

**2004/2005 REGULAR LEE PLAN AMENDMENTS
ADOPTION HEARING**

**COMMISSION CHAMBERS, 2120 MAIN STREET
OCTOBER 12, 2005
9:30 A.M.**



AGENDA

1. CALL TO ORDER; CERTIFICATION OF AFFIDAVIT OF PUBLICATION

2. CONSENT AGENDA

- **Public Comment on Consent Agenda**
- **Consent Items to be Pulled for Discussion by the Board**
- **Motion on the Balance of Items**
- **Consideration of Items Pulled for Discussion**

A. CPA2004-02 – Estero Outdoor Display

Amend the Future Land Use Element, Policy 19.2.5., to allow outdoor display in excess of one acre at the intersection of I-75 and Corkscrew Road.

Sponsor: Argonaut Holdings, Inc.

B. CPA2004-08 – Oak Creek

Amend the Future Land Use Map series for a 27.25± -acre portion of land located in Section 17, Township 43 South, Range 25 East, to change the classification shown on Map 1 from "Rural" to "Suburban." Amend the Future Land Use Map series for a 17.81±-acre portion of land located in Section 19, Township 43 South, Range 25 East, to change the classification shown on Map 1 from "Suburban" to "Rural."

Sponsor: S.W. Florida Land 411, LLC

C. CPA2004-09 – Captiva

Amend Goal 13 of the Lee Plan specific to the Captiva community to incorporate the recommendations of the Captiva Island Community Planning effort. Amend Goal 84: Wetlands to add a new Policy 84.1.4.

Sponsor: Board of County Commissioners

D. CPA2004-12 - Boca Grande

Amend the Future Land Use Element to incorporate the recommendations of the Boca Grande Community Planning effort, establishing a new Vision Statement and a new Goal, including Objectives and Policies specific to Boca Grande.

Sponsor: Board of County Commissioners

E. CPA2004-14 – Coastal High Hazard Area

Amend the Conservation and Coastal Management Element, Policy 105.1.4., to consider limiting the future population exposed to coastal flooding while considering applications for rezoning in the Coastal High Hazard Area.

Sponsor: Board of County Commissioners

F. CPA2004-15 - Fort Myers Shores Table 1b Update

Revise the Lee Plan Land Use Allocation Table (Table 1b) for the Fort Myers Shores Planning Community to address the establishment of the Outlying Suburban future land use category within the Planning Community.

Sponsor: Board of County Commissioners

G. Adopt the following Ordinance, which adopts the Consent Agenda items:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE LAND USE PLAN, COMMONLY KNOWN AS THE “LEE PLAN” ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENTS APPROVED ON THE CONSENT AGENDA DURING THE COUNTY’S 2004/2005 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT, MAPS AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.

3. ADMINISTRATIVE AGENDA

A. CPA2004-13 - I-75 and S.R. 80 Interchange

Amend the future land use designations of Map 1, the Future Land Use Map, for the Interstate 75 and State Road 80 Interchange to balance existing and future land use designations in this area.

Sponsor: Board of County Commissioners

B. Adopt the following Ordinance, which adopts CPA2004-13:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2004-13 (PERTAINING TO I-75 AND S.R. 80 INTERCHANGE) APPROVED DURING THE COUNTY'S 2004/2005 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO THE FUTURE LAND USE MAP; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

C. CPA2004-16 – Pine Island Compromise

The compromise proposes to amend the Lee Plan as follows:

Amend the Future Land Use Map series for specified parcels of land (total of approximately 157 acres) located in Section 31, Township 43 South, Range 22 East, to change the Future Land Use classification from "Coastal Rural" to "Outlying Suburban." The property is generally located in the Bokeelia area south of Barrancas Avenue and north of Pinehurst Road.

Amend the Pine Island Vision Statement and Goal 14 to recognize the value of preserving agricultural activities on the island;

Amend the Future Land Use Element Policy 1.4.7, the Coastal Rural Policy, to allow the retention of active or passive agriculture in lieu of habitat restoration to regain density;

Amend the current percentages of preserved or restored uplands in Policy 1.4.7;

Add a policy that further defines the restoration standards referred to in Policy 1.4.7;

Amend Housing Element Policy 135.2.3. to incorporate a reference to the Coastal Rural future land use category;

Amend the Pine Island Vision Statement, Goal 14, Table 1(a) footnote 4, the Definition of Density in the Glossary, and other Plan provisions to create a new transfer of development rights program for Pine Island; Amend the definition of Density to allow mixed use projects to retain some or all residential density that is typically lost to commercial acreage, if Pine Island TDRs are utilized to regain density; Amend the Mixed Use definition in the Glossary to redefine mixed use projects;

Evaluate creating a concurrency exception area for a portion of Pine Island Center; and,

Evaluate establishing additional Urban Infill areas on the mainland portion of the County to be receiving areas for Pine Island TDRs. Evaluate increasing allowable bonus densities in specific locations based on a point system that incorporates several criteria.

Sponsor: Board of County Commissioners

D. Adopt the following Ordinance which adopts CPA2004-16:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2004-16 (PERTAINING TO THE PINE ISLAND COMMUNITY PLAN COMPROMISE) APPROVED DURING THE COUNTY'S 2004/2005 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

4. ADJOURN

These meetings are open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions. Pursuant to Florida Statutes Section 163.3184(7), persons participating in the Comprehensive Plan Amendment process, who provide their name and address on the record, will receive a courtesy informational statement from the Department of Community Affairs prior to the publication of the Notice of Intent to find a plan amendment in compliance.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Janet Miller at 479-8583.

LEE COUNTY ORDINANCE NO. 05-____
(Consent Ordinance)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE LAND USE PLAN, COMMONLY KNOWN AS THE "LEE PLAN" ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENTS APPROVED ON THE CONSENT AGENDA DURING THE COUNTY'S 2004/2005 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT, MAPS AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan (hereinafter referred to as the "Lee Plan") Policy 2.4.1 and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners; and,

WHEREAS, the Lee County Board of County Commissioners, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held public hearings pursuant to Chapter 163, Part II, Florida Statutes, and the Lee County Administrative Code on January 24, 2005, March 28, 2005, April 25, 2005, and May 23, 2005; and,

WHEREAS, the Board of County Commissioners, pursuant to Florida Statutes and the Lee County Administrative Code held a public hearing for the transmittal of the proposed amendments on June 1, 2005. At that hearing, the Board approved a motion to send, and did later send, the proposed amendment to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the transmittal hearing on June 1, 2005, the Board announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC report on August 19, 2005; and,

WHEREAS, the Board moved to adopt the proposed amendments to the Lee Plan set forth herein during its statutorily prescribed public hearing for the plan amendments on October 12, 2005.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted a series of public hearings to consider proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the certain amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as amended, will continued to be the "Lee Plan." **This ordinance may be referred to as the "2004/2005 Regular Comprehensive Plan Amendment Cycle Consent Ordinance."**

SECTION TWO: ADOPTION OF LEE COUNTY'S 2004/2005 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE (Consent Agenda Items)

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting amendments, as revised by the Board of County Commissioners on October 12, 2005, known as: CPA2004-02, CPA2004-08, CPA2004-09, CPA2004-12, CPA2004-14, and CPA2004-15. The aforementioned amendments amend the text of the Lee Plan including the Future Land

Use Map series and the Lee Plan Land Use Allocation Table (Table 1b). A brief summary of the content of those amendments is set forth below:

CPA2004-02 (Estero Outdoor Display)

Amend Lee Plan Policy 19.2.5. of the Future Land Use Element to allow outdoor display in excess of one acre at the intersection of I-75 and Corkscrew Road. Sponsor: Argonaut Holdings, Inc.

CPA2004-08 (Oak Creek)

Amend the Future Land Use Map Series for a 27.25±-acre portion of land located in Section 17, Township 43 South, Range 25 East, to change the classification shown on Map 1, the Future Land Use Map, from "Rural" to "Suburban." Amend the Future Land Use Map Series for a 17.81±-acre portion of land located in Section 19, Township 43 South, Range 25 East, to change the classification shown on Map 1, the Future Land Use Map, from "Suburban" to "Rural." Sponsor: S.W. Florida Land 411, LLC.

CPA2004-09 (Captiva)

Amend Goal 13 of the Lee Plan pertaining to the Captiva Community to incorporate recommendations of the Captiva Island Community Planning effort. Amend Goal 84: Wetlands to add a new policy 84.1.4. Sponsor: BOCC.

CPA2004-12 (Boca Grande)

Amend the Future Land Use Element of the Lee Plan to incorporate recommendations of the Boca Grande Community Planning effort. Establish a new Vision Statement and a new Goal, including Objectives and Policies specific to Boca Grande. Sponsor: BOCC.

CPA2004-14 (Coastal High Hazard Area Density)

Amend the Lee Plan's Conservation and Coastal Management Element Policy 75.1.4. to consider limiting the future population exposed to coastal flooding while considering applications for rezoning in the Coastal High Hazard Area. Sponsor: BOCC

CPA2004-15 (Fort Myers Shore Table 1b Update)

Text amendment to revise the Lee Plan Land Use Allocation Table (Table 1b) for the Fort Myers Shores Planning Community to address the establishment of the Outlying Suburban Future Land Use Category within the planning community. Sponsor: BOCC

The corresponding Staff Reports and Analysis, along with all attachments for these amendments are adopted as "Support Documentation" for the Lee Plan.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made

effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and, when put to a vote, the vote was as follows:

- Robert P. Janes
- Douglas St. Cerny
- Ray Judah
- Tammy Hall
- John Albion

DONE AND ADOPTED this 12th day of October 2005.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
Deputy Clerk

BY: _____
Chairman

DATE: _____

Approved as to form by:

Donna Marie Collins
County Attorney's Office

**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

✓	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. 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

- 1. RECOMMENDATION:** The LPA recommended that the Board of County Commissioners transmit the proposed amendment with the language changes shown in Item D. below.
- 2. 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: 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

 **LEE COUNTY**
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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

April 10, 2003

John E. Manning
District One

Douglas R. St. Coiro
District Two

Ray J. Johnson
District Three

Andrew W. Coy
District Four

John E. Alton
District Five

Donald D. Stivell
County Manager

James G. Yeager
County Attorney

Diane M. Parker
County Hearing Examiner

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

**A
COMPREHENSIVE
PLAN
AMENDMENT
TO THE LEE PLAN**

**CAPTIVA COMMUNITY PANEL
FEBRUARY 2004**

PREPARED BY GOODERHAM & ASSOCIATES INC.

– TABLE OF CONTENTS –

- 1: Amendment application**
- 2: Policy analysis**
- 3: Traffic, water and Lee Plan analysis**
- 4: Captiva property owners**
- 5: Captiva properties by STRAP number**
- 6: Maps — Land use, zoning, water service, topo aerials**
- 7: Soils**
- 8: Island background and demographics**
- 9: Service letters**
- 10: Community Panel minutes**
- 11: Community Panel members and disclosure forms**

— 1 —
AMENDMENT
APPLICATION

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____ REC'D BY: _____
APPLICATION FEE _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning _____ Commissioner District _____
Designation on FLUM _____

(To be completed by Planning Staff)

Plan Amendment Cycle: __Normal __Small Scale __DRI __Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

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 policies 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

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 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.

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.

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

I, _____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of owner or owner-authorized agent

Date

Typed or printed name

STATE OF FLORIDA)

COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this _____ day of _____ 20____,

by _____, who is personally known to

me or who has produced _____

as identification.

**ORIGINAL APPLICATION HAS
BEEN SIGNED AND NOTARIZED**

(SEAL) Signature of notary public

Printed name of notary public

— 2 —
**POLICY
ANALYSIS**

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), there 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 is 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 is 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 clear-house 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

- Rezoning – 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

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 appear 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 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 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 breached 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

April 10, 2003

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

David C. Felton
Communication Development Services, Inc.
224 Datura Street, Suite 1008
West Palm Beach, FL 33401

Dear Mr. Felton:

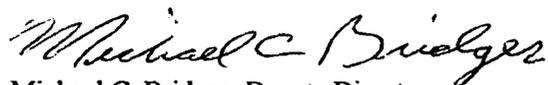
As we've discussed during various meetings and telephone conversations, Public Safety continues to plan for enhancements to our 800 MHz radio system. As you're aware, hand-held radio coverage on the barrier islands, most notably Sanibel and Captiva, is very poor. That's because we don't have any transmit/receive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

