development Plan (SSRMDP). The SSRMDP delineated ten (10) areas as Beach Homes, four (4) areas as Beach Villas, two (2) areas as Golf Villas, and three (3) areas as Bayside Villas, a Golf Course, Resort area, Commercial area, Tennis Villas area, Employee Housing area, Boat Basin area, and Plantation Preserve area as well as areas of Existing Mangrove. Additionally the approved master plan identified locations for Sewage Treatment & Wastewater Recycling, Boardwalks, an Observation Tower, Indian Mound, golf holes, lakes, roadways, and docking facilities.
- Contemporaneous to the adoption of Resolution Z-73-202, the developers made the following representations to Lee County Staff, the Zoning Board, the Board of County Commissioners, and the Public, which representations constitute enforceable conditions of the SSRD:
 - a. Development of the SSRD will evolve over a number of years in line with several very basic guidelines: very low density development utilizing a number of small scale clusters; carefully planned and tightly controlled development; preservation of bayou shoreline and mangrove areas; Emphasis on pedestrian traffic, not automobiles.
 - b. The project will be limited to 912 residential units (304 acres at three units per acre) and five (5) acres of commercial development.
 - Four (4) miles of mangrove and bayou shoreline will be preserved by clustering higher density into smaller development areas with greenbelt separations.
 - d. A 20 acre Plantation Preserve parcel, a natural area to be accessible by wooden walkways that will include instructional stopping points describing the origin and type of vegetation in a bayou area will be set aside.
 - Employee housing accommodations will be developed.

- 4. Since the inception of the SSRD, the developers of South Seas Resort have allocated units to various projects throughout the district and allocated, inter alia, 102 units to Bayside Villas and 26 units to the South Seas Plantation Homesites subdivision.
- 5. On January 18, 1984, the Lee County Board of County Commissioners adopted Resolution DSO 84-1 granting an exemption from the Development Standards Ordinance 82-42 (hereafter "DSO") for the relocation of the Golf Villas from the originally approved location on the *Bay Island Parcel* to the north end of the *Resort Area* for the development of 68 residential units known as *Land's End Village*.
- 6. In 1985, the developers of South Seas Resort timely requested and received a Lee Plan Consistency Determination. Included with this request were a cover letter, eight (8) page Project Overview, a Tabulation of Dwelling Units at South Seas Resort, and a 16 sheet, 24" x 36" plan package entitled "Construction Plans for South Seas Plantation" (hereafter "1985 plan package"). At that time, the SSRD was deemed consistent with the Lee Plan.
- 7. The 1985 cover letter noted it was "likely to take an additional three to five years to complete the development in accordance with the approved Master Plan," and that the developer was submitting building permit applications and drawings for review simultaneously.
- 8. The 1985 Project Overview to some extent reiterated and modified the developer's 1973 representations, providing six (6) guidelines for development, 4 basic types of projects proposed for the final phases of development, a series of descriptions for each individual phase included in the 1985 plan package, and a summary, a Tabulation of Dwelling Units, and an accompanying narrative.
- The 1985 plan package included the following modifications to the 1973 SSRMDP for the overall plan of development for the SSRD:
 - a. Graphic designations of vegetation were removed. See Sheet 1 of 16.
 - b. The legend was changed from colored to hatchured and expanded to include Beach Homesites, Marina Villas, Commercial, Resort Complex, Employee Housing, Resort Services Facilities; and Beach Villas was modified to Beach Villas and Plantation Villas. See Sheet 1 of 16.
 - c. The Golf Villas were depicted on the northern end of the northernmost peninsular area (to reflect the relocation of the Golf Villas and their development of Land's End Villas)² and the golf holes in that area were reconfigured. See Sheet 1 of 16.

² See Resolution DSO 84-1, County Commission Minutes Book 141 pp 34-35

- d. An area designated Resort Complex generally corresponding to the Resort area of the 1973 SSRMDP was identified, see Sheet 1 of 16; and a Paving, Grading, Drainage, and Utility Plan for Plantation House II, see Sheet 2 of 16, and a Paving, Grading and Drainage Plan for Harbourside III, see Sheet 3 of 16, and a Utility Plan for Harborside III were provided. See Sheet 4 of 16.
- e. An area on the northern end of the most northeastern peninsula or *Bay Island Parcel* was identified as *Resort Complex*, see Sheet 1 of 16, and a Paving, Grading, Drainage, and Utility Plan provided for 18 one- and two-story hotel units to be known as *Harbour Pointe*. See Sheet 5 of 16.
- f. A Marina Villas area was depicted on the northern peninsula of the land southeasterly and adjacent to the northern Marina and the golf holes in that area reconfigured. See Sheet 1 of 16.
- g. Two areas south of the northern Resort Complex area were also designated "Resort Complex," see Sheet 1 of 16, and a Paving, Grading, Drainage, and Utility Plan provided for a new Estate Residence³ and Health Club. See Sheet 6 of 16.
- h. The northern areas designated Beach Villas and Plantation Villas were modified from the 1973 SSRMDP to show one smaller area on the east side of the road and one larger area on the west side of the road, see Sheet 1 of 16, and a Paving, Grading, Drainage, and Utility Plan provided for two 1-1/2 story duplex units identified as Plantation Bay Villas on the east side of the road and one four-plex, two stories over parking identified as Plantation Beach Villas on the west side of the road. See Sheet 7 of 16. The larger Beach Villas and Plantation Villas area on the west side of the road on Sheet 1 of 16 included property not included in the SSRD. Cf. 1973 SSRMDP.4
- Three new areas, two on the Plantation East (aka Bay Island) Parcel and one in the general area of the Commercial and Bayside Villas areas of the 1973

³ The *Estate Residence* was erroneously excluded from the Tabulation of Dwelling Units, and thus an additional residential unit should be counted against the total 912 allocation.

⁴ As developed, this northern *Beach Villas and Plantation Villas* area is comprised of two resort residential projects known as *Sandrift* and *Plantation Beach Club* (PBC), with PBC encompassing the majority of the development area. While PBC was developed with a total of 56 total units, a portion of the project–PBC II, Phase 1, an eight (8) unit building–was constructed on a parcel of land acquired by the developers subsequent to the 1973 zoning approval and not included within the SSRD. Thus the total number of PBC units within the SSRD which may be counted against the total 912 allocation is 48 and the 1985 plan package Tabulation of Dwelling Units total of 56 is in error.