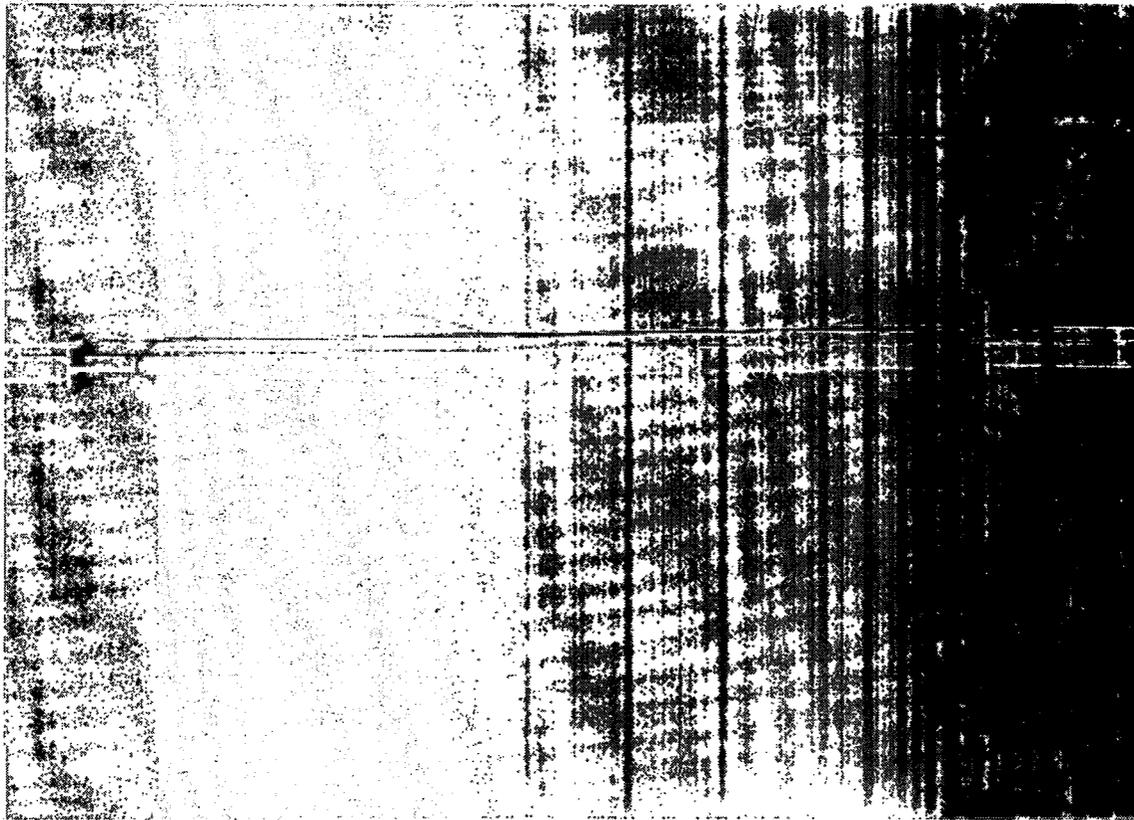
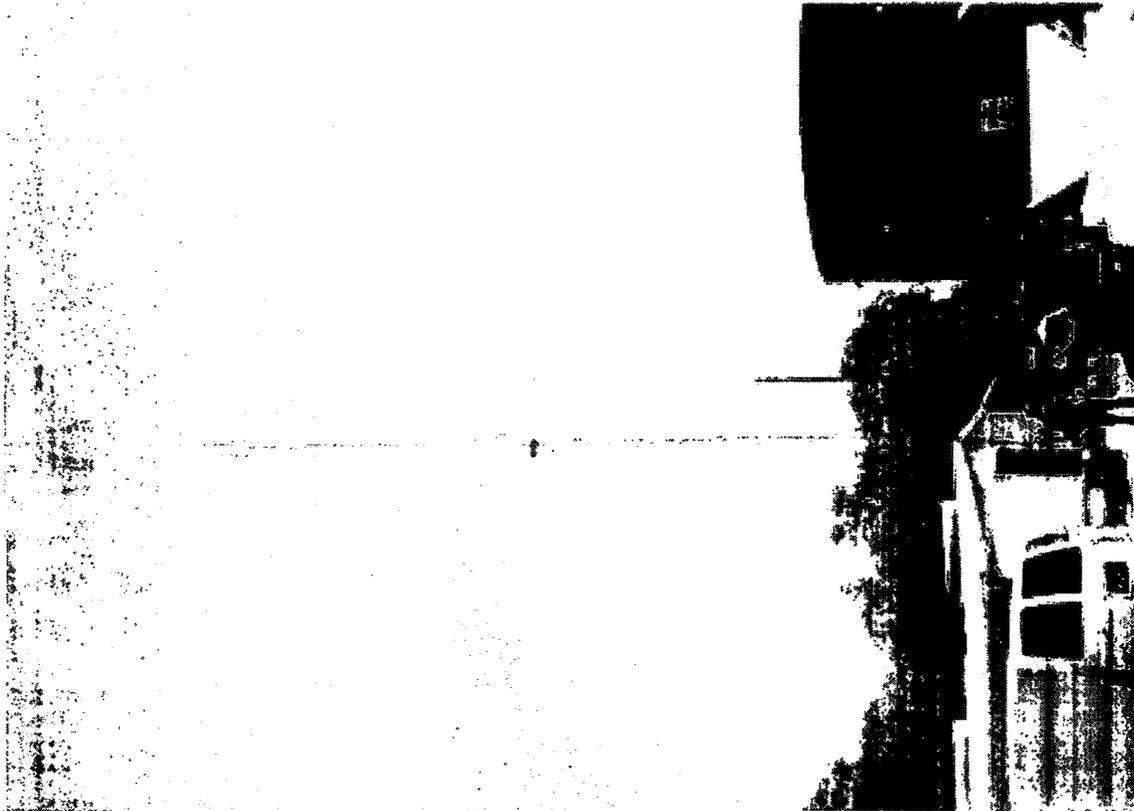
cc: John Wilson, Director

P.O. Box 398, Fort Myers, Florida 33902-0398 (941) 335-2111
Internet address <http://www.lee-county.com>

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



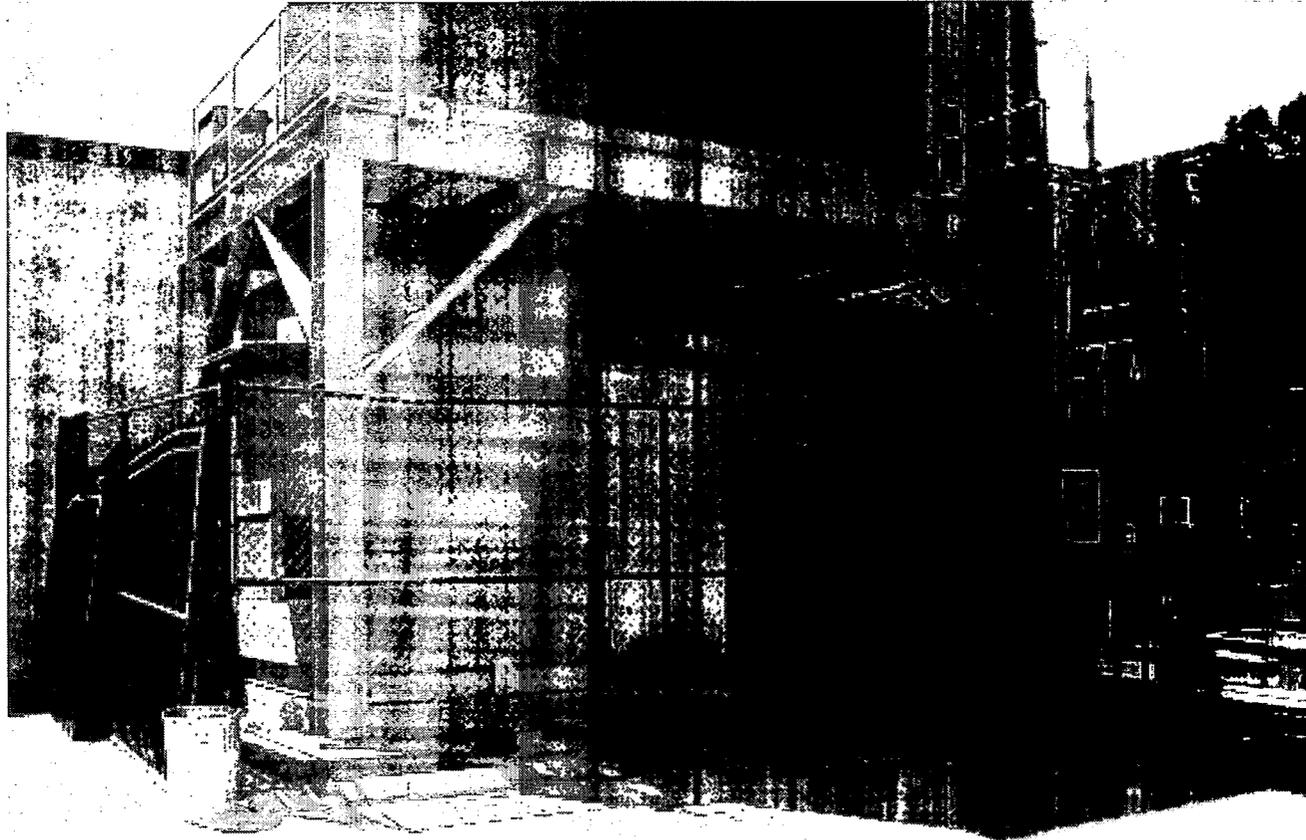
Communications Development Services — Existing facilities photos #1



Communications Development Services — Existing facilities photos #2



Communications Development Services — Photo #1



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

RM-2 zoning

- Lot area: 6,500 square feet minimum for single-family home; 7,500 square feet 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 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.

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.

— 3 —

**TRAFFIC, WATER &
LEE PLAN ANALYSIS**

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:

1. Service personnel – looking at the late-day peak southbound flow both 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

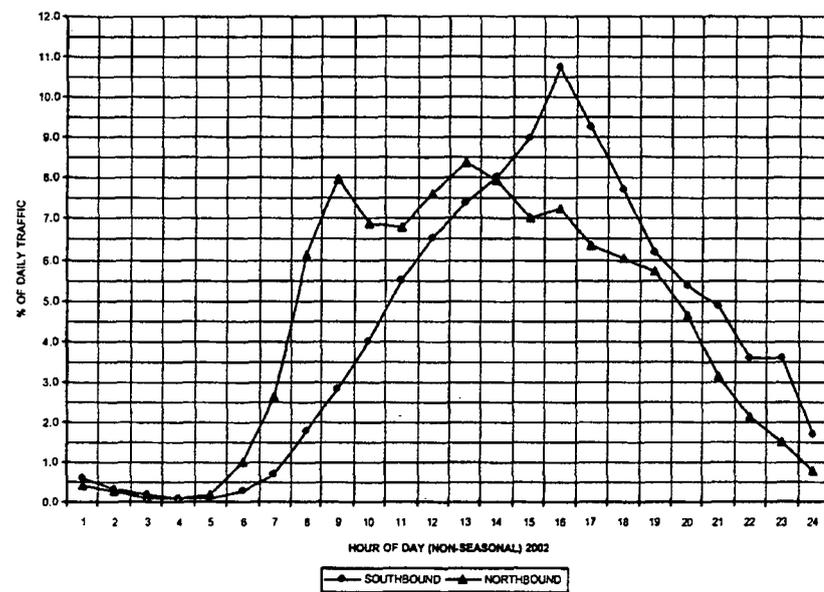
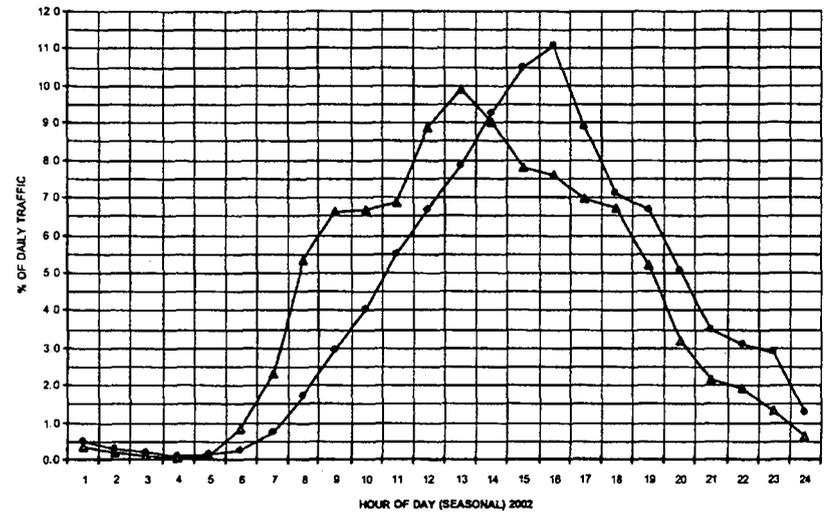
Monday	100
Tuesday	101
Wednesday	102
Thursday	101
Friday	107
Saturday	102
Sunday	87

3. Peak Flow Characteristics

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

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

STA # 26 CAPTIVA ROAD
 NORTH OF BLIND PASS



PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	M A P	Year									NOTE	PERM ANENT STATION	
				1993	1994	1995	1996	1997	1998	1999	2000	2001			2002
RIVER RANCH RD	S OF CORKSCREW RD	466	H					2200	2400	1900	3000	3700	1800		15
SAN CARLOS BLVD	N END OF MANTAZAS BRIDGE		H	21800	22500	15600	20700	23100							
(SR 865) (FMB AREA)	S OF BAYSIDE BLVD		H	25300	27000	27400									
	S OF PRESCOTT ST	8	G					20200	23900	24400	24400	24700	25100		
	N OF SUMMERLIN RD	379	G	14800	14700	15000	14900	17000	14900	14300	13000	14800	12600		37
	S OF GLADIOLUS DR		G	21400	21200										
SAN CARLOS BLVD	E OF US 41	423	H			5400	5500	4800	5100	4700	5200	5600	4900		25
(SAN CARLOS PARK AREA)															
SANIBEL /CAPTIVA RD	N OF BLIND PASS BRIDGE	26	I	6000	6500	6200	6500	6400	6300	6400	6300	6300	5900		
	W OF TARPON BAY RD	383	I	10400	10600	11800	10700	10400	10400	10500	10000	10300	9600		26
	N OF WULFERT RD		I	7300	7600										
SANIBEL CAUSEWAY	N OF PERIWINKLE RD		I	18300	18000										
SANIBEL BLVD	E OF US 41	467	H					8800	9000	7700	7400	9400	N/A	3	10
SANTA BARBARA BV	S OF SW 22 TERR	54											21800		1
	S OF SW 28 ST	55											21500		1
SHELL POINT BLVD	N OF MCGREGOR BLVD	385	G	2700	2700			3100	2800	3500	4300	4100	4300		36
SENTINELA BLVD	E OF MOORE AVE	478	F					100	100	100	100	400	500		6
SIX MILE CYPRESS	E OF US 41	386	G	22900	17800	19600	24600	26900	26700	29800	30300	33800	33100		31
PARKWAY	E OF METRO PKWY	387	G	11500	9300	10800	11700	14000	14600	16100	17800	19700	20300		31
	N OF DANIELS PKWY	388	G	8800	7900	9900	9800	10000	9800	11900	11100	13000	14600		18
	S OF COLONIAL BLVD	18	E	6800	7800	7900	8300	8500	8300	9100	9900	10400	10000		
SLATER RD	N OF BAYSHORE RD (SR 78)	389	D	5900	5800	5900	6000	5800	6400	5700	5700	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: “Rezoning 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 is 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 (Captive, 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 part 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.

— 4 —
**CAPTIVA
PROPERTY OWNERS**

SiteNumber	SiteStreet	SiteUnit	OwnerName	OwnerOthers	OwnerAddr1	OwnerAddr2	OwnerCity	OwnerState	OwnerZip	OwnerCountry
920	SS PLANTATION DR		PLANTATION DEV LTD 76.25% + CT MUTUAL LIFE INS 23.75%		8270-105 COLLEGE PKWY		FT MYERS	FL	33919	
	ACCESS UNDETERMINED		JOHNSTON CHAS + ANNIE DIE		P.O. BOX 399		CAPTIVA	FL	33924	
11538	ANDY ROSSE LN		DUGAN PROPERTY MANAGEMENT LLC		6694 KNOLLWOOD DR		FAIRVIEW	PA	16415	
16507	CAPTIVA DR		CHELAND JOHN A + BETH A HW		PA BOX 411		FAIRVIEW	MI	49265	
16515	CAPTIVA DR		ELDRIDGE HUNTINGTON JR TR + JONES JERRY D TR		200 W ADAMS ST STE 2600		CHICAGO	IL	60606	
13470	PALMFLOWER LN		MCLUNCH TERRANCE J + NANCY G		P O BOX 483		SOUTHPORT	CT	6490	
16310	CAPTIVA DR		JOHNSTON C R + CONSTANCE S		513 WAYNE DR		WILMINGTON	NC	28403	
14860	MANGO CT	62	WEINER MICHAEL + ALEXANDRA		37 PILLSBURY DR		SCARBOROUGH	ME	4074	
	ACCESS UNDETERMINED		MERISTAS 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		P O BOX 248		CAPTIVA	FL	33924	
17181	CAPTIVA DR		MULLINS MICHAEL C + CANNELLA C		21 WINDROSE WAY		GREENWICH	CT	6830	
11119	SCHAEFLERA CT		MAZZONE ANTHONY J + PATRICIA A		32 COPPOLA CT		CLIFTON	NJ	7013	
114	SCHAEFLERA 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		7818 CLIFF VIEW DR		POLAND	OH	44514	
16721	CAPTIVA DR		PETUS G T		2 RIDGEWOOD ST		SAINT LOUIS	MO	63124	
16915	CAPTIVA DR		CAPTIVA PROPERTIES LLLP		2450 S DOWNING ST		DENVER	CO	80210	
16989	CAPTIVA DR		DUNBAR WALLACE H JR CO PER REP FOR ELLEN T DUNBAR ESTATE		12906 SHELBYVILLE RD		LOUISVILLE	KY	40243	
16565	CAPTIVA DR		RIEGERT L JOHN + RIEGERT BETTY JO		PO BOX 1025		CAPTIVA	FL	33924	
16495	CAPTIVA DR		RECKER BROOKE E		RD 6 SCAIFE RD		SEWICKLEY	PA	15143	
16355	CAPTIVA DR		ANDERSEN CHRISTINE E 1/2 INT + ANDERSEN SARAH J 1/2 INT T/C		P O BOX 204		BAYPEORT	MN	55003	
16298	LAIKA DR		LIPON INC		21 W MCGRORY BLVD		FT MYERS	FL	33901	
932	SS PLANTATION RD		KOELMEL CARL F TR 50% INT + KOELMEL ELFRIDE W TR 50% INT		80 SELLERSVILLE DR		EAST STROUDSBURG PA		18301	
936	SS PLANTATION RD		WIENER LEE RUSSELL		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			SWITZERLAND
1109	SCHAEFLERA CT		IMMOLEAS FINANZIERUNG AG		CHENUN DU MONT BLANC		CH 1270 TRELEX			SWITZERLAND
1108	TALLOW TREE CT		IMMOLLESING FINANZIERUNG AG		7EMIN 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 HW		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		1500 HICKORY LN		WINTON	FL	80167	
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		SCHAEER AUGUST WILHELM + KILGER SIGRID		FINNENSTRASSE 10		D-68125 SAARBRUECKEN			GERMANY
11530	WIGHTMAN LN		BORSCHKE AUGUST J + SUSAN S		1115 EDGEBROOK DR		WINSTON SALEM NC		27106	
11526	WIGHTMAN LN		HUNTER JUDITH ANN H		14206 INDIAN WELLS DR		HOUSTON TX		77069	
11529	LAIKA LN		HULLSTRUNG MARK W + ANTONIA		1-8 MURRAY AV		MAHAWAH 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		FARRELL KEVIN		2555 COCONUT DR		SANIBEL	FL	33957	
11523	WIGHTMAN LN		PAWELEK MICHAEL + LAURA		1208 OAK HARBOUR CIRCLE		NOBLESVILLE IN		46050	
11521	WIGHTMAN LN		KOEBEL LOUISE M TR		P O BOX 52		CAPTIVA	FL	33924	
11491	DICKEY LN		GARROW MARK + GARROW GAIL T/C		2722 LINDA MARIE DR		OAKTON VA		22124	
11431	DICKEY LN		MILLER ROBERT E		1 MAHOPAC PLAZA		MAHOPAC NY		10541	
11481	DICKEY LN		HOOGERHOEYDE GENE		153 CENTRAL AVE		HAWTHORNE NJ		7508	
11490	OLD LODGE LN		DEUTSCHMANN MARYANNE HW		11490 OLD LODGE LN		CAPTIVA	FL	33924	
11	BEACH HOMES		BRENNAN THOMAS S + MARGARET A		4601 COLLING		TROY MI		48058	
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		WATTS LIZBETH K + ELIZABETH A		1010 PERCY AVE		SCOTT BEND IN		46335	
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	SCHAEFLERA CT		LINN JOHN R + BARBARA ANN		11510 PIPERS GLEN		FT MYERS FL		33912	
1105	KABARAW TREE CT		PRELL FRANK		BUNDTACHERS STR 13		CH 8127 FORCH			SWITZERLAND
1103	TALLOW TREE CT		FREEMAN SUE F TR FOR SUE F FREEMAN TRUST		766 BOLSANA DR		CANYON LAKE TX		78132	
11400/410	DICKEY LN		FUMEI CINDY HUDSON		14261 RIVER ROAD		CAPTIVA	FL	33924	
14802	CAPTIVA DR		BOYLE JAMES C + BOYLE FRANCES BAINOR HW		14790 CAPTIVA DR		CAPTIVA	FL	33924	
11558/560	LAIKA LN		RAUSCHENBERG ROBERT M TR		P O BOX 54		CAPTIVA	FL	33924	
11548	WIGHTMAN LN		WERBONNIER ADELAIDE TR		11548 WIGHTMAN PL		MINNAPOLIS MN		55412	
11532	WIGHTMAN LN		BERGIN RICHARD F TR 1/2 INT + BERGIN GERTRUDE TR 1/2 INT		P O BOX 964		CAPTIVA	FL	33924	
11516	WIGHTMAN LN		HAMILTON THOMAS + TERRY		1880 CENTURY PARK E STE 1600		LOS ANGELES CA		90067	
11508	WIGHTMAN LN		FRACYON MANSOUR + FRACYON MANSOUREH HW		11508 WIGHTMAN LN		CAPTIVA	FL	33924	
11504	WIGHTMAN LN		K + W RAINBOW INC		P O BOX 1811		VINEYARD HAVEN MA		2568	
11507	LAIKA LN		LAZZOLA JAMES F + KAREN B		100 DUNBAR W PL		SCARBOROUGH HILLS IL		60130	
11551	LAIKA LN		BARBEE JOSEPH E + WYNELLE S		1938 GRACE AV		FT MYERS	FL	33901	
11513	WIGHTMAN LN		GARSKIE EDWARD E + CAROL R		5632 OAKWOOD CIR		LONG GROVE IL		60047	
11407	OLD LODGE LN		HUTTON LYNN C + JUDITH J		11407 OLD LODGE LN		CAPTIVA	FL	33924	
1	BEACH HOMES		SCHNEIDER RICHARD L + JOYANNE		P O BOX 207		CAPTIVA	FL	33924	
8	BEACH HOMES		AVRES FREDERIK		11407 OLD LODGE LN		CAPTIVA	FL	33924	
10	BEACH HOMES		MENDOZA CRISTINA L TR		7150 SW 130TH ST		JENSEN BEACH FL		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		WICNER MICHAEL M + MARY C		22450 PARK ST		DEARBORN MI		48124	
1135	LONGIFOLIA CT		WCN PROPERTIES LLC		2294 MOLLY PITCHER HIGHWAY SO CHAMBERSBURG PA		DEARBORN MI		48124	
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		112 DEERFIELD RIDGE RD		WILDWOOD MO		63005	
13	SEASCAPE CT		GIBSON RONALD + PHYLLIS		2108 PINECREST MANOR		ST LOUIS MO		63122	
22	URCHIN CT		FENNIMAN WILLIAM W TR FOR WILLIAM W FENNIMAN TRUST		P O BOX 682		CAPTIVA	FL	33924	
24	URCHIN CT		MERCADANTE LUCILLE + PLATA ZULEMA		10 POST OFFICE SQ NORTH MEZZ		BOSTON MA		2109	
31	URCHIN CT		ALIZADEH CYRUS + KATHI		4229 SW 77TH ST		GAINESVILLE FL		32608	
40	OSTER CT		ROSENBERG GORDON W CO TR + ROSENBERG CONSTANCE F		17954 SADDLE HORN RD		GLENCOE MO		63038	
47	OSTER CT		SCHREIBER DIANE E		1825 ENCORE LN		ANN ARBOR MI		48103	
49	OSTER CT		PETRINI DIANNE M TR		4890 WOODS CT		EXCELSIOR MN		55331	
56	SANDPIPER CT		IRVINE ROBERT G + ANNA D		2310 STARKE RD		LARGO FL		33771	
15153	CAPTIVA DR		ESCHERT JOAN M		437 PURITAN RD		SWAMPSCOTT MA		1907	
11510	GORE LN		REYES HERNAN M + DOLORES C		PO BOX 94415153 CAPTIVA DR		CAPTIVA	FL	33924	
15181	WILES DR		WU STEPHEN W + JANE E		P O BOX 116		CAPTIVA	FL	33924	
15166	WILES DR		JENSEN BETTY J TR		2827 14TH AVE NE		BELLEVEUE WA		98005	
15172	WILES DR		JENSEN BETTY J TR		P O BOX 460		CAPTIVA ISLAND FL		33924	
15855	CAPTIVA DR		BETTCHER LAURENCE A TR + CHARLES JAMES H TR		P O BOX 336		VERMILION OH		44069	
15747	CAPTIVA DR		VOJCEV VICTOR + MONI J		13851 COVINGTON		PLYMOUTH MI		48170	
16525	CAPTIVA DR		MCGILLY BURTON J + ROSALYN J		PO BOX 968		CAPTIVA	FL	33924	
16785	CAPTIVA DR		FITZHUGH HAZEL HOLLOWAY CO TR + SUTTON WILLIAM D CO TR + SUTTON WILLIAM D CO TR P O BOX 326		P O BOX 276		CAPTIVA	FL	33924	
16447	CAPTIVA DR		COCONUT GROVE BANK TR FOR CAPTIVA ISLAND LAND TRUST #16452 2701 S BAYSHORE DR		29 W HUBBARD ST STE 2W		MIAMI	FL	33133	
16512	CAPTIVA DR		PELICAN HOLDINGS INC		1550 EDWARDS ST		CHICAGO IL		60610	
16510	CAPTIVA DR		HARRON PAUL F JR		16590 CAPTIVA DR		CAPTIVA	FL	33924	
16596	CAPTIVA DR		CUTLER STEPHEN + SUE ELLEN		PO BOX 1407		SANIBEL	FL	33957	
16790	CAPTIVA DR		KRAMER NORBERT A + URSULA C		P O BOX 909		CAPTIVA	FL	33924	
16095	CAPTIVA DR		TRAFF CLIFF JR TR		P O BOX 729		CAPTIVA	FL	33924	
16171	CAPTIVA DR		GIBSON RONALD + PHYLLIS		P O BOX 458		CAPTIVA	FL	33924	
16195	CAPTIVA DR		ROSS LUCIANN A G TR + WELLS KATHERINE G TR		33 PORTLAND PL		SAINT LOUIS MO		63108	
940	SS PLANTATION RD		KOELMEL CARL F TR 50% INT + KOELMEL ELFRIDE W TR 50% INT		80 SELLERSVILLE DR		EAST STROUDSBURG PA		18301	
	LONGIFOLIA CT		MARION JAMES P JR ET AL		81 BANK ST		NEW CANAAN CT		6840	
15161	WILES DR		WHEATON INVESTMENT CO LLC		204 W WHEATON AV		YORKVILLE IL		60560	
15699	CAPTIVA DR		SILVERGLIDE HARRY R + EDDYTHE TRFOR SILVERGLIDE LIVING TRUST		20150 RANCHO BELLA VISTA		SARATOGA CA		95070	
16428	CAPTIVA DR		STAFFORD JOHN R + INGE P		P O BOX 309		CAPTIVA	FL	33924	
16682	CAPTIVA DR		MILLER HAROLD E JR + SUSAN ANN		5 GIRALDA FARMS		MADISON NJ		7940	
11410	OLD LODGE LN 2D		LOOMIS-PETRITZ PROPERTIES LLC		P O BOX 656		CAPTIVA	FL	33924	
41	OSTER CT		ABRAMS ROBERT J + STONER JANET E HW		1988 MARSHALL RD		KIRKWOOD MO		63122	
2030	BEACH VILLAS		WEINER MICHAEL + ALEXANDRA		551 S MUTZ DR		COLUMBUS IN		47201	
15867	CAPTIVA DR		ALOPS PAUL + MICHELE		46 GARFIELD AVE		TORONTO ON		M4T 1E9	CANADA
11410	OLD LODGE LN 2B		CUNNINGHAM JOHN R + MICHELE		15147 CAPTIVA DR					