- SSRMDP were designated *Resort Services Facilities*, see Sheet 1 of 16, and a Paving, Grading, Drainage, and Utility Plan provided for a Proposed Addition to Sewage Treatment Plant. See Sheet 8 of 16.
- j. The areas designated Beach Homesites were modified from the 1973 SSRMDP to show the area platted and developed as South Seas Plantation Beach Homesites, Plat Book 29, Page 106, Public Records of Lee County, Florida. See Sheet 1 of 16.
- k. The areas designated Beach Homes were modified to reflect the as-built development areas. See Sheet 1 of 16.
- The southern area designated Beach Villas and Plantation Villas was modified from the 1973 SSPMPD to combine Beach Homes and Beach Villas development areas. See Sheet 1 of 16.
- m. The Commercial area and the Tennis Villas area were revised to generally reverse their positions as shown on the 1973 SSRMDP and Bayside Villas was reduced from three (3) areas to two (2) to reflect the as-built development areas, see Sheet 1 of 16, and a Paving, Grading, Drainage, and Utility Plan provided for Chadwick's Commercial, Restaurant, and Meeting Rooms. See Sheet 10 of 16.
- n. The Employee Housing area was revised and modified, see Sheet 1 of 16, and a Paving, Grading, Drainage and Utility Plan provided for Employee Housing/Human Resources and Employee Housing Phase Four. See Sheet 9 of 16.
- Typical Details and Notes with respect to paving, grading, drainage and utilities were also provided. See Sheets 11 through 16 of 16.
- 10. In 1987, the developers of South Seas Resort, in conjunction with a proposal to County Staff of a procedure for plan review and final inspection in the SSRD in light of the process provided under the DSO and the exemption granted the project under Resolution DSO 84-1, submitted a new overview of the master plan, updating the 1985 Project Overview, and a revised Tabulation of Dwelling Units, updating the 1985 Tabulation of Dwelling Units..
- 11. The June 24, 1987, Lee County Zoning and Development Review Division letter agreed to a process for reviewing a detailed plan or plans for a particular development site or phase for substantial compliance with the SSRMDP, but did not provide for modification or revision of the SSRMDP itself.
- 12. As the exemption granted under DSO 84-1 was directed at the relocation of the dwelling units for Land's End Village, the procedure outlined in staff's June 24, 1987 letter is no longer an effective procedure under current County standards.

- 13. Mariner's purchase of the Hanchar property and the variance granted by BZA-86-46 does not affect the total number of units permitted within the SSRD (912), however, construction of Sanddrift (aka Plantation Beach Villas within the SSRD allocated four (4) of the 912 SSRD units to that development.
- 14. The parcel on which the Estate Residence was constructed is within the SSRD and one (1) residential dwelling unit will be counted against the total 912 allocation of dwelling units
- 15. The Plantation Beach Club II, Phase 1 building, was constructed on a parcel not included within the SSRD, and the eight (8) units it contains will not be counted against the total 912 allocation of dwelling units.
- 16. The current allocation of units to the various development areas is:

Are	ea Name	Number of Units
1.	Bayside Villas	102
2	Tennis Villas	60
3.	Employee Housing	140
4.	Beach Villas	160
5.	Beach Cottages	26
6.	Beach Homes	33
7.	Beach Homesites	26 ⁵
8.	Sandrift (aka Plantation Beach Villas)	4
9.	Plantation Beach Club	48
10.	Plantation Bay Villas	4
11.	Marina Villas	40
12.	Harbourside Villas	107
13.	The South Seas Club	24
14.	Cottages at South Seas Plantation	14
15.	Plantation House Phase I	12
16.	Seabreeze (aka Plantation House Phase II)	8

⁵ The developers of the South Seas Resort have allocated 26 units to the Beach Homesites area. Only 24 units have been constructed to date. In 1999, the Lee County Hearing Examiner granted Lot 21 of this subdivision a variance from the building height limitations of LDC Section 34-2175(2). VAR963127 aka 99.05.144.05V 01.01. LDC Section 34-2175(2) was subsequently amended to prohibit such grant of variance. Lee County Ordinance 99-13.

17. Land's End Village (aka Golf Villas)	68
18. Estate Residence	1
19. Harbour Pointe	18
TOTAL ALLOCATED DWELLING UNITS	895
TOTAL APPROVED DWELLING UNITS	912
TOTAL DEVELOPED DWELLING UNITS	877 ⁶
TOTAL UNDEVELOPED DWELLING UNITS	35

- 17. There is evidence to conclude that, when used as lock-off units, Bayside Villas provides more than the 102 units allocated to that development phase by the current schedule allocating the 912 SSRD units.
- The use of lock-off units on Captiva Island is regulated by LDC Section 34-1547.
- 19. It is in the best interests of the developers and operators of South Seas Resort and Lee County that the design and use as lock-off accommodations of the 102 units allocated to Bayside Villas be amortized. The developers of South Seas Resort have proposed and the County has agreed to a program for timely amortization of the design and use of these units as lock-off accommodations through a Compliance Agreement acceptable to the County.
- 20. The County-initiated zoning action memorialized by Resolution Z-90-91 established within the SSRD two (2) specific water-dependent overlay Marine Commercial (CM) zoning districts as a part of the SSRD, but that zoning action had no effect on the density or number of units approved within the SSRD.
- LDC Section 34-1038 provides an effective procedure for reviewing proposed modifications or revisions to the SSRMDP and SSRD for compliance with Chapter 34 of the LDC.

WHEREAS, THE PURPOSE OF THIS ADMINISTRATIVE INTERPRETATION IS TO SUMMARIZE AND CLARIFY ALL PRIOR APPROVALS INTO ONE COMPREHENSIVE DOCUMENT DETAILING WHAT DEVELOPMENT CURRENTLY EXISTS, CLARIFY WHAT ADDITIONAL DEVELOPMENT MAY BE PERMITTED, AND PROVIDE FOR A REASONABLE METHOD FOR THE COUNTY TO REVIEW REQUESTS FOR FUTURE DEVELOPMENT APPROVALS TO MODIFY OR CHANGE THE MASTER DEVELOPMENT PLAN ADOPTED BY RESOLUTION Z-73-202;

NOW, THEREFORE, the Director of Community Development has determined:

⁶ Of the 877 developed units, to date only 875 have been constructed. <u>Supra</u> note 5.

 The development of 912 residential units within the SSRD, the extents of which are described in attached Exhibit "A," together with the following Tabulation of Dwelling Units for the allocation of these dwelling units within the SSRMDP is approved:

Area Name	Number of Units
1. Bayside Villas	102
2 Tennis Villas	60
3. Employee Housing	140
4. Beach Villas	160
5. Beach Cottages	26
6. Beach Homes	33
7. Beach Homesites	26 ⁷
8. Sandrift (aka Plantation Beach Villas)	4
9. Plantation Beach Club	48
10. Plantation Bay Villas	4
11. Marina Villas	40
12. Harbourside Villas	107
13. The South Seas Club	24
14. Cottages at South Seas Plantation	14
15. Plantation House Phase I	12
16. Seabreeze (aka Plantation House Phase II)	8
17. Land's End Village (aka Golf Villas)	68
18. Estate Residence	1
19. Harbour Pointe	18
TOTAL APPROVED ALLOCATED DWELLING UNITS	895
TOTAL APPROVED DWELLING UNITS	912
TOTAL DEVELOPED DWELLING UNITS	877 ⁸

⁷ <u>Id.</u>

⁸ Id.

- 2. The existing commercial development within a 5 acre area the perimeter boundaries of which are described in attached Exhibit "D" is approved.
- The existing Marine Commercial development within the two areas, the perimeter boundaries of which are described in attached Exhibits "B" and "C" is approved.
- 4. Except as specifically conditioned herein, the following development standards applicable to the SSRD, based on standards that have been applied since its inception in 1973 are approved:
 - a. Open space: Of the 304± acres⁹ that make up the SSRD, approximately one third is set aside as open space (this 100+ acres includes now privately owned uplands, wetlands, and submerged lands). Additionally there is an allocation of open space for those lands seaward of the coastal construction control line, currently in excess of 15 acres. The South Seas Golf Course and other recreational lands supplement the beachfront and preservation land categories such that a minimum of 50% (approximately 152 acres) of the overall property is allocated to Open Space. Therefore, no minimum amount of Open Space is required per individual parcel.
 - b. <u>Landscape</u>: Emphasis will be placed on the use of native species. Canopy trees for shading and trees and/or shrubs for the screening of service areas or for privacy will be used to the extent possible. The final plant selection and placement shall be at the discretion of the owner working in concert with County staff. The use of invasive exotics is prohibited.
 - c. <u>Buffers:</u> There will be a natural (mostly mangrove) shoreline buffer along the bay waters of the SSRD. Specifically, that natural buffer shall be a minimum of 35' wide (except to the extent that the existing South Seas Road or Bay Drive (leading to Harbour Pointe) may currently encroach into and therefore reduce that 35' buffer). Where it is within or proximate to approved development areas, the natural buffer may be subject to a number of existing small openings as necessary for helicopter, vehicular, boat, pedestrian, and/or utility access, and trimming in accordance with State Standards for Mangrove Trimming where permitted. There is no buffer required along the bay waters extending from the southeasterly tip of the Harbour Pointe site continuing across the marina entrance channel and along the bay waters to Redfish Pass. There shall be no

⁹ The developers have had the property surveyed since 1973 and the greater accuracy of contemporary surveying has determined that the overall acreage is greater than indicated in 1973. This new, larger total acreage does not in any way modify the total maximum of 912 residential dwelling units permissible in the SSRD.

required minimum buffer between residential parcels internal to the development.

d. Setbacks: Captiva Drive Southwest–minimum 25' to edge of right-of-way.

South Seas Road–minimum 10' to edge of pavement, excluding security building, signs, walls and other entrance features, when consistent with LDC site visibility requirements.

Internal Driveways–no minimum setbacks required

Building to External Property Line:

-minimum 10' with minimum 6' high wall and vegetation buffer

-minimum 15' with minimum 6' high wall or vegetation buffer

-minimum 20' without wall or vegetation buffer

Building to Internal Property Line-no minimum setback required Building to Bay Waters

-minimum 25' setback from mean high tide line

Building to Waters of Gulf of Mexico

-minimum 50' from mean high tide line

Building to Natural or Manmade Lake, Pond, Bayou, Canal, or Marina

-no minimum setback required for buildings redeveloped within existing building footprints; 25' for any new buildings.

Building to Building Separation

-minimum 10' separation unless additional separation is required by Building/Fire Code

Accessory Structures including Fences and Walls

-for walls or structures 8' or less in height above grade. No minimum setback required

-for walls or structures over 8' in height above grade, the setback shall be the same as set forth above for Buildings, except as to water bodies where there will be no setbacks required.

-there shall be no minimum required separation between walls and accessory structures or one accessory structure and another.

- e. <u>Building Heights:</u> (These standards are applicable to all new structures except those being replaced under the existing Lee County build-back provisions of the Land Development Code) maximum height to the top of a parapet wall, roof, or mid-point of a pitched roof of no less than 4:1 and no more than 7:1 shall be the lesser of 35' above the grade surrounding the building at its foundation or 42' above mean sea level.
- f. <u>Traffic Impact Statements (TIS):</u> A traffic impact statement shall be required for any development that includes new residential dwelling units or includes more than 500 square feet of retail/commercial square footage. Because of the SSRD's vested status for purposes of concurrency (established via

Determination of Consistency with the Lee Plan in 1985), the data provided to the County in such TIS are intended for information purposes only. Approval of TIS is not a precursor to approval of proposed development plans. The concurrency vesting is limited to the SSRD, as approved under this interpretation.

(These standards recognize the developers long standing Parking: g. commitments to transportation alternatives to the automobile on Captiva, including pedestrian and bicycle transportation via the pathways provided throughout the SSRD and the provision of up to 18 hours of daily free tram service.)

General

-Individual parking spaces will be no less than 9' wide by 18'

-The appropriate number of handicap spaces will be provided in convenient locations in compliance with Lee County and State of Florida Handicapped Codes and the intent of ADA Guidelines.

-Any proposed reduction or reconfiguration of the as-built/as approve parking spaces provided contemporaneous to this interpretation is subject to a limited review development order to assure that the current inventory of parking is not reduced and additional parking is provided in the proportions for resort uses as required below.

Residential

-Single family/duplex will have a minimum of 2 off-street parking spaces per unit.

-Multi-family housing (whole ownership/timeshare/etc) will have a minimum of 1 parking space per dwelling unit plus a minimum of 1 guest/service parking space for every 10 dwelling units.

-Hotel/Motel units and employee rental apartments shall have a minimum of 1 parking space for every 2 dwelling units plus 1 guest/service parking space for every 10 dwelling units.

Commercial

-Activities/facilities internal to the resort and used almost exclusively by resort owners and guests (i.e. marina, golf course, tennis, retail, resort area restaurants, conference facilities, etc.) have no minimum required number of spaces.

-Activities/facilities within the designated five (5) acre Commercial Area at the south end of the property, except for conference facilities, shall be required to provide a minimum of 1 parking space per 1000 square feet of retail, restaurant/lounge or commercial use (excluding kitchens and other back of house areas and service facilities).

Construction Standards (other than for buildings): h.

-Roads, driveways, walks, bike paths, seawalls, etc. shall be built in accordance with sound engineering design standards typical of those facilities constructed within the SSRD during the past 28 years, subject to review and approval by County staff through the limited review development order process.

i. Stormwater Management:

-The standards of the existing approved SSRMDP as authorized and permitted by the South Florida Water Management District, or as they may be amended in the future, shall govern the surface water management elements of future development in the SSRD.

- j. Other: Except as otherwise noted herein, the applicable standards of the Lee County Land Development Code shall apply within the SSRD
- 5. The 2002 SSPMPD, as revised July 22 , 2002, stamped approved July 30 , 2002, is approved with the following conditions:
 - a. Current and future development within the SSRD will
 - be limited to a development density of 912 units utilizing a number of small scale clusters;
 - be carefully planned and tightly controlled;
 - provide for a self-support capability in terms of facilities and service needed;
 - emphasize pedestrian movement, not automobile traffic;
 - preserve shoreline and mangrove areas, including 2.5 miles of beach,
 3.5 miles of bayou shoreline, and 20 acres of *Plantation Preserve* mangrove forest; and
 - demonstrate leadership in rational development techniques in advance of proposed or enacted legislation; and
 - provide and maintain a balance of dwelling units, amenities, and service facilities for the benefit of the entire community (SSP owners and guests, Captiva, and Lee County).
 - b. The final phases of development in the SSRD include three (3) basic types of projects in accordance with the SSRMDP and the allowed limits:
 - 1. upgrading of resort service facilities;
 - development of small scale clusters of residential units;
 - Improvements to guest facilities.

These include development and redevelopment of resort service facilities and guest facilities, including utilities and other infrastructure.

- c. The Beach Pavilion described in the 1985 plan package is not approved
- d. Other than as discussed in the letter from the Lee County Attorney's Office dated June 11, 1992, no wetland impacts are authorized by the SSRMDP. Prior to proposing amendments to the SSRMDP for development that may

encroach on wetlands-including but not limited to any expansion of the Harbour Pointe development area-the developers will initiate an environmental study adequate to evaluate the feasibility of such development in wetlands.