16548	CAPTIVA DR	STANTON WARREN B	16548 CAPTIVA DR	CAPTIVA	FL	33924
16718	CAPTIVA DR	BAHNK ROGER L + LORE W	50 COVE RD	OYSTER BAY COVE NV		11771
16730	CAPTIVA DR	NEDBLAKE G WESLEY + RENEE J	P O BOX 386	CAPTIVA	FL	33924
16780	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	882271 ONTARIO INC	41 CHELTONHAM AV	TORONTO	ON	MAN YP8
28	BEACH HOMES	CAPSLE INVESTMENTS INC	1140 AVENUE OF THE AMERICAS	NEW YORK	NY	10036
29	BEACH HOMES	BRODY GEORGE + FONSA CO-TRS	204 HIGH CANYON CT	RICHARDSON	TX	75080
16	URCHIN CT	SHINNER INGBERG TRUST	4701 PARADISE WAY SE	ST PETERSBURG	FL	33705
33	URCHIN CT	THORSON BRIAN L + PATRICIA M	4486 WEDGEWOOD DR	EAGAN	MN	55123
34	SEA HIBISCUS CT	STONE STEPHEN L + REGINA K	4 DEVLIN CT	ST LOUIS	MO	63141
50	OSTER CT	7050 BUILDING LLC	6006 CLAREMONT CT	LANSING	MI	48917
51	OSTER CT	SONES RUTH A	216 CULPEPER RD	RICHMOND	VA	23229
52	OSTER CT	WALDROP DAVID W + GRACE P	515 CUTWATER TRAIL	ATLANTA	GA	30328
11500	GORE LN	STEGMANN MARCIA A TR	18511 SASSAFRAS PLACE DR	GLENCOE	MO	63038
16205	CAPTIVA DR	VENTIMIGLIA JOHN + PATRICIA	16395 WINDERMERE CIR	SOUTHGATE	MI	48195
16249	CAPTIVA DR	STREHLOW ROBERT TR STREHLOW TRUST	P O BOX 101	CAPTIVA	FL	33924
16273/79	CAPTIVA DR	K + M PROPERTIES	1500 42ND AVE E	SEATTLE	WA	98112
16393	CAPTIVA DR	JECKERING THOMAS E + VIRGINIA	7720 MAYFIELD RD	GATES MILLS	OH	44040
16393	CAPTIVA DR	RICE MARY H TR + ETALS	HRK GROUP INC 345 ST PETER ST	SUITE 1200 ST PAUL MN		55102
16322	CAPTIVA DR	MACKENZIE DAVID D TR + MACKENZIE DEBORAH TR	700 E WOODLAND RD	LAKE FOREST	IL	60045
16418	CAPTIVA DR	LINDNER RICHARD J	16418 CAPTIVA DR	CAPTIVA	FL	33924
17110/12	CAPTIVA DR	HALL ELLA ETAL JT	P O BOX 782	CAPTIVA	FL	33924
17061	CAPTIVA DR	HOLLEY PARTNERS	213 WEST INSTITUTE PL SUITE 403	CHICAGO	IL	60610
17140	CAPTIVA DR	MOBED DARAYES + GOHER D	RD#3 BOX 532 RESERVOIR RD	GOSHEN	NY	10924
16431	CAPTIVA DR	BAHN MANAGEMENT CO LLC	5075 JOEWOOD	SANIBEL	FL	33957
16478	CAPTIVA DR	MARTIN JAMES B + INGRID K	16478 CAPTIVA DR	CAPTIVA	FL	33924
845	SS PLANTATION RD	CHALFANT MATTHEW C	1012 BLUFF RIDGE DR	NEW ALBANY	IN	47150
948	SS PLANTATION RD	MORGAN JAMES S + JANE K + HAMILTON H S + M	1515 THE FAIRWAY WOODSIDE 282	RYDAL	PA	19048
1117	SCHEFFLERA CT	FLORIDA INVESTORS LIMITED	875 N MICHIGAN AVE STE 3620	CHICAGO	IL	60611
1113	SCHEFFLERA CT	HOOD WARREN A JR	P O BOX 682	HATTIESBURG	MS	39403
1106	TALLOW TREE CT	NEAL JEFFREY C + CELLMER SUSAN J HW	1099 PELHAM RD	WINNETKA	IL	60093
1104	TALLOW TREE CT	FREEMAN SUE F TR	786 BOLANA DR	LAGUNA BEACH	CA	92651
1112	SCHEFFLERA CT	RONALD PETER + MARY B	PO BOX 877	CAPTIVA	FL	33924
1116	SCHEFFLERA CT	BERMAN C J + KATHERINE A	31 PEACH TREE CT	CHESHIRE	CT	6410
14861	MANGO CT	GARVEY PAUL E	PO BOX 204	CAPTIVA ISLAND	FL	33924
14940	CAPTIVA DR	RAUSCHENBERG ROBERT TR	P O BOX 54	CAPTIVA	FL	33924
11550	LAIKA LN	PORTER GREGORY A + HOLLY L	5 HICKORY LANE	BARRINGTON HILLS	IL	60010
11524	LAIKA LN	TURNER SHEILA H	4369 BAY SHORE DR	STURGEON BAY WI		54235
18455	CAPTIVA DR	HULLAR GORDON C TR FOR HULLAR REV TRUST	P O BOX 667	CAPTIVA	FL	33924
18500	CAPTIVA DR	FARWELL STELLA EVANS	16500 CAPTIVA DR	CAPTIVA	FL	33924
18620	CAPTIVA DR	WINSHALL WALTER A	P O BOX 1027	CAPTIVA	FL	33924
18742	CAPTIVA DR	PETTUS G	2 RIDGWOOD RD	SAINT LOUIS	MO	63124
18798/802	CAPTIVA DR	MCGLYNN BURTON J	P O BOX 268	CAPTIVA	FL	33924
18874	CAPTIVA DR	HUSSAMY INVESTMENTS INC	817 BEACHLAND BLVD	VERO BEACH	FL	32963
18163	CAPTIVA DR	RISHI PUNKAJ + HUDDLESTON DEBBIE HW	1011 ALTA VISTA RD	LOUISVILLE	KY	40205
18201	CAPTIVA DR	NELSON THOMAS E + SANDRA B	18201 CAPTIVA DR	CAPTIVA	FL	33924
18251	CAPTIVA DR	PARSONS DOUGLAS T + MARY LYNN	8 FARMINGTON CT	CHESHIRE	CT	20315
18357	CAPTIVA DR	RICE MARY H TR + ETALS	HRK GROUP INC 345 ST PETER ST	SUITE 1200 ST PAUL MN		55102
18369	CAPTIVA DR	RICE MARY H TR + ETALS	HRK GROUP INC 345 ST PETER ST	SUITE 1200 ST PAUL MN		55102
18286	CAPTIVA DR	CAMFERDAM HENRY JR + CHRISTINE	11011 DITCH RD	CARMEL	IN	46032
11506	WIGHTMAN LN	HAHN LARRY + CASELLA DONNA HW	39 SOUTH BAYARD LN	MAHWAH	NJ	7430
11521	LAIKA LN	ODEINAL IVANA	PO BOX 5	SANIBEL	FL	33957
11547	LAIKA LN	SIEFERT ERIC + VERA	111 MILTON RD	RYE	NY	10580
11536	WIGHTMAN LN	WOESSNER WARREN D TR	34 W MINNEHAHA PKWY	MINNEAPOLIS	MN	55419
11411	OLD LODGE LN	NELSON DAVID W +OTTO SUSAN STUART J/T	P O BOX 490	CAPTIVA	FL	33924
11460	OLD LODGE LN	SANSONE JOAN +SANSONE BEVERLY	55 PURCHASE ST	RYE	NY	10580
7	BEACH HOMES	AYRES FREDERIC W	P O BOX 2803	JENSEN BEACH	FL	34956
9	BEACH HOMES	SQUADRON HOWARD M + ANNE S	4930 GOODRIDGE AVE	BRONX	NY	10471
16	BEACH HOMES	CAPISLE PROPERTIES INC	1140 AVENUE OF THE AMERICAS	NEW YORK	NY	10036
23	BEACH HOMES	BUCHER BRIAN C TR	3871 MISSION HILLS RD	NORTHBROOK	IL	60062
12	SEASCAPE CT	ORESMAN ENID J	49 SUNSWYCK RD	DARIEN	CT	6820
14	SEASCAPE CT	BROUSTER THOMAS H SR + RUTH A	45 S GRAY AVE	WEBSTER GROVES MO		63119
21	URCHIN CT	VINSON ROBERT K + MARY JANE TRFOR MARY JANE	VINSON TRUST 14 SEASCAPE CT	CAPTIVA	FL	33924
23	URCHIN CT	DISTELHORST CRAIG TIPTON	P O BOX 3470	ANNAPOLIS	MD	21403
30	URCHIN CT	RYAN DANIEL E + ANN L	9812 PURGATORY RD	EDEN PRAIRIE	MN	55347
32	URCHIN CT	ZASHIN MARCIA G + COOK GAIL G	21 HUNTING HOLLOW DR	PEPPER PIKE	OH	44124
37	SEA HIBISCUS CT	KRAMER RONALD E + KRAMER HELEN	P O BOX 802	CAPTIVA	FL	33924
48	OSTER CT	LAIRD LINDA M + GOFF CAROLYN E	100 GARDEN DR	WATCHUNG	NJ	7099
11510	CHAPIN LN	REID HELEN A TR 1/2 INT +HATRIDGE VERNON D TR	9025 GREEN RIDGE DR	ST LOUIS	MO	63117
15161	CAPTIVA DR	HAHN LARRY + CASELLA DONNA T/C	39 S BAYARD LN	MAHWAH	NJ	7430
11520	MURMOND LN	BORNHORST DAVID J + BARBARA A	15161 CAPTIVA DR	CAPTIVA	FL	33924
11525	BIRNDALE LN	BIERI ANDREAS TR FOR ANDREAS BIERI TRUST	1449 CAUSEY CT	SANIBEL	FL	33957
15000	BINDER DR	MURPHY CHARLES J + MANGAN EILEEN A T/C	11525 MURMOND ST	CAPTIVA	FL	33924
11555	WIGHTMAN LN	GODARD STEPHENIE TR	P O BOX 745	CAPTIVA	FL	33924
11535	ANDY ROSSE LN	GRIMES RICHARD + ALLISON	PO BOX 2467	BONITA SPRINGS FL		34133
11525	ANDY ROSSE LN	FISCHER WILLIAM G + JANE C	215 N MADISON ST	HINSDALE	IL	60521
18551	CAPTIVA DR	THROP STEVEN F + TERRY K	1633 GLENGARY BAY	SAGLE	IL	83860
18645	CAPTIVA DR	MAURER MICHAEL P + WOLFSON ANDREW S T/C	125 NORTH MAIN ST #100	ST CHARLES	MO	63301
18677	CAPTIVA DR	MOODIE R M TR	32700 JACKSON RD	MORELAND HILLS OH		44022
18681	CAPTIVA DR	RILEY WILLIAM + LAURA	PO BOX 760	CAPTIVA	FL	33924
18679	CAPTIVA DR	BOATMAN KATHERYN M TR + BOATMAN DENNISO	4500 TIMBERHILL RD SE	CEDAR RAPIDS IA		52403
18737	CAPTIVA DR	WOOD WILLIAM M + HELEN R	P O BOX 357	CAPTIVA	FL	33924
18697	CAPTIVA DR	CADMAN TIMOTHY + JEAN	P O BOX 728	CAPTIVA	FL	33924
16897	CAPTIVA DR	BRYCOLE KENNETH G + BARBARA M	P O BOX 416	CAPTIVA	FL	33924
16406	CAPTIVA DR	CMC GROUP INC	2450 S DOWNING ST	DENVER	CO	80210
937	SS PLANTATION RD	ROSNER JUNE	18406 CAPTIVA DR/P O BOX 457	CAPTIVA	FL	33924
933	SS PLANTATION RD	MCGLYNN PATRICIA J	P O BOX 24009	EDINA	MN	55424
944	SS PLANTATION RD	SOUTH SEAS LLC	PMB 245 1718 M ST NW	WASHINGTON	DC	20036
1127	LONGIFOLIA CT	KOELMEL CARL F TR + KOELMEL ELFRIEDE W TR	80 SELLERSVILLE DR	EAST STROUDSBURG PA		18201
1121	SCHEFFLERA CT	PELLER JOSEPH A 94% -PELLER CONSTANCE S 6%	P O BOX 10550	WINONA	ON	LBE 554
14845	CAPTIVA DR	LANDOR USA INC	P O BOX 685	CAPTIVA	FL	33924
14837	CAPTIVA DR	RAUSCHENBERG ROBERT TR	P O BOX 54	CAPTIVA	FL	33924
14851	CAPTIVA DR	RAUSCHENBERG ROBERT TR	P O BOX 54	CAPTIVA	FL	33924
11544	WIGHTMAN LN	ROYSTER JOHN D TR	1244 ARBOR RD APT 1112	WINSTON SALEM NC		27104
11559	LAIKA LN	WINSLOW PAUL + KATHERINE	834 WINDY FENCE RD	BERNARDSVILLE NJ		7824
11551	WIGHTMAN LN	RAUSCHENBERG ROBERT TR	PO BOX 54	CAPTIVA	FL	33924
18435	CAPTIVA DR	GRIMES RICHARD + ALLISON	PO BOX 2467	BONITA SPRINGS FL		34133
18632	CAPTIVA DR	BAHN MANAGEMENT CO LLC	5075 JOEWOOD	SANIBEL	FL	33957
18628	CAPTIVA DR	KAISER HENRY A + CAROLYN C	18632 CAPTIVA DR/PO BOX 838	CAPTIVA	FL	33924
18638	CAPTIVA DR	NOYES FRANK R	9400 CUMBERLAND	CINCINNATI OH		45243
18850	CAPTIVA DR	MADAKET INVESTMENT LIMITED LIABILITY COMPANY	19100 SOUTH PARK BLVD	SHAKER HEIGHTS OH		44122
18682	CAPTIVA DR	JONES WALTER B + JO ANNE P	18650 CAPTIVA DR	CAPTIVA	FL	33924
16151	CAPTIVA DR	FREUND JOHN H + SUSAN W	102 TRINITY PASS/P O BOX 179	POUND RIDGE NY		10576
16155	CAPTIVA DR	COCHLAN STEVEN J	1030 NORTH STATE ST STE 30E	CHICAGO	IL	60610
16177	CAPTIVA DR	COCHLAN STEVEN J	1030 NORTH STATE ST STE 30E	CHICAGO	IL	60610
16217	CAPTIVA DR	BRUNING CHARLES II ET AL	231 S LASALLE ST 03-40	CHICAGO	IL	60697
16237	CAPTIVA DR	TOBIAS RANDALL L	500 E 96TH ST STE 110	INDIANAPOLIS IN		46240
11549	WIGHTMAN LN	ROBERTS ROBY L + JENNIFER K	600 GILLAM RD	WILMINGTON OH		45177
11547	WIGHTMAN LN	GRIMES RICHARD + ALLISON	P O BOX 2467	BONITA SPRINGS FL		34133
14981	BINDER DR	CHRISTOFF SOD + TEMPESTA LELIO M HW	P O BOX 117	CAPTIVA	FL	33924
11401	OLD LODGE LN	RIGGS ELIZABETH PLUME	9 CONTEMPORARY DR	DANBURY CT		6811
14990	BINDER DR	ORR JOHN J + PATRICIA J CO-TRS	P O BOX 988	CAPTIVA	FL	33924
2	BEACH HOMES	BAER JOSEPH W 1/2 INT + BAER NAN T 1/2 INT	PO BOX 123	CAPTIVA	FL	33924
5	BEACH HOMES	BOYLE JAMES C +BAINOR-BOYLE FRANCES C HW	14790 CAPTIVA DR	CAPTIVA	FL	33924
19	BEACH HOMES	GASSER ROBERT C + BARBARA M	36 DIANA RD	PORTAGE IN		46368
20	BEACH HOMES	LANDOR USA INC	P O BOX 685	CAPTIVA	FL	33924
10	SUNSET CAPTIVA LN	HOLLAND EUGENE P + JAYNE W	950 NORTH MICHIGAN AV	CHICAGO	IL	60611
11	URCHIN CT	JOHNSON MARK D + LAURA M E	26820 NOBLE RD	SHOREWOOD MN		55331
25	URCHIN CT	NOLLER KENNETH L + MARY C	31 CEDAR CT	LONGMONT CO		80503
28	URCHIN CT	TOPKA THOMAS E + MARSHA L	P O BOX 1240	CAPTIVA	FL	33924
42	OSTER CT	CHIPMAN JOHN E + PATRICIA	8395 EAST MAIN ST	GALESBURG MI		49053
43	OSTER CT	HULLSTRUNG MARK W + ANTONIA	148 MURRAY AVE	MAHWAH NJ		7430
58	SANDPIPER CT	KIRSCH MARK S + LUANN M	402 RIVERVIEW DR	THIENSVILLE WI		53092
59	SANDPIPER CT	PAOLELLA NEIL + ANITA	3980 WEST LOCH ALPINE	ANN ARBOR MI		48103
15133	CAPTIVA DR	JENSEN JOHN R + GINA	P O BOX 1103	CAPTIVA	FL	33924
11540	GORE LN	BEARD LOUISE J	59 SANDPIPER CT	CAPTIVA	FL	33924
11530	GORE LN	KOSSACK REINHARD + ANNETTE	P O BOX 5	SANIBEL	FL	33957
11515	CHAPIN LN	INTOCI GUY + INTOCI EMANUEL J/T	11540 GOVE LN	CAPTIVA	FL	33924
15010	WILES DR	BRACE ROBERT J + SHARON L	P O BOX 906	CAPTIVA	FL	33924
15012	BINDER DR	MCCARTHY PAUL F	PO BOX 580	CAPTIVA	FL	33924
16980	CAPTIVA DR	WFLP FAMILY LTD PARTNERSHIP	223 E ELM ST	GRANVILLE OH		43023
16990	CAPTIVA DR	MARTIN LOLA S	114 W 4TH ST	NEW YORK NY		10036
16083	CAPTIVA DR	DUNBAR WALLACE H JR	12906 SHELBYVILLE RD	LOUISVILLE KY		40243
16189	CAPTIVA DR	DUNBAR WALLACE H JR	12906 SHELBYVILLE RD	LOUISVILLE KY		40243
16321	CAPTIVA DR	O BRIEN JOAN E	1199 FALLS VIEW CT	SAINT PAUL MN		55118
16333	CAPTIVA DR	FOOTE EDWARD T + ROBERTA F	13627 DEERING BAY DR #1202	MIAMI FL		33158
16334	CAPTIVA DR	SUITS ELIZABETH H	P O BOX 27	CAPTIVA	FL	33924
16370	CAPTIVA DR	TURTLE RUN LLC	700 EAST WOODLAND RD	LAKE FOREST IL		60045
		RICE MARY H TR + ETALS	HRK GROUP INC 345 ST PETER ST	SUITE 1200 ST PAUL MN		55102
		KAEMMER ARTHUR TR + KAEMMER MARTHA TR	4 CROCUS HL	SAINT PAUL MN		55102
		KAEMMER MARTHA H CO TR ET AL HRK GROUP INC	345 ST PETER ST STE 1200	ST PAUL MN		55102