- The reallocation of any of the currently existing dwelling units or the e. development of the unallocated dwelling units is permissible by administrative action if such reallocation or development accords with the requirements of LDC Section 34-1038(a)
- f. Guest access and resort services to the Harbour Pointe development area will be via launch from the existing northern marina, and the existing service road will be used for emergency access.
- Employee housing will be provided and included in the total approved dwelling units in the SSRD.
- 6. This Administrative Interpretation and the attached 24" x 36" set of plans, entitled 2002 Master Development Plan South Seas Resort bound together with all attendant plan sheets, signed by the Director and comprises the SSRMDP, in attached Exhibit "E".
- 7. To memorialize this Administrative Interpretation and guide future development review in accordance with this Interpretation, the Official and Current Zoning Maps will be revised to label the SSRD and a note added to reference this Interpretation.
- 8. Proposed revisions to the approved 2002 SSRMDP will be reviewed as changes to a PUD master development plan in accordance with LDC Section 34-1038.
- 9. Plan review and inspections for future specific development approval requests will be reviewed for consistency with the SSRMDP under the provisions of the LDC, however, these requests will be reviewed as limited review development orders. At the discretion of the Director, a given development approval request may be required to be submitted as a full development order.

DULY SIGNED this 30th day of July, A.D., 2002.

Department of Community Development

APPROVED AS TO FORM BY:

Timothy Jones

Assistant County Attorney

ZONING

- c. The exact location of the traffic circulation pattern, including the location and width of all streets, driveways, walkways, bikeways, buildings and entrances to parking spaces.
- A final design of off-street parking and loading areas, with exact dimensions.
- A final design for all common elements, including open space, dedicated park land, if any, and dedicated park and recreation facilities.
- (2) Agreements, provisions or covenants, including leasehold interests, restrictions and conditions, which govern the use, maintenance and continued protection of the PUD site or any portion thereof.
- (3) A proposed schedule of development which identifies the anticipated project and component start and completion dates, stages of development, and the area and location of any nonresidential land use and common open space to be provided at or by each stage.
- (4) An exact statement of the percent of the site to be covered by buildings, sidewalks, parking areas, roofed structures and other impervious surfaces, areas to be covered by water bodies or by golf courses, if any, areas to be landscaped, areas to be left in a natural undisturbed condition, and areas devoted to private recreational facilities and park lands.
- (5) An exact statement, in tabular form, summarizing by phases the approved residential density, total number of dwelling units by type, size, site location and number of bedrooms, and total gross leasable floor area for commercial as well as other nonresidential uses.

(Ord. No. 93-24, § 7(493(G)), 9-15-93)

Sec. 34-1038. Changes to final development plan.

- (a) The director of the department of community development may approve those minor changes specifically allowed pursuant to an approved final PUD development plan for a PUD. For any approved final PUD development plan for a PUD which does not specifically set forth those minor changes that may be approved by the director of the department of community development or any PUD development plan which has not received final approval prior to the effective date of the ordinance from which this subdivision is derived (July 6, 1987), minor changes (amendments) that may be approved by the department director include, in general, any change to the interior of the development which does not increase density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area), or which does not decrease buffers or open space. The director shall not approve any change which results in a substantial underutilization of public resources and public infrastructure committed to the support of the development, nor shall the director approve any change which results in a reduction of total open space, buffering, landscaping and preservation areas, or which adversely impacts on surrounding land uses.
- (b) Any other changes or amendments to the approved final development plan for a PUD not authorized pursuant to this section shall only be approved by the Board of County Commissioners after public hearing.

(Ord. No. 93-24, § 7(493(H)), 9-15-93)

Court Establishes New Definition for Variance Hardship

By Susan Slack, NHMA Legal Services Counsel

In a sweeping revision of the unnecessary hardship definition for a zoning variance, the NH Supreme Court has adopted a new hardship standard that is "more considerate of the constitutional right to enjoy property." Simplex Technologies, Inc. v. Town of Newington, (Slip Opinion, January 29, 2001).

Over the years, statutory and case law had established five criteria to be met before a variance from the terms of a zoning ordinance could be granted: 1) denial would result in unnecessary hardship; 2) no diminution in value of surrounding properties would occur; 3) the proposed use would not be contrary to the spirit of the ordinance; 4) granting the variance would benefit the public; and 5) granting the variance would do substantial justice. Grey Rocks Land Trust v. Town of Hebron, 136 N.H. 239 (1992); RSA 674:33, I (b).

Unnecessary hardship, the most difficult to meet of the five criteria, was found when "...the deprivation resulting from application of the ordinance [was] so great as to effectively prevent the owner from making any reasonable use of the land." Id.

Now, the unnecessary hardship criterion requires applying a new process of analysis. (The other four criteria remain unchanged). "Henceforth, applicants for a zoning variance may establish unnecessary hardship by proof that: 1) a zoning restriction as applied to their property interferes with their reasonable use of the property, considering the unique setting of the property in its environment; 2) no fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property; and 3) the variance would not injure the public or private rights of others." Simplex Technologies, Inc. v. Town of Newington, Slip Op., p. 4).

The Court noted that, over the years, few variances had been granted, most likely because of "...our reiterated and restrictive definition of what constitutes an unnecessary hardship[,]" a definition the Court said was inconsistent with its earlier analysis of unnecessary hardship.

The Court based much of its analysis on the balance between constitutionally guaranteed private property rights and the right of municipalities to restrict property use to protect the health, safety and general welfare of their citizens. Until now, as long as there was a rational relationship between the restriction and the legitimate goals the ordinance sought to achieve, the regulation would be upheld. This rational relationship standard is the lowest standard of review for determining the constitutionality of a regulation.

Under the Court's new definition of hardship, more than a rational relationship must exist. Now, a "fair and substantial relationship" is required between the purpose of the regulation and the specific restriction on the property in question. This is known as a "middle tier" standard of review. Not only is this a rather abstract standard for ZBA members (or judges, for that matter) to apply to an application for a variance, this middle tier level of scrutiny means that judicial review of a zoning ordinance no longer begins with a presumption that the ordinance is valid.

It also raises doubt as to whether unnecessary hardship may be found -- and a variance granted -- in instances when application of a regulation would result in no viable economic use of the property, but there has not been a finding of no fair and substantial relationship between the purposes of the ordinance and the specific restriction on the property.

The Simplex decision rests on an earlier ruling in Town of Chesterfield v. Brooks, 126 N.H. 64, (1985). In that case, the town's zoning ordinance required mobile homes to be located on unpaved roads, or set back at least 500 feet from a paved road. The purpose of the ordinance was to preserve the rural character of the town. The mobile home owners claimed they were being discriminated against, and the ordinance was found unconstitutional, not because it sought to protect the town's rural character, but because the way in which it did so violated the mobile home owners' equal protection rights.

The Court said that because zoning ordinances "balance the use and enjoyment of property of some residents against the use and enjoyment of other residents," they are subject to the middle tier equal protection test. Id., p. 603. This standard seemed appropriate in a case where there was an arbitrary distinction made between classes of homeowners -- those owning mobile homes and those owning stick-built homes, regardless of the size or appearance of the homes.

But in the Simplex case, the equal protection test was applied to classes of property owners based on the zoning district in which the property was located -- industrial zone as opposed to commercial zone. Traditionally, these types of cases are challenged under a spot zoning theory, not an equal protection claim. The Simplex decision raises doubts about the validity of the distinction between zoning districts.

For these reasons, sorting out the meaning of this new unnecessary hardship standard may take several years of litigation. However, a few principles should be kept in mind by zoning board members as they consider applications for variances:

- 1. Consideration should be given to the character of the neighborhood surrounding the parcel for which the variance is sought. Does the zoning ordinance reflect the current character of the neighborhood?
- 2.Does the regulation interfere with the owner's right to use property as he/she sees fit, as long as that use does not injure the public or private rights of others?

Given that the character of the neighborhood must be taken into account when considering a variance application, it is important for municipalities to continually engage in good planning so that zoning ordinance revisions can occur when appropriate.

Finally, it is interesting to note that the Court did not render a decision on Simplex's request for a variance and, instead, sent the case back to the superior court to determine whether the applicant meets the new definition of unnecessary hardship.

VARIANCE HARDSHIP WORKSHEET

Is the	requ	est due to a	Code Enfo	orcement a	ction?					
□ Y	es.	If Yes, ind	icate case r	number			_, and			
		name o	f contractor	<u> </u>			<u>.</u>			
□ N	lo.									
Prerec	quisit	es to granti	ng of variar	ice:						
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		authorize a		from the te	erms of t	his chapter,	the Board	of Adjus	tment shall	find all o
(1) structu		at special co or buildings				kist which are ification:	not applic	cable to d	other lands,	
=										
(2)	Tha	at the specia	ıl conditions	s and circur	mstance	s do not resu	ılt from the	e actions	of the applic	cant:
2										
(3) denied classifi	by t	he provision	ne variance ns of this ch	requested napter to otl	will not her lands	confer on the s, buildings o	e applicant or structure	any spe	cial privilege identical zor	e that is ning
9										

(4) That literal enforcement of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the identical zoning classification under the provisions of this chapter and will constitute unnecessary and undue hardship on the applicant:
(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:
(6) That the granting of the variance will be in harmony with the general intent and purpose of this chapter and that such use variance will not be injurious to the area involved or otherwise detrimental to the public welfare:
I understand that all of the above conditions apply to the consideration of a variance and that each of these conditions have been discussed with me by the below-signed zoning representative. I am fully aware that it is my responsibility to prove complete compliance with the aforementioned criteria.
Signature of applicant
Signature of planner

Planning Department, Wake County, North Carolina

Zoning and Subdivision Regulation

[What's New] [Land Use] [Transportation] [Open Space]
[Economic Development] [Demographic & Economic Data Center]

Zoning Regulation

Zoning Ordinance Text

Zoning Map (pdf)

Summary of Zoning District Regulations

Zoning Map Amendments (Rezonings)
Pending and Recent Rezoning Petitions

Special Use Permits
Pending and Recent Special Use Permit Petitions

Other Zoning Permits and Reviews

Zoning Hardship Variances

Zoning Appeals

Subdivision Regulation

Subdivision Ordinance Text

Regular (Major) Subdivisions
Preliminary Plans
Pending and Recent Applications for Preliminary
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Minor Subdivisions

Subdivision Hardship Variances

Subdivision Appeals

Subdivision Exemptions

Zoning and Subdivision Ordinance Text Amendments

Pending and Recent Ordinance Text Amendments

Links

Contacts

Subdivision Hardship Variances

[See Pending and Recent Applications for Subdivision Hardship Variances]

Subdivision regulations are intended to protect and serve the public good. To do so, they generally need to be applied universally and consistently. But sometimes, because of extraordinary conditions peculiar to a particular property, carrying out the strict letter of a subdivision regulation would allow no reasonable subdivision of that property. To avoid the unjust and unnecessary imposition of such an extreme hardship on the owner of the property, the Wake County Subdivision Ordinance provides a "safety valve." It authorizes the Planning Board to grant "variances" from subdivision regulations in those rare cases where (1) application of the regulation to the subdivision of a particular property would result in extraordinary and unnecessary hardships, (2) granting a variance from the regulation would be in harmony with the general purpose and intent of the Zoning Ordinance and preserves its spirit, and (3) granting the variance would assure the public safety and welfare and produce substantial justice.

Although the Planning Board may grant variances that vary application of a subdivision regulation under particular circumstances, it has no power to rewrite or overrule subdivision regulations. Variances thus may not be used to address situations where the conditions causing a hardship pertaining to a particular regulation are widespread. In such cases, any relief may be granted only by amending the Subdivision Ordinance - which only the Board of Commissioners may do (see ordinance text amendments).

Hardship variances from subdivision regulations may be applied for and granted only in accord with the special review process set forth in Section 3-1-8 of the Subdivision Ordinance.

Required Conclusions

Before the Planning Board can approve a variance application and grant a variance from a subdivision regulation for the subdivision of a particular property, it must first reach <u>each</u> of the following conclusions (as defined by North Carolina case law and Section 3-1-8 of the Subdivision Ordinance):

- 1. Practical difficulties or unnecessary hardships would result from carrying out the strict letter of the regulation.
- 1a. Strict compliance with the regulation allows the property owner no reasonable subdivision of the property.

Ex.: It is not sufficient that the regulation would result in a subdivision with fewer lots or a subdivision that might be less profitable or marketable.

- 1b. The hardship results from application of the regulation to the property.
 - Ex.: A hardship resulting from a characteristic of the property not affected by the regulation is not a relevant hardship.
- 1c. The hardship is one that affects the property directly.
 - Ex.: The regulation's hindrance to providing a benefit to neighboring properties or to the public is not a relevant hardship.

- 1d. The hardship is not the result of the property owner's own actions.
 - Ex.: The hardship may not be one the property owner inflicted on himself or could have avoided.
- 1e. The hardship is peculiar to the property.
 - Ex.: The hardship must be due to conditions specific to the property, and not to conditions that are neighborhood-wide or widespread throughout the jurisdiction,
- 2. The variance would be in harmony with the general purpose and intent of the Subdivision Ordinance and preserve its spirit.
 - Ex.: A variance may not permit a lot density not already permitted (varying lot density standards, which help define zoning districts, may be done only through the rezoning or text amendment processes). The extent of a variance must be limited to the minimum necessary to alleviate the hardship.
- 3. In the granting of the variance, the public safety and welfare will have been assured and substantial justice done.

Ex.: A variance may not permit development that would be dangerous to neighbors, change the essential character of the neighborhood, or create additional difficulties re traffic, fire, water supply, sewerage, flooding, etc.. The harm to the property owner from denying the variance must outweigh the harm to neighbors and the public interest from granting the variance.

Review Process

It is <u>strongly</u> recommended that any person considering seeking a subdivision hardship variance first contact Subdivision Administration staff, who will explain the review process and potential issues, and provide the necessary forms and checklists.

Review of a subdivision hardship variance application associated with a regular subdivision occurs in conjunction with review of the application for preliminary subdivision plan approval of the subdivision. The review process accommodates review by County staff, preparation of a staff report and recommendation, and a hearing and review by the Planning Board, and public notice of the hearing (see <u>preliminary subdivision plan review schedule</u>).

Review of subdivision hardship variance application associated with a minor subdivision occurs separately from - and before - review of the minor subdivision, in accord with defined cycles that accommodate review by County staff, preparation of a staff report and recommendation, and a hearing and review by the Planning Board (see <u>review schedule</u>).

Initiation: After preparing an application (including plans), the applicant must submit it to Subdivision Administration by the applicable submittal deadline, using the submittal checklist to ensure completeness (see <u>submittal checklist and application forms</u>).

Note: The fee for review of an application for a subdivision hardship variance is \$100.00.

Staff Review: After an application is accepted as complete, Subdivision Administration staff review it in relation to the required conclusions.

Subdivision Administration staff prepare a staff report containing the staff findings and recommending approval or denial of the application, then submit the application and staff report to the Planning Board (along with the staff report on the application for preliminary plan approval, if the variance is associated with a regular subdivision). During this time, they also post notice of the upcoming hearing on the Planning Department web site.