CANADA

80010

CANADA

17041	CAPTIVA DR	WILSON RODNEY M TR 50 % INT + WILSON JENIFER A TR 50 % INT	T/20200 LAKEVIEW AVE	EXCELSIOR	MN	55331	
15201	CAPTIVA DR	JENSEN DAVID M	P O BOX 191	CAPTIVA	FL	33924	
15891	ANDY ROSSE LN	PINK LESLIE A + JACQUELINE	BELGRAVE HOUSE, DUCIE AVENUE	ISLE OF WIGHT PO35 SNE			ENGLAND
15667	CAPTIVA DR	KIXEL HOLDINGS LLC + RIEU TIMOTHY J + KIMBERLY T/C	3325 RIVINGTON VALLEY DR	WEST WINDSHAM	MD	21794	
16575	CAPTIVA DR	GALLOWAY SAM M JR TR + GALLOWAY KATHERINE K TR	PO BOX 70	FT MYERS	FL	33902	
16501	CAPTIVA DR	RIEGERT L JOHN + RIEGERT BETTY JO	PO BOX 1025	CAPTIVA	FL	33924	
39	OSTER CT	NEWLAND JOHN A + BETH A H/W	P O BOX 411	PARMA	MI	49289	
11550	PAIGE CT	ENGELBRECHT ALEXANDRA L B U/E	P O BOX 625	CAPTIVA	FL	33924	
11531	PAIGE CT	GLOBAL INVESTORS L P	705 WALNUT ST STE 1600	DES MOINES	IA	50309	
2013	BEACH VILLAS	KOTULA DONALD L + JUDY L	P O BOX 1341	BURNSVILLE	MN	55337	
1625052	CAPTIVA DR	BRUST ROBERT H + JUDITH A	91 DOUGLAS RD	ROCHESTER	NY	14610	
17050	CAPTIVA DR	LINN GORDON D + JUDITH A	316 EAST FIRST STATE	HINSDALE	CT	06021	
17000	CAPTIVA DR	OBRIEN G PETER + PATRICIA A	118 MEADOW RD	RIVERSIDE	CT	06878	
15771	CAPTIVA DR	BUEHLER LAWRENCE D TR + HEBBLE ROBERT M TR FOR BFR TRUST	200 PARK AVE S STE 1700	BOSTON	MA	02103	
15843	CAPTIVA DR	PEEL WILLIAM F + BARBARA K	4401 E WEST HWY STE 500	BETHESDA	MD	20814	
11527	ANDY ROSSE LN	PARKER R GARY + KARMAN D	12030 GAILCREST LN	SAINT LOUIS	MO	63131	
901	MARINA VILLAS	SARGENT CYNTHIA M	14 BRIDLEWOOD RD	NORTHBROOK	IL	60062	
804	MARINA VILLAS	WATKINS JANE M TR 12.5% + WATKINS HAMILTON L + ET AL	15843 CAPTIVA DR	CAPTIVA	FL	33924	
805	MARINA VILLAS	SLIGMUELLER CINDA TR	10 POST OFFICE SQ NORTH MEZZ	BOSTON	MA	02109	
601	MARINA VILLAS	SLIGMUELLER DALE S TR FOR DALE S SLIGMUELLER TRUST	3111 FERN VALLEY RD SUITE 212	LOUISVILLE	KY	40213	
602	MARINA VILLAS	SMITH RICHARD H + ARLENE M	3708 HOBBS RD	NASHVILLE	TN	37215	
603	MARINA VILLAS	ACHILLES VIRGINIA GOODWILL	312 E HAMLIN ST	EATON RAPIDS	MI	48827	
604	MARINA VILLAS	ASSAAD WAFAA F TR FOR ASSAAD FAMILY TRUST	P O BOX 1184	CAPTIVA	FL	33924	
1610	LANDS END VILLAGE	SMITH RICHARD H + ARLENE M	396 N MONTCLAIR AVE	GLEN ELLYN	IL	60137	
1612	LANDS END VILLAGE	HEARD LAWRENCE M + JACQUELINE	396 N MONTCLAIR AV	GLEN ELLYN	IL	60137	
1629	LANDS END VILLAGE	SLOVICH GENEVIE M	59 WILLIAMSBURG LANE	ATTLEBORO	MA	2703	
1643	LANDS END VILLAGE	NANOVIC ROBERT S	9 N WILLIAMS AVE	WESTERLY	RI	2891	
1644	LANDS END VILLAGE	NANOVIC ROBERT S	4041 GULF SHORE BLVD N UT 106	NAPLES	FL	34103	
1659	LANDS END VILLAGE	BRUST ROBERT H + JUDITH A	250 TURNBURY DR	JEFFERSON CITY	MO	65103	
1660	LANDS END VILLAGE	WILDS DAVID M + HOLLY A	3904 HALL OAK CT	VALRICO	FL	33594	
1661	LANDS END VILLAGE	BAUMGARTEN ARTHUR RAND + BAUMGARTEN EILEEN L H/W	4878 CHAINCRAFT RD	GARFIELD HEIGHTS OH		44125	
1662	LANDS END VILLAGE	MATTHEWS PETER F + KO-MATTHEWS JACQUELINE C H/W	PO BOX 358	CUMBERLAND CENTER ME		4021	
1252	SS PLANTATION RD	APPELBAUM SUSAN D TR	PO BOX 358	CUMBERLAND CENTER ME		4021	
1253	SS PLANTATION RD	STRIVAGAS CLEO GUINAR	91 DOUGLAS RD	ROCHESTER	NY	14610	
1254	SS PLANTATION RD	NELSON GRANT E + CAROL J	4415 TYNE BLVD	NASHVILLE	TN	37215	
1255	SS PLANTATION RD	CROSS RICHARD B + JOAN B H/W	261 LYNDEN ST	WINNETKA	IL	60093	
11410	OLD LODGE LN 2A	PETERSEN ELLEN M A	437 WALKER RD	GREAT FALLS VA		22102	
1403	BEACH COTTAGES	MORTIMER CORP	489 GROVELAND AVE	HIGHLAND PARK IL		60035	
1404	COTTAGES	NORTHMER CORP	106 W 5TH ST 1100 ONEOK PLAZA	TULSA OK		74103	
1405	BEACH COTTAGES	TAYLOR THOMAS M TR	11410 453RD AV	PRESCOTT WI		54021	
1406	BEACH COTTAGES	ROBERTO ROBERT R JR + LISA A	301 W GATEWAY DR	FAIRVIEW PA		16415	
2010	BEACH VILLAS	SZUMIGATA JOHN E + DOROTHY A	2188 PERRAN DR	MISSISSAUGA ON		LSK MI 1	CANADA
2011	BEACH VILLAS	GERSTLE MARK R + DIANE H	4 WOODLAND RD	ANDOVER MA		1810	
11529	ANDY ROSSE LN	CAPTIVA ISLAND VACATION PROPERTIES LLC	2 WOODLAND RD	ANDOVER MA		1810	
11554	LAIKA LN	RAUSCHENBERG ROBERT M TR	1162 WAUKAZOO DR	HOLLAND MI		49424	
15155	WILES DR	ROMERSA HENRY + KATHY TR FOR HENRY + KATHY ROMERSA TRUST	1 VAN CIR	RUMSON NJ		7760	
16801	CAPTIVA DR	ASTER KAREL	19 ASHFORD DR	ALBANY NY		12203	
11519	ANDY ROSSE LN	CAPTIVA ISLAND VACATION PROPERTIES LLC	3530 WOODSIDE DR	COLUMBUS IN		47203	
11528	ANDY ROSSE LN	GINGERICH VIRGINIA R TR FOR VIRGINIA R GINGERICH TRUST	CAPTIVA	CAPTIVA FL		33924	
15351	CAPTIVA DR	HINSCH DAVID R + JOETTE J	P O BOX 54	CAPTIVA FL		33924	
15879	CAPTIVA DR	WEINER ALEXANDRA W	P O BOX 655	CAPTIVA FL		33924	
1416	BEACH COTTAGES	MORGAN JUSTIN R + PATRICE + CURRENT KENNETH A + ET AL	PO BOX 312	CAPTIVA FL		33924	
4114	BAYSIDE VILLAS	CLEMENT ROBERTO + BARBARA + MESA ALBERTO B + IDANIA R T/C	P O BOX 14	CAPTIVA FL		33924	
4216	BAYSIDE VILLAS	GINGERICH VIRGINIA R TR FOR VIRGINIA R GINGERICH TRUST	P O BOX 137	CAPTIVA FL		33924	
4218	BAYSIDE VILLAS	STRUZZIERO JOAN A	15351 CAPTIVA DR	CAPTIVA FL		33924	
2116	BEACH VILLAS	POTERASKE JOHN F JR + SHARON A	P O BOX 879	CAPTIVA ISLAND FL		33924	
2121	BEACH VILLAS	KASKIW EUGENE H + JUDITH 1/2 + SCUTELLA MICHAEL A + EILEEN R	2128 ISLAND DR	LEXINGTON KY		40502	
2216	BEACH VILLAS	ADAMS NORMAN A + MARY J	4114 BAYSIDE VILLAS	CAPTIVA FL		33924	
2217	BEACH VILLAS	LAURIE CHARLES R JR 1/3 ETAL	2 RIVER RD	CAPTIVA FL		1530	
2237	BEACH VILLAS	BALOTA R C + NANCY J	17 EILEEN DR	BRAINTREE MA		2184	
2238	BEACH VILLAS	BESANT WILSON J + BARBARA L	7502 GRANT ST	DARIEN IL		60561	
2311	BEACH VILLAS	CRESSMAN PETER T + DEBORAH P	3660 CULPEPPER DR	ERIE PA		16506	
2312	BEACH VILLAS	MCVEIGH JOHN N III	1305 CHESHIRE DR	BRIDGEWATER NJ		8607	
2328	BEACH VILLAS	FOSTER KELLY + FOSTER JILL A	4375 HIGHFIELD CT	BRIDGEWATER NJ		44141	
2331	BEACH VILLAS	SUMMER VALLEY PROPERTIES LLC	4 THE PINES CT	SAINT LOUIS MO		63141	
2332	BEACH VILLAS	M L RAY FAMILY LIMITED LIABILITY CORP	635 COUNTRY LN	GLENCOE IL		60022	
2333	BEACH VILLAS	WREIOLE AUGUST L + MELVINA C	PO BOX 265A	UXBURY MA		2331	
4220	BAYSIDE VILLAS	MCCARTHY PHILLIP D + WAGGONER NANCY + WAGGONER HARRY J	15 CEDAR LN	RIDGEFIELD CT		06877	
11411	DICKEY LN 1	ERICKSON MARGARET TR	4705 HIGHFIELD CT	RIDGEFIELD CT		06877	
11411	DICKEY LN 2	DICKINSON ANNE M	1620 WEST GATE CIRCLE	BRENTWOOD TN		37027	
11411	DICKEY LN 3	DAVIS DAVID O + AGNES T	6233 PRESTON CREEK DR	DALLAS TX		75240	
15291	CAPTIVA DR	CHAPMAN JEFFERSON L/E CHAPMAN JENNIE + ET AL	48 NOTTINGHAM WAY	LITTLE SILVER NJ		7739	
15291	CAPTIVA DR	WENDELL STEVEN + DEBORAH H/W + WENDELL MARILYN	3669 S GALLOWAY	MEMPHIS TN		38111	
15663	CAPTIVA DR	CAPTIVA PARTNERS	P O BOX 715	INDIANAPOLIS IN		47105	
15411	CAPTIVA DR	PV OF CAPTIVA INC	29 COUNTRY CLUB CIR	SCITUATE MA		2066	
15411	CAPTIVA DR	CRIMMINS WILLIAM A + GAIL A	1608 N BRYAN ST	ARLINGTON VA		22201	
15411	CAPTIVA DR	WETZEL CARROLL R JR + BERTA	2229 DUNCAN RD	KNOXVILLE TN		37919	
15411	CAPTIVA DR	CHASTAIN THOMAS G + CAROL L	1121 WARREN AV STE 140	WINSTON SALEM NC		27157	
15229	CAPTIVA DR	CANYON LAKE PROPERTIES LTD	5 E ALBUQUH AV	WINDYBROOK PA		19038	
3112	TENNIS VILLAS	PACE WILLIAM A + MAXINE H	825 MONTAUK HWY	COPIAQUE NY		11728	
3110	TENNIS VILLAS	SAHLI HOWARD D + MAGEAU KIM M T/C	677 INDIAN AVE	MIDDLETOWN RI		2842	
3134	TENNIS VILLAS	COLTON JUDITH Z	1248 GREACEAN POINT RD	MAMARONECK NY		10543	
3224	TENNIS VILLAS	LAIPPLY RONALD E + EFTHIA	777 STONY LANE	NOBLESVILLE IN		46060	
3233	TENNIS VILLAS	STEWART C D + ANN BARBARA	14261 RIVER RD	CANYON LAKE TX		78133	
3232	TENNIS VILLAS	LOCKYEAR JAMES + LEONARD CAROLYN M	16037 SW 74TH PL	MIAMI FL		33157	
3231	TENNIS VILLAS	WRIGHT MARTIN R + EILEEN K	8335 136TH STREET CIR	HUGO MN		55038	
3230	TENNIS VILLAS	KIATRELIS JOHN + NANCY	3 LONG MARSH LN	NORTH OAKS MN		55127	
3234	BEACH VILLAS	GINSTON WILLIAM J JR	1180 BROOKPARK RD	MARION OH		43022	
24225	BEACH VILLAS	SHAFER FAMILY P 1/2 + JAHNKE FRANK + MARY 1/2	45 OLD HOUSE LN	WINDYBROOK PA		19064	
2426	BEACH VILLAS	MARKS ALFRED W + ANNE L	P O BOX 943	CAPTIVA FL		33924	
2427	BEACH VILLAS	HANLEY CHARLES S JR TR	8 ANDREW CIR	HAMPDEN MA		1036	
2513	BEACH VILLAS	GULF COAST REALTY TRUST ETAL	648 MAIN ST	OSTERVILLE MA		2655	
2515	BEACH VILLAS	WAEJEN JAMES R + LINDA F	21 YOUNG AVE E	LONGMEADOW MA		10228	
2516	BEACH VILLAS	BORMILLE RALPH P	12915 25TH AV N	PLAZA NORTH NY		55442	
2535	BEACH VILLAS	STEWART LESLIE T + KAREN L	259 GORDON PL	FREEPORT NY		11520	
2537	BEACH VILLAS	PLUMLEY ALLAN R JR + MARIE C	42 GODAIR DR	HINSDALE IL		60521	
2624	BEACH VILLAS	SCHUMAN KEVIN H + CAROL J	34 WILDMEDOW RD	BOXFORD MA		1921	
5106	BAYSIDE VILLAS	GARDNER JOSEPH H + JANICE L	515 BLACKOAK OAK	SAN ANTONIO TX		78230	
5108	BAYSIDE VILLAS	SAHA SUSHIL K + SABITA R	10 FORTPOISE CT	NORTHPORT NY		11768	
5110	BAYSIDE VILLAS	RAABE JANET L	23722 E RIVER RD	GROSSE ILE MI		48138	
5116	BAYSIDE VILLAS	NEEL JOHN D + JEAN W	3231 N ALBEMARLE ST	ARLINGTON VA		22207	
5120	BAYSIDE VILLAS	MERRILL WAYNE R + DONNA J	12261 COUNTRY EAGLE LN	CAPE CORAL FL		33909	
5188	BAYSIDE VILLAS	CIRILLA ALFRED J + MARY B	54 HUNT FARM RD	WACCABUCUS NY		10591	
11529	LAIKA LN	POTTOR DARRYL	330 MARSH RD	PITTSFORD NY		14534	
11517	ANDY ROSSE LN	S + C ISLAND REALTY LLC	5708 SPRINGS BLVD	CRYSTAL LAKE IL		60012	
11551	PAIGE CT	WEST THOMAS M	382 OLD CLAIRTON RD	PITTSBURGH PA		15238	
16623	CAPTIVA DR	REMOND THOMAS M + PATRICIA H	29 NOTTINGHAM ROAD	WINDHAM NH		3087	
11515	MURMION LN	IRION NANCY L	2474 TURK HILL RD	VICTOR NY		14564	
36	SEA HIBISCUS CT	SHUM JACK + STARR	P O BOX 64	CAPTIVA FL		33924	
11518	ANDY ROSSE LN	THURMAN CONNIE R	12751 NEW BRITANNY BLVD	FORT MYERS FL		33907	
1606	LANDS END VILLAGE	ORR WAYNE F + DEBORAH P	1614 LANDS END VILLAGE	CAPTIVA FL		33924	
1613	LANDS END VILLAGE	COWLES HAROLD F + JEAN L	532 FERDALE RD W	WAYZATA MN		55391	
1615	LANDS END VILLAGE	BONAZZOLI ALFRED F	P O BOX 1161	CAPTIVA FL		33924	
1622	LANDS END VILLAGE	RUSK KATHY F	25548 N COUNTRYSIDE DR	LAKE BARRINGTON IL		60010	
1624	LANDS END VILLAGE	PAXTON JAMES F + PEGGY S	4001 LYNNWOOD CT	FRANKLIN TN		37069	
1631	LANDS END VILLAGE	BUCHANAN STEVEN JAMES	PO BOX 566908	ATLANTA GA		31156	
1633	LANDS END VILLAGE	SAID-HANNA SAWSAN TR FOR SAWSAN SAID-HANNA REV TRUST	175 N COVE RD	OLD SAYBROOK CT		6475	
1636	LANDS END VILLAGE	BROOKS ELIZABETH S	13 PENDULUM PASS	HOPKINTON MA		1748	
1640	LANDS END VILLAGE	HILLENBRAND W ROCH + HILLENBRAND CAROL T/C	98 LINDENBERGER RD	PORT CHARLOTTE OH		43052	
1642	LANDS END VILLAGE	HOKE CHARLES M	PO BOX 2300	PADUCAH KY		42002	
1647	LANDS END VILLAGE	LAMOTTA JOSEPH M + GERALDINE C	2605 N 160TH AVE	OMAHA NE		68114	
1648	LANDS END VILLAGE	MAY M LEBLANC HOLDINGS LTD	205 E JEFFERSON ST	FALLS CHURCH VA		22048	
1656	LANDS END VILLAGE	MORSANI FAMILY PARTNERSHIP LTD	SOUTH SEAS PLANTATION	CAPTIVA FL		33924	
1658	LANDS END VILLAGE	HOLTZ LAWRENCE C + CYNTHIA B	114 COUNTRY CORK LN	WINNETON NE		68540	
1667	LANDS END VILLAGE	PELLER JOSEPH A + CONSTANCE S	69 BROOK RD	MURRAY KY		42071	
1257	SS PLANTATION RD	GARLAND FLORENCE S	MCDONALDS PLACE	POND RIDGE NY		10576	
11410	OLD LODGE LN 2C	MASON JOHN T + PETRAKIS-MASON CYNTHIA M H/W	1725 HEPLY RD	TORONTO ON		M3C 3L4	CANADA
1407	BEACH COTTAGES	CLARK GERALD JOSEPH 1/2 INT + LIESSE LYNN CATHERINE 1/2 INT T/C	7525 SUNNYLOPE RD	EDINBURGH FL		33549	
1424	BEACH COTTAGES	EASTON JEANETTE M	P O BOX 10550	WINGONA ON		55244	
2001	BEACH VILLAS	KLEIN ERNEST V COTR + THOMAS ROGER M COTR	3319 CAPRI CT	GREEN BAY WI		L8E 594	CANADA
2003	BEACH VILLAS	SAUNDERS DAVID O + JACQUELINE	151 WEST HUTCHINSON AV	GREEN BAY WI		54301	
2022	BEACH VILLAS	STEIN BERNADETTE B	12508 CLARK MANOR CIR	CREVE COEUR MO		63141	
2016	BEACH VILLAS	VARSAM GEORGE F + LORI	7628 CANDLEWOOD DR SE	ADA MI		49361	
2119	BEACH VILLAS	CHRISTO PAUL + PATRICIA RUTH	FEDERAL ST	BOSTON MA		2110	
2115	BEACH VILLAS	THOMPSON RICHARD H + AMY W	8250 WHISPERING PINES DR	SALINE MI		48176	
2124	BEACH VILLAS	NISCH KENNETH + ANNE	225 MAIN ST 2ND FLR	N HAMPTON MA		1060	
2126	BEACH VILLAS	MAJOR GLENN N + VYAS-MAJOR USHA T/C	13 PENDULUM PASS	FLUSHING NY		11354	