Planning Board Review: In reviewing subdivision hardship variances, the Planning Board acts much like a panel of judges. It

holds a hearing to allow the staff, applicant, and other interested parties to present competent, substantial, and material factual evidence relating to the required conclusions, then makes findings of fact supported by the presented evidence. Based on those findings, the Board decides whether or not it can reach each of the required conclusions. It may approve application only after it has reached all of the required conclusions. The Board may approve an application subject to conditions reasonably necessary to allow it to reach the required conclusions.

Note: The applicant bears the burden of presenting sufficient factual evidence to support findings of fact that allow the Board to reasonably reach each of the required conclusions.

Note: Because the Board may only consider evidence presented at the hearing, it is improper for the applicant or other interested parties to communicate with Board members outside the hearing.

If the application is approved and the variance granted, the associated application for subdivision approval may be reviewed and decided in accord with the variance.

If the application is denied, the applicant may appeal the the denial to the County Board of Commissioners, provided the appeal is made within 30 days after the Planning Board's decision.

For more information about subdivision hardship variances and the application review process, contact Lynn Patrie: lpatrie@co.wake.nc.us; Tel: (919) 856-6219; FAX: (919) 856-6229; Wake County Zoning and Subdivision Administration, PO Box 550, Raleigh, NC 27602-0550.

Subdivision Administration staff are located at the Permits/Plans Review Center, Mall level, Wake County Office Building, 336 Fayetteville Street Mall, Downtown Raleigh.

Last modified 19 July, 2001

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- 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:** No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. (Added by Ordinance No. 03-01).
 - **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).

Parcels on Captiva Island Zoned RSC-1

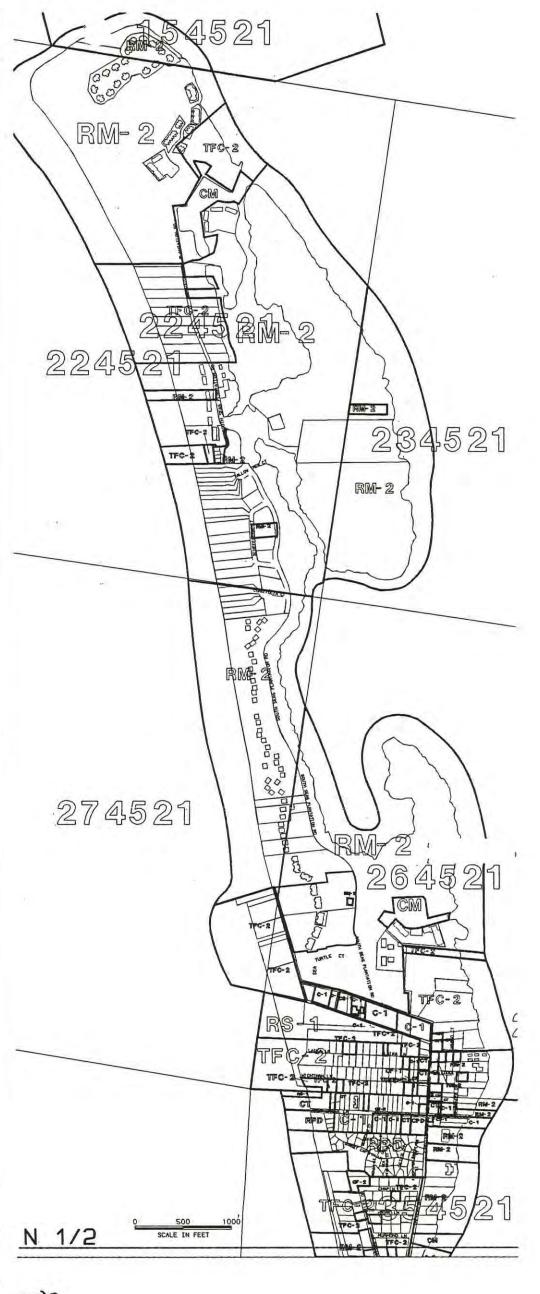
STRAP	LANDUSE	ACREAGE RES	UNITSYRBUILT
02-46-21-00-00004.0000	RS	1.11	1 197200
02-46-21-00-00004.0030	RS	0.63	2 0
02-46-21-00-00004.0040	RS	1.34	2 196900
02-46-21-00-00004.004B	RS	1.72	1 0
02-46-21-00-00004.004D	RS		1 200007
		2.30	1 200007
02-46-21-00-00004.004E	VA	1.02	
02-46-21-00-00004.004F	VA	1.09	
02-46-21-00-00004.004G	PR	0.49	
02-46-21-00-00004.005A	RS	3.75	2 0
02-46-21-00-00004.0060	RS	1.95	1 196900
02-46-21-00-00004.0070	RS	1.24	2 0
02-46-21-00-00004.0080	RS	1.19	1 199308
02-46-21-00-00005.0000	RS	1.51	1 199609
02-46-21-00-00007.0000	RS	8.65	1 194000
02-46-21-00-00008.0000	VA	0.09	
02-46-21-00-00008.0010	RS	1.16	1 196000
02-46-21-00-00008.0020	RS	3.13	2 195000
02-46-21-00-00008.0030	RS	1.14	1 197000
			1 197000
02-46-21-00-00008.0040	VA	0.10	0.400000
02-46-21-00-00010.0000	RS	1.39	2 198903
02-46-21-00-00011.0000	RS	0.44	1 197300
02-46-21-00-00012.0000	PU	0.58	
02-46-21-00-00012.0010	RS	0.73	1 199709
02-46-21-00-00012.0020	VA	0.17	
02-46-21-00-00013.0000	RS	0.98	1 199909
02-46-21-00-00013.0010	RS	0.90	1 197800
02-46-21-00-00014.0000	RS	0.96	1 198400
02-46-21-00-00015,0000	RS	1.05	1 199205
02-46-21-00-00016.0000	RS	1.12	1 198300
02-46-21-00-00017,0020	VA	1.87	
02-46-21-00-00017.0030	RS	1.58	1 199103
02-46-21-00-00017.0040	RS	1.42	1 196300
02-46-21-00-00017.0060	RS	1.21	1 198500
02-46-21-00-00017.0070	RS	0.93	1 197500
02-46-21-00-00017.007A	RS	2.60	2 0
02-46-21-00-00017.007B	VA	1.68	20
03-46-21-00-00003.0000	RS	1.83	1 198100
03-46-21-00-00003.0010	RS		1 195800
03-46-21-00-00004.0000		1.05	
03-46-21-00-00004.0000	RS	1.50	2 0
	RS	1.50	2 200206
03-46-21-00-00004.0020	RS	1.49	1 198300
03-46-21-00-00005.0000	VA	0.85	2.4
03-46-21-00-00005.0010	RS	2.51	2 0
03-46-21-00-00005.001A	RS	1.65	2 197100
03-46-21-00-00005.001B	RS	2.68	2 0
03-46-21-00-00005.001D	RS	1.67	1 198700
03-46-21-00-00005.0020	RS	1.45	2 199301
03-46-21-00-00005.002A	RS	1.61	1 200003
03-46-21-00-00005.002B	VA	2.17	
03-46-21-00-00005.0030	VA	1.05	
03-46-21-00-00005.003A	VA	1.62	
03-46-21-00-00005.004C	RS	0.85	2 0
03-46-21-00-00005.0070	VA	0.78	
03-46-21-00-00005.0090	RS	1.84	1 200304
03-46-21-00-00005.00CE	VA	0.53	1 200004
03-46-21-00-00006.0000	RS	1.34	1 199400
03-46-21-00-00007.0000	RS		3 194000
03-46-21-00-00008,0000	RS	1.07	
03-46-21-00-00008,0000		2.14	3 0
03-46-21-00-00010.0000	RS	1.06	2 0
03-46-21-00-00010.0000	RS RS	1.05	1 195500
03-40-21-00-00011.0000	no	1.05	1 195500