2212	BEACH VILLAS	LAURIE CHARLES R JR ETAL	8180 BRECKSVILLE RD	BRECKSVILLE OH	44141
2214	BEACH VILLAS	FLECKENSTEIN W O + JEAN H	1825 CENTER ST #C203	BETHLEHEM PA	18017
2223	BEACH VILLAS	FULLER JOHN E + MARIAN T	6155 BOBCAT BLUFF	LITTLETON CO	80131
2225	BEACH VILLAS	ACRA WADI J + NANCY S TR	5612 HUNTINGTON PL	NORFOLK VA	23506
2234	BEACH VILLAS	EASTON RICHARD W + THERESE L S	1061 COUNTRYCLUB DR	BLOOMFIELD HILLS MI	48304
2236	BEACH VILLAS	SUCHY DIANA + THEODORE J	75225 OLD COLLEGE RD	NAPERVILLE IL	60540
2315	BEACH VILLAS	HULLSTRUNG MARK W + ANTONIA S	1-8 MURRAY AV	MAHWAH NJ	7430
2326	BEACH VILLAS	STEPHENSON S E JR + MARCIA	PO BOX 807	CAPTIVA FL	33924
3128	TENNIS VILLAS	BIRK R F + DENISE E	3909 LITHIA RIDGE BLVD	VALRICO FL	33584
3128	TENNIS VILLAS	ST CLAIR DAVID E + JACKIE	205 PENUEL DR	COPELL TX	75019
3139	TENNIS VILLAS	LEEKLEY MARCIA B TR FOR TRUST DTD 2/16/87	1884 SOMERSET LN	NORTHBROOK IL	60062
3137	TENNIS VILLAS	MALLE CHRISTINE + GULLIAUME	1155 PARK AVE #12 NW	NEW YORK NY	10128
3132	TENNIS VILLAS	GERSTLE MARK R + DIANE L	3530 WOODSIDE DR	COLUMBUS IN	47203
3130	TENNIS VILLAS	PULLO JUSTINE + CIAMPA JOSEPH T/C	290 8TH AV	SEACLIFF NY	11579
3213	TENNIS VILLAS	SEPE WILLIAM R + PATRICIA A	903 CENTRAL AVE	SPRING LAKE NJ	7762
3211	TENNIS VILLAS	GERSTLE MARK 1/10 INT ETAL	3107 GRIGGSVIEW CT	COLUMBUS OH	43221
3229	TENNIS VILLAS	BLINKOFF MICHAEL M + ETAL	2746 DELAWARE AVE	KENMORE NY	14217
3222	TENNIS VILLAS	SCHRAMM MARGARET R + SCHRAMM LAURA MARIE	240 E 55TH ST #12D	NEW YORK NY	10022
2423	BEACH VILLAS	BELL KAREN L	P O BOX 11	CAPTIVA FL	33924
2420	BEACH VILLAS	WEISS MANUEL + KAREN	BOX 2301	DUXBURY MA	2331
2518	BEACH VILLAS	ALLISON JAMES C + ALLISON CAROL M	11 GRACE WAY	MORRISTOWN NJ	7960
2527	BEACH VILLAS	HARRIS CANDACE L TR FOR HARRIS TRUST	3457 INNSBROOK DR	ROCHESTER HILLS MI	48309
2531	BEACH VILLAS	PADESSA THOMAS JR + CAROL L	12 WILDLIFE RUN	BOONTON TOWNSHIP NJ	7005
2538	BEACH VILLAS	CIUCIARO BEATRICE + GRAZIANO DORIA A J/T	2026 WEBB AV	CHAPEL HILL NC	10468
2612	BEACH VILLAS	LEE J K T + CHRISTINA T TR	212 CHESLEY LN	SUFFIELD CT	27514
2621	BEACH VILLAS	CAPTIVA ISLAND LC	959 NORTH ST	EVANSTON IL	6078
2623	BEACH VILLAS	BAZANT ZDENEK P TR + BAZANT IVA M TR	707 ROSLYN TER	FAIRPORT NY	60201
2628	BEACH VILLAS	STRONG FRANK P JR + BARBARA B	11 ALLEYS RISE	MARINE CITY MI	14450
2637	BEACH VILLAS	IWAN PAUL S + ROBERTA J	7100 MARSH LN	MISSISSAUGA ON	48308
2634	BEACH VILLAS	SMITH PAULA H	1501 PINETREE CRESCENT	NEWPORT BEACH CA	LSG 259
5102	BAYSIDE VILLAS	ABRAMS NANCY K TR FOR KURFESS TRUST	4401 SEASHORE DR	FT MYERS FL	92663
5204	BAYSIDE VILLAS	VAN VOORHIS PEGGY J TR	5350 CHIPPENDALE CIR	BOGOTA NJ	33919
5203	BAYSIDE VILLAS	BERRIAN THOMAS G	156 E FORT LEE RD	BOGOTA NJ	7603
5200	BAYSIDE VILLAS	KAKISH WILLIAM R + KIMS	12408 BLUE SAGE RD	OKLAHOMA CITY OK	73120
5142	BAYSIDE VILLAS	LAURIE CHARLES R JR 1/3	8180 BRECKSVILLE RD	BROCKSVILLE OH	44141
5224	BAYSIDE VILLAS	GOLS A GEORGE + CORINNE TR	186 CONCORD RD	WAYLAND MA	1778
5228	BAYSIDE VILLAS	WITHEROW RICHARD I + CHERYL A	4696 STONEHAVEN DR	COLUMBUS OH	43220
5242	BAYSIDE VILLAS	SOSTHEIM JUNE A	1803 B GLENWOOD OAKS CT	URBANA IL	61801
5313	BAYSIDE VILLAS	HELVANDER BRUNO ALIOL + ANN	RIEFLANDS 76 W RIVER RD	RUMSON NJ	7760
5327	BAYSIDE VILLAS	VARGAS FERNANDO + SYLVIA L	APARTDO AEREO 89356 ZONA 8	BOGOTA	7760
5331	BAYSIDE VILLAS	HELLINGS BRIAN A + ANN	RIVERLANDS WEST RIVER ROAD	RUMSON NJ	7760
4102	BAYSIDE VILLAS	TEDESCO MATTHEW C + CONSTANCE	4455 OAKVILLE DR	CINCINNATI OH	45211
4106	BAYSIDE VILLAS	DUNTON JAKE + NORMA	222 WESTCHESTER BLVD	NOBLESVILLE IN	46060
4102	BAYSIDE VILLAS	SAUNDERS D + JACQUELINE R	9250 WHISPERING PINES DR	SALINE MI	48176
4214	BAYSIDE VILLAS	WALTS ALAN E + ELISA F	PO BOX 1096	MOULTONBORO NH	3254
4307	BAYSIDE VILLAS	GLOWACKI F W + MARGARET M	841 CORTBRIDGE RD	PALATINE IL	60067
11411	DICKEY LN	DAVIS DAVID O + AGNES T	1608 N BRYAN ST	ARLINGTON VA	22201
15221	CAPTIVA DR	LORD MARGOT H	P O BOX 546	CAPTIVA FL	33924
15221	CAPTIVA DR	ADAMS SARA K TR FOR SARA K ADAMS TRUST	331 SUMMIT ST SW	CANTON OH	44720
15221	CAPTIVA DR	CHILDERS WENDY U	P O BOX 158	NORMANDY BEACH NJ	8739
11532	ANDY ROSSE LN	JUNGLE DRUMS	11532 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	216 WARREN AVE	PLYMOUTH MA	2360
905	MARINA VILLAS	WILLIAMSON CY M + ANNIE M	PO BOX 297	HOPKINSVILLE KY	42421
910	MARINA VILLAS	ANGELL EDWARD S + BETTY A	OL LOUISQUISSET PIKE	LINDSEY RI	2885
802	MARINA VILLAS	RYAN MARGARET M 50% TR + RYAN W JAMES	S S P MARINA VILLA 802/ PO BOX 428	CAPTIVA FL	33924
809	MARINA VILLAS	WILLIAMS PATRICIA L	991 LAKE HOLLINGSWORTH DR	LAKELAND FL	33803
701	MARINA VILLAS	SMITH REBECCA R	PO BOX 849	PINEHURST NC	28370
710	MARINA VILLAS	CARPENTER ROBERT M + JANE F	PO BOX 776008	STEAMBOAT SPRINGS CO	80477
607	MARINA VILLAS	HOPSON JAMES W + JULIE A	P O BOX 25901	WI	53725
1605	LANDS END VILLAGE	MCDONALD LEO S + ANN EVE	2582 INDIAN RIDGE DR	GLENVIEW IL	60025
5122	BAYSIDE VILLAS	POLLARD JUDITH W TR + POLLARD CHARLES W III	1116 STODDARD AVE	WHEATON IL	60187
5216	BAYSIDE VILLAS	GASSER ROBERT C + BARBARA M	36 DIANA RD/ODGEN DUNES	PORTAGE IN	46368
5220	BAYSIDE VILLAS	LA GUARDIA THOMAS S + VIRGINIA	38 PELL MELL DR	BETHEL CT	6801
5222	BAYSIDE VILLAS	SAVANI GEORGE R JR + PATRICIA	P O BOX 1	SEVERNA PARK MD	21148
5319	BAYSIDE VILLAS	MOTT ELEANORA I	5440 SPRINGVIEW DR	FAYETTEVILLE NY	13066
5321	BAYSIDE VILLAS	5319 BAYSIDE VILLAS LLC	25 OCEAN AV	CAPE ELIZABETH ME	4107
5323	BAYSIDE VILLAS	HUNEKE DENNIS + DONNA	19 BIRITZ CT	SAINT LOUIS MO	63137
4108	BAYSIDE VILLAS	BEDFORD BRUCE P + ANN LOGAN	300 PERRY CABIN DR	ST MICHAELS MD	21663
1614	LANDS END VILLAGE	ZACCARDI PETER E + MARYANN	90 GILSON ROAD	SCITUATE MA	2058
1616	LANDS END VILLAGE	WEST THOMAS M	P O BOX 57	CAPTIVA FL	33924
1623	LANDS END VILLAGE	TRELEX R E CORPORATION	HAGENHOLZSTRASSE 60	8050 ZURICH	1983
1625	LANDS END VILLAGE	NESKEY SHARON D TR	236 PERKINS ROW	TOPSFIELD MA	2174
1630	LANDS END VILLAGE	LEE CHARLES V + CALLAHAN JAMES	66 MELVIN RD	ARLINGTON MA	1983
1632	LANDS END VILLAGE	SETTON ROBERT C + MINDY S	66 ELMERSON RD	GLEN HEAD NY	11545
1641	LANDS END VILLAGE	KANTER ALLEN L + VALENTINA	PO BOX 445	MONTGOMERYVILLE PA	18938
1650	LANDS END VILLAGE	SCHELLE WAYNE N TR + SCHELLE ELAINE	10751 FALLS RD STE 308	LUTHERVILLE MD	21093
1666	LANDS END VILLAGE	DONOVAN MARY E + S THOMAS TR	P O BOX 177	CAPTIVA FL	33924
1251	SS PLANTATION RD	LANGBO ARNOLD G + MARTHA M	5606 BALUSROL CT	SANIBEL FL	33957
1256	OLD LODGE LN	LEVINSON RICHARD D + PATRICA B	113 DINGLE RIDGE RD	NORTH SALEM NY	10560
11400	BEACH COTTAGES	BUCK STUART D TR + BUCK KAREN A TR	1575 WINDBERIE COURT N	NAPERVILLE IL	60566
1411	BEACH COTTAGES	BEGGS JOHN	P O BOX 897	CAPTIVA FL	33924
1418	BEACH COTTAGES	ARTHUR MARY ANN TR	5 STONEGATE VILLAGE DR	COLUMBUS OH	43212
1410	BEACH COTTAGES	THRELKEL JAMES B TR	1315 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	109 S BRAINARD	NAPERVILLE IL	60566
2023	BEACH VILLAS	GROSS RICHARD B	720 GLADSTONE AVE	BALTIMORE MD	21210
2025	BEACH VILLAS	LEWIS KIRK CHASE	9730 SPRING ST	OMAHA NE	68124
2112	BEACH VILLAS	DUGAN ROBERT C + CARTER CAROL ANN T/C	130 E PROSPECT AV	LAKE BLUFF IL	60044
2114	BEACH VILLAS	MUELLER ROGER C + BARBARA R	521 2ND AV	EAU CLAIRE WI	54703
2123	BEACH VILLAS	MC LEO A G W + DORIS S	3251 MORRIS LN	MIAMI FL	33133
2125	BEACH VILLAS	RICH SALLIE R TR	8 LAUREL CIR	TIMONIUM MD	21093
2215	BEACH VILLAS	HOCHHAUSER GUNTHER C + ANNE C	2335 BOSTON POST RD	LARCHMONT NY	10538
2224	BEACH VILLAS	YOGEL LOUIS R + SHEILA M	7711 NEWPORT LN	PARKLAND FL	33067
2333	BEACH VILLAS	POPE LAWRENCE E	P O BOX 684	KERNERSVILLE NC	27285
2334	BEACH VILLAS	DALENSTAM JAN ANDERS + DALENSTAM ELISABETH	145 BONAIL FL	LAJOLLA CA	92037
3116	TENNIS VILLAS	BUKOWSKI THOMAS + JOYCE	78 WILWOOD LANE	KENSINGTON CT	60537
3129	TENNIS VILLAS	MURRAY JAMES L	11305 SPUR WHEEL LN	POTOMAC MD	20854
3127	TENNIS VILLAS	CONROY MARTIN + JOAN	P O BOX 1089	CAPTIVA FL	33924
3138	TENNIS VILLAS	DAVIDSON DEKKERS L + BARBARA S	80 SQUAW SACHEMS TRL	CONCORD MA	1742
3131	TENNIS VILLAS	MARTIN DAVID J + K KELLY	5013 WOODSIDE RD	FAYETTEVILLE NY	13066
3214	TENNIS VILLAS	KIM MARIE G	45 BOWTICH RD	SUDBURY MA	1776
3219	TENNIS VILLAS	JACKSON JOHN K II TR	1123 COLLINS DR	ELBURN IL	60119
3212	TENNIS VILLAS	GROSS RICHARD B	720 GLADSTONE AVE	BALTIMORE MD	21210
3210	TENNIS VILLAS	JAMES J DOUGLAS + JEAN B	3847 MYRTLE ST	ERIE PA	16508
3228	TENNIS VILLAS	ROHN MADELAINE B TR	7417 LIONS HEAD DR	INDIANAPOLIS IN	46260
3223	TENNIS VILLAS	KELLY MICHAEL F + KELLY MARY H J/T	P O BOX 548	CAPTIVA FL	33924
3223	TENNIS VILLAS	BROUSTER T H + RUTH A + FOX R C + JEAN C	415 SOMERSET	ST LOUIS MO	63119
3237	TENNIS VILLAS	CONNOLLY TOM H + PAMELA H	615 THERESA DR	BOULDER CO	80303
3239	TENNIS VILLAS	LARESCA LEONARD T + LYNN C	3 SHADY TREE LN	COLTS NECK NJ	7722
2411	BEACH VILLAS	DERIDDER JOHAN + HEIRBAUT MYRIAM H/W	GROTE BAAN 254	B-9130 HERDERSEM	
2413	BEACH VILLAS	KREITZJANS WILLIAM A	2020 EDENERY DR	FORT MITCHELL KY	41017
2422	BEACH VILLAS	URSINI ANATOLI + BRENDA E	75 PINE BROOK CT	CHESHIRE CT	6410
2517	BEACH VILLAS	PIE PIERRE B II + SUSAN S	1415 MONK RD	GLADWYNE PA	19035
2521	BEACH VILLAS	SCHMITZ RICHARD D + HELEN D	18 VICTORIAN CT	HUNTINGTON NY	11743
2528	BEACH VILLAS	KELLY CHARLES A	PO BOX 2593	CHICAGO IL	60690
2532	BEACH VILLAS	BOWDEN CHARLES + BERNA + YEAGER F M + DORIS	3550 MCKELVEY ROOM 202	BRIDGETON MO	63044
2611	BEACH VILLAS	CASEY JEANNE S	311 CUTTRISS	PARK RIDGE IL	60068
2613	BEACH VILLAS	FITZGIBBON EDWARD G + VALERIE	303 LAWTON RD	RIVERSIDE IL	60546
2618	BEACH VILLAS	RUIZ FABIAN P + ALICE FLUKMAN	7 ENNESS AVE	BETHPAGE NY	11714
2622	BEACH VILLAS	MARTINDALE DAVID L + JEANNETTE	1136 S LAMKIN DR	HARBOR SPRINGS MI	49740
2631	BEACH VILLAS	FAYTIS STEPHEN L + MARY E	1255 ISABEL DR	SANIBEL FL	33957
2633	BEACH VILLAS	HENRY GREGORY L + MARGENE A	1850 WASHINGTON	ANN ARBOR MI	48104
5104	BAYSIDE VILLAS	LANDUYT WILLIAM M + JUDY K	17 BRANDYWINE LN	COL NECK NJ	7722
5111	BAYSIDE VILLAS	WILLIAMS VRELAND + JANET	906 FOUR SEASONS DR	WAYNE NJ	7470
5130	BAYSIDE VILLAS	SCHARLAU EDWIN + CAROL	301 E SHERWIN DR	URBANA IL	61802
5140	BAYSIDE VILLAS	LAURIE CHARLES R JR ETAL 1/3	8180 BRECKSVILLE RD	BRECKSVILLE OH	44141
5226	BAYSIDE VILLAS	JENKINS MARIANNE TR	930 BRADWAY	EVELETT MA	2149
5244	BAYSIDE VILLAS	PAZ-SOLDAN MARCELA R	30961 STEEPECHASE DR	SAN JUAN CAPISTRANO CA	92675
5325	BAYSIDE VILLAS	DAMON KATHRYN C	15631 CATALPA COVE DR	FT MYERS FL	33908
5329	BAYSIDE VILLAS	YEAGER FRED + DORIS A TR VACATION VILLAS	3550 MCKELVEY ROOM 202	BRIDGETON MO	63044
5343	BAYSIDE VILLAS	METZGER CHRISTOPHER J + METZGER KATHERINE	G1734 DEL HAVEN DRIVE	DELRAY BEACH FL	33483
4104	BAYSIDE VILLAS	FRETTE JOHN E + MARGARET R	4310 E 76TH ST	TULSA OK	74136
2012	BEACH VILLAS	FRANK RICHARD J + EUGENIA E	14 BOWLEY CT	MONTVILLE NJ	7045
2007	BEACH VILLAS	DUNNE MICHAEL W + JULIA M	654 SAWGRASS TR	DAKOTA DUNES SD	57049
2008	BEACH VILLAS	BARTOK PETER J + COLLEEN J	321 W BURNAM RD	COLUMBIA MO	65203
904	MARINA VILLAS	VAN RIPER DANIEL S + KATHARINE	57 FOREMOST MOUNTAIN RD	MONTVILLE NJ	7045
903	MARINA VILLAS	DELIA DOMENICK + DEE	3 KNELL DR	MASSAPEQUA PARK NY	11762
608	MARINA VILLAS	JOHN K LARK COMPANY LLC	P O BOX 206	HOWELL MI	48844
4323	BAYSIDE VILLAS	SUMMA SHARON A	155 NORMAN RD	NEW ROCHELLE NY	10884
11411	DICKEY LN	MORGAN JOHN W 4/20 INT	3107 GRIGGSVIEW CT	COLUMBUS OH	43221
		DAVIS AGNES T + DAVID O	1608 N BRYAN ST	ARLINGTON VA	22201