STRAP	LANDUSE	ACREAGE RE	S_UNITSYRBUILT
03-46-21-00-00012.0000	RS	1.10	2 199205
03-46-21-00-00013.0000	RS	1.12	2 195000
03-46-21-00-00013.0010	RS	1.20	1 199705
03-46-21-00-00014.0000	RS	1.10	2 0
03-46-21-00-00015.0000	RS	1.06	2 0
03-46-21-00-00016.0000	RS	2.04	1 196900
03-46-21-00-00017.0000	RS	1.99	1 195600
03-46-21-00-00017.0020	RS	2.28	2 195800
03-46-21-00-00017.0020	RS	1.27	2 0
03-46-21-00-00019.0000	RS	1.22	20
03-46-21-00-00019.0000	RS		2 199606
		0.99	
03-46-21-00-00019.0040	RS	1.20	1 199504
03-46-21-00-00020.0000	RS	2.38	1 199705
03-46-21-00-00020.0010	RS	1.21	1 199808
03-46-21-00-00021.0010	RS	2.32	2 0
03-46-21-00-00023.0000	RS	1.06	2 0
03-46-21-00-00023.0010	RS	1.13	2 0
03-46-21-00-00024.0000	RS	1.02	1 195400
03-46-21-00-00024.0010	RS	1.24	1 197300
03-46-21-00-00025.0000	RS	1.10	1 199711
03-46-21-00-00026.0000	RS	1.15	1 197000
03-46-21-00-00027.0000	RS	1.05	1 198400
03-46-21-00-00028.0010	RS	1.05	1 197300
03-46-21-00-00028.0020	RS	1.04	2 197100
03-46-21-00-00028.0030	VA	0.97	
03-46-21-00-00028.0040	RS	1.05	1 198801
03-46-21-00-00028.0050	RS	1.62	1 197800
03-46-21-00-00028.005A	VA	1.10	1 1516-55
03-46-21-01-0000A.0030	RS	3.13	2 0
03-46-21-01-0000A.0040	RS	2.29	3 0
03-46-21-01-0000A.0050	RS	1.21	1 194800
03-46-21-01-0000A.005A	RS	1.15	1 199806
03-46-21-01-0000A.005B	VA	1.19	1 199000
03-46-21-01-0000A.003B	RS		4 0
03-46-21-01-0000A.0070		3.54	
	RS	1.43	
03-46-21-01-0000A.008A	RS	1.10	1 197300
03-46-21-01-0000A.0110	RS	1.13	1 0
03-46-21-01-0000A.011A	RS	1.07	1 198300
03-46-21-01-0000A.0120	RS	2.64	2 0
03-46-21-01-0000B.0010	RS	1.53	1 200102
03-46-21-01-0000B.001A	RS	1.22	1 199705
03-46-21-01-0000B.0020	RS	1.86	1 0
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STRAP	LANDUSE	ACREAGE RES	UNITSYRBUIL1
03-46-21-02-0000B.0020	RS	1.24	10
03-46-21-02-0000B.0030	RS	1.86	1 198400
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03-46-21-02-0000B.0090	RS	1.18	2 0
03-46-21-02-0000B.0100	VA	0.47	
03-46-21-02-0000B.0110	RS	1.21	2 0
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11-46-21-00-00017.0080	RS	1.09	1 198300
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11-46-21-00-00017.0120	RS	1.02	1 198400
11-46-21-00-00017.012A	RS	1.01	1 199312
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11-46-21-00-00017.0190	RS	1.02	1 0
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11-46-21-00-00017.0220	VA	0.53	
11-46-21-T4-00001.0010	PK	1.18	
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RSC-2 Lots < 1 ac in Captiva