15221	CAPTIVA DR	SCHAFFNER WILLIAM + KNIGHT LOIS C HW	809 TIMBER LN	NASHVILLE TN	37215
15221	CAPTIVA DR	HANNA MICHAEL A + ELIZABETH A	3732 LINCOLN RD	BLOOMFIELD HILLS MI	48301
15651	CAPTIVA DR	BARTON MARGARET D TRUST	P O BOX 354	CAPTIVA FL	33924
15681	SS PLANTATION DR	FOX ROBERT C + JEAN C	15681 CAPTIVA DR	CAPTIVA FL	33924
1607	LANDS END VILLAGE	FOOTLANDS END LLC	P O BOX 111	CAPTIVA FL	33924
2800-5640	SS PLANTATION DR	MERISTAR SS PLANTATION CO LLC	200 E LAS OLAS BLVD STE 1400	FT LAUDERDALE FL	33301
906	MARINA VILLAS	STEVELMAN HAROLD B + BARBARA R	PO BOX 23	CROMPOND NY	10517
702	MARINA VILLAS	MIRANDA JAMES + DONNA	17 LENAPE TRAIL	FREEHOLD NJ	7728
703	MARINA VILLAS	NORDEN PETER C + RHONDA P	8 WENTWORTH DR	SOUTHBORO MA	1772
704	MARINA VILLAS	FINLEY WILLIAM M + SUSAN J	6255 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 MARMON WAY	ROCKPORT MA	1966
1603	LANDS END VILLAGE	NYGAARD DIANE A TR	412 GODDARD AVE	OVERLAND PARK KS	66213
1604	LANDS END VILLAGE	SCHLOSSMAN JOHN + SHIRLEY	232 MARY ST	WINNETKA IL	60093
15643	CAPTIVA DR	GOODMAN JILL + GOODMAN PETER TR	22 RACHEL RD	NEWTON CENTER MA	2459
15653	CAPTIVA DR	GOCHNER PETER B TR	P O BOX 1119	CAPTIVA FL	33924
15411	CAPTIVA DR	CASHERO FIDELL A JR TR	755 STONE HEDGE	CANTON MI	48188
15411	CAPTIVA DR	SMITH JAMES B + TONI R	PO BOX 1053 2301 S FIRST	KIRKSVILLE MO	63501
15411	CAPTIVA DR	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
3221	TENNIS VILLAS	WELNCE CRAIG S + SARAH V	126 HAMILTON RD	RIDGEWOOD NJ	7450
3229	TENNIS VILLAS	FRAGONE PETER J + ELSA J	P O BOX 1046	CAPTIVA FL	33924
3234	TENNIS VILLAS	FROEHL THOMAS C + SARA J	2321 E RECHTER RD	BLOOMINGTON IN	47401
2415	BEACH VILLAS	BALUS VERNON F	P O BOX 1180	MARSHFIELD WI	54449
2416	BEACH VILLAS	SLOUS LAURENCE + JOYCE	2416 BEACH VILLAS	CAPTIVA FL	33924
1619	LANDS END VILLAGE	THACKERAY JONATHAN E + THACKERAY SANDRA A	15 BATES FARM LN	DARLEN CT	6820
1620	LANDS END VILLAGE	BARBEE MALCOLM N + REBECCA N	1717 WILDBERRY RD	WILMINGTON DE	19815
1634	LANDS END VILLAGE	BARBEE GEORGE E L + MOLLY J	P O BOX 87	CAPTIVA ISLAND FL	33924
1635	LANDS END VILLAGE	RYLE ALAN G + LYNN E	2802 CHERRY HILLS DR	CHAMPAIGN IL	61821
1651	LANDS END VILLAGE	LAUDENBACH KENNETH + ROCHELLE	1440 FLAT ROCK RD	NARBERTH PA	19072
1652	LANDS END VILLAGE	RINKER DAVID B + LEIGHAN	556 MUIRFIELD DR	ATLANTA FL	33462
1653	LANDS END VILLAGE	MCCARTHY WILLIAM E + ANN TR	P O BOX 472	CAPTIVA FL	33924
1658	LANDS END VILLAGE	FADNER KENNETH + PAMELA	145 PIPERS HILL RD	WILTON CT	6897
1412	BEACH COTTAGES	LOYD CAROL H	9112 MARIA AVE	GREAT FALLS VA	22066
1413	BEACH COTTAGES	MCCART ROGER W + SANDRA L	19 PIPERS HILL RD	WILTON CT	6897
1414	BEACH COTTAGES	TUDHOPE DOUGLAS I	P O BOX 8	NORTH HERO VT	5474
1415	BEACH COTTAGES	RODDE MARGARET E TR	405 GREENVIEW CT	ROCHESTER HILLS MI	48307
1420	BEACH COTTAGES	HANLON EDWARD E	256 KING CAESAR RD	DUXBURY MA	2332
1421	BEACH COTTAGES	DERRIDINGER PAUL/WILLAMAE + WATT STANLEY	10601 GARDEN CREEK PL	LOUISVILLE KY	40223
1422	BEACH COTTAGES	DRISSELL NORMAN E TR CALLIS CLAYTON F ET AL	914 INNSBROOK ESTATES	WRIGHT CITY MO	63390
1423	BEACH COTTAGES	CLARK CORA A	3923 SAINT JOHNS LN	ELLCOTT CITY MD	21042
1401	BEACH COTTAGES	ALEXANDER MARJORIE A	205 OCEAN AVE	MARBLEHEAD MA	44141
1402	BEACH COTTAGES	DOLL A ROBERT + MARY STANTON W	101 S 5TH ST STE 3300	LOUISVILLE KY	40202
2028	BEACH VILLAS	RELYEA CHRISTOPHER M + SARAH P	3810 PATRICIA DR	UPPER ARLINGTON OH	43220
2127	BEACH VILLAS	TSITSERA CONSTANTINE T + LITSA D	P O BOX 184	CAPTIVA FL	33924
2211	BEACH VILLAS	ROSSI LOUIS P	P O BOX 1141	CAPTIVA FL	33924
2227	BEACH VILLAS	LAURIE CHARLES R 1/3 ETAL	8160 BRECKSVILLE RD	BRECKSVILLE OH	44141
2228	BEACH VILLAS	HARRIS BENNETT L	20 BLACK ALDER LANE	WILTON CT	6897
2231	BEACH VILLAS	BETHEA JAMES S III	1684 W WESLEY RD NW	ATLANTA GA	30327
2417	BEACH VILLAS	BAHN MICHAEL M + MARY C	22450 PARK ST	DEARBORN MI	48124
2434	BEACH VILLAS	SCHUVER MARK T + SCHUVER LINDA K + ET AL	810 EMERALD CT	LAFAYETTE IN	47905
2435	BEACH VILLAS	YOUNG ROBERT W + TERRY B TR	22 HILSDALE ROAD	WESLEY CH MA	2493
2436	BEACH VILLAS	MCCABE JOHN + SUSAN	70 CLONMEL RD	SWISSBJ LONDON	45423
2437	BEACH VILLAS	LAKE CAROLE A TR	1213 EUNA VISTA DR	HOLLAND MI	49423
2438	BEACH VILLAS	CRAM BARCLAY M + JUNE E TR	31 SUMMIT VIEW	NORTH OAKS MN	55127
2524	BEACH VILLAS	MCCURDY G G + KATHERINE B	1 WHITNEY LN	ROCHESTER NY	14610
2526	BEACH VILLAS	STEINER ERIC + LINDA	9 HOOVER DR	MT ARLINGTON NJ	7856
2617	BEACH VILLAS	BLACK SANDRA A	25 ROLLINGWOOD ST	WILLIAMSVILLE NY	14221
2635	BEACH VILLAS	PICKLES ROBERT F	4621 E SENECA ST	SHERILL NY	13461
2636	BEACH VILLAS	COPELAND LOIS J TR	25 SPARROW BUSH RD	SADDLE RIVER NJ	7458
5210	BAYSIDE VILLAS	SMART JANICE L TR	P O BOX 748	CAPTIVA FL	33924
5212	BAYSIDE VILLAS	EDGE DOMINIC J + MARY J	755 S SPRINGFIELD AVE	SPRINGFIELD NJ	7081
5301	BAYSIDE VILLAS 2	GUY CHRISTINE L	325 CITADEL DR	VANDALIA OH	45377
5303	BAYSIDE VILLAS 4	MARTIN ROBERT G	2058 W 22ND PL	CHICAGO IL	60608
5132	BAYSIDE VILLAS	COOLEY PHYLLIS J	7848 LOWELL AV	SKOKIE IL	60076
5134	BAYSIDE VILLAS	KEMMERER CAROLINE K	380 HIGHVIEW DR	RAIDNOR PA	19087
5136	BAYSIDE VILLAS	BOYTON JACQUELINE D TR	THISTLE DEW 4620 RUE BAYOU	WILMINGTON DE	44141
5138	BAYSIDE VILLAS	MENDEZ PEDRO E + LOURDES I	4700 N HABANA AVE STE 702	TAMPA FL	33614
5234	BAYSIDE VILLAS	BOWDEN CHARLES V 1/3 + YEAGER F M + DORIS A	3550 MCKELVEY ROOM 202	BRIDGETON MO	63044
5238	BAYSIDE VILLAS	WENDELKEN THOMAS A SR + M L	30 MILLS AVE	NORWOOD NJ	7648
5240	BAYSIDE VILLAS	RICHMOND HELEN M CO TR + RICHMOND RICHARD	5269 UMBRELLA POOL RD	SANIBEL FL	33957
5339	BAYSIDE VILLAS 40	LINDS BRIAN A + ANN	76 NW RIVER RD	RUELSON NJ	7750
5341	BAYSIDE VILLAS 42	LYNCH PATRICIA + LUDMAN KENNETH HW	66 HILLTOP DR	CHAPPAQUA NY	10514
4124	BAYSIDE VILLAS	BOLTZ FREDERICK J + BELAVAL-BOLTZ VANESSA	2209 NW 23RD WAY	BOCA RATON FL	33431
4202	BAYSIDE VILLAS	ADAMS ANTHONY J + ELLEN E + MULCAHY PAUL + JEAN 921 IVYCROFT RD	800 COUNTRY CLUB DR	WAYNE PA	19