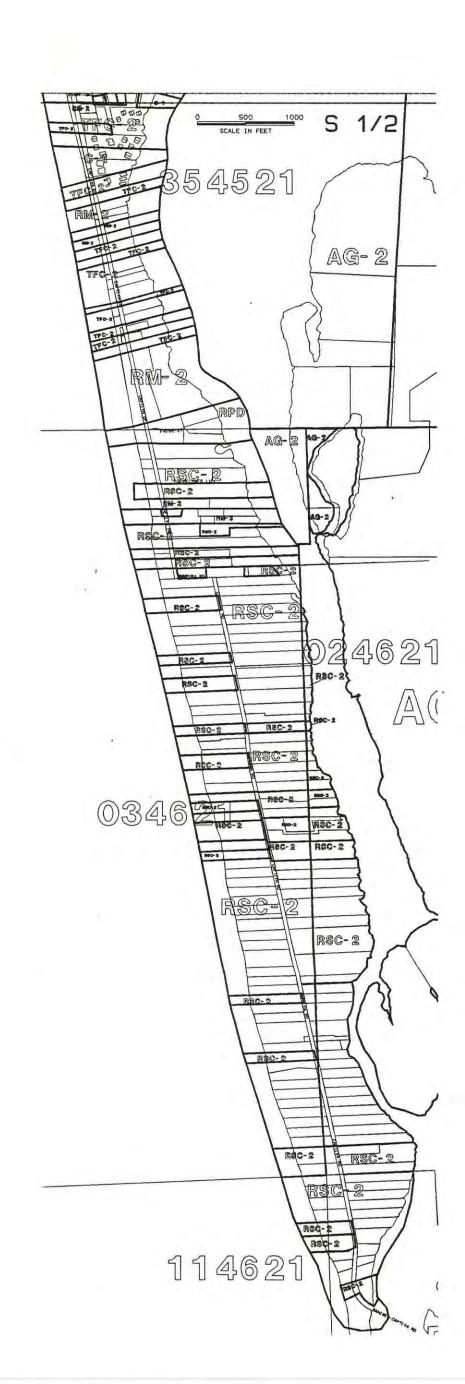


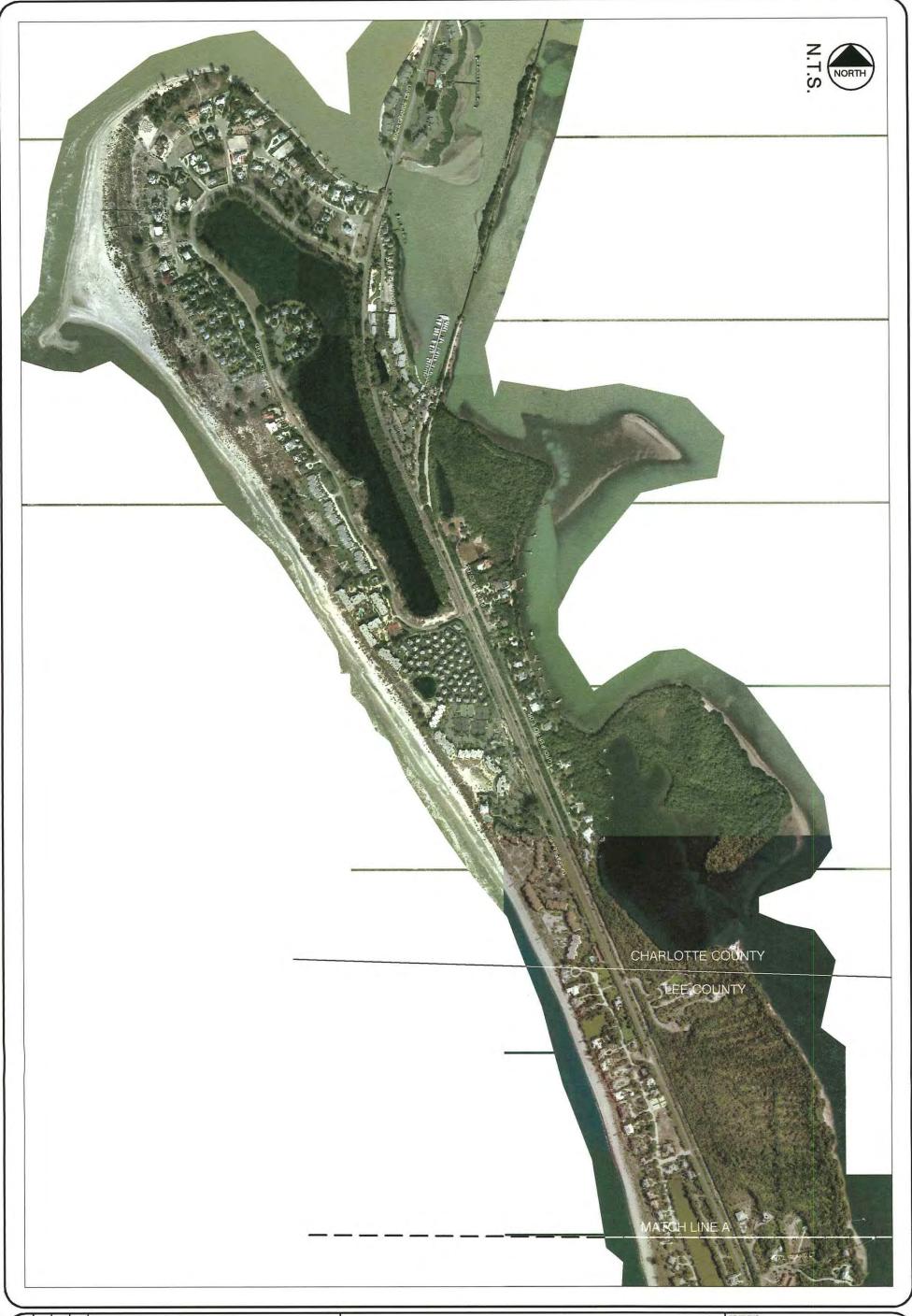


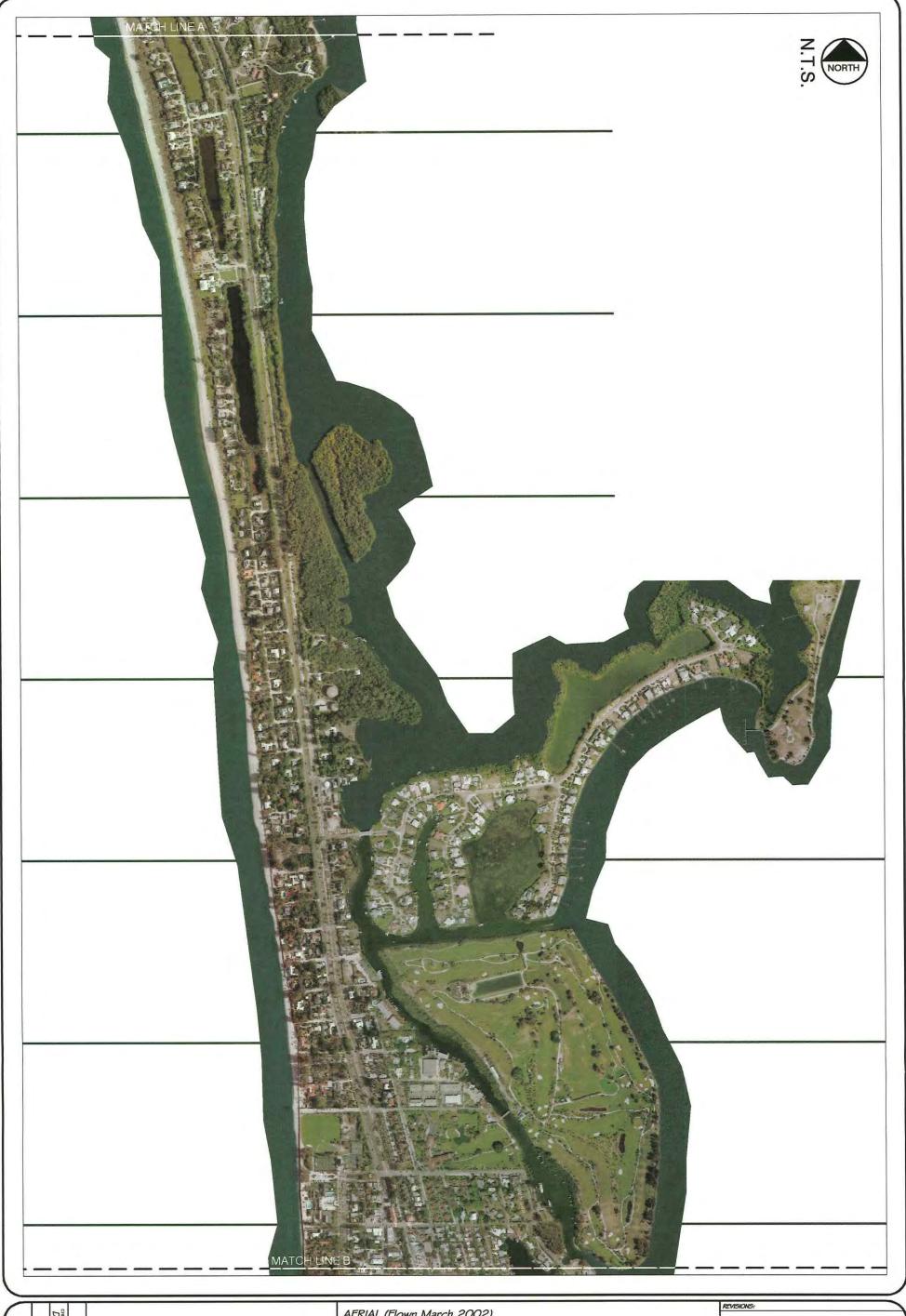




09/2001







AERIAL (Flown March 2002)

AERIAL (Flown March 2002)

MORRIS - DEPEW ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS & MAPPERS
2716 Albaned Aerase * Fort March, Routh 33901 * (239) 337-3994

BOCA GRANDE COMMUNITY PLAN
Gaspanilla Island, Charlotte & Lee County, Florida



мол Россия 030088 ОНСКО ВМ ОТВОНО ОНСКО ВМЕТ В ОНСКО ВМЕТЕ 9/30/04

MORRIS - DEPEW ASSOCIATES, INC. ENGINEERS * PLANNERS * SURVEYORS & MAPPERS 2216 Alternost Avenue * First Hijern, Florida 33801 * (238) 337-3893 * (FXI) 337-3894

AERIAL (Flown March 2002)

BOCA GRANDE COMMUNITY PLAN Gaspanila Island, Charlotte & Lee County, Plonda REVISIONS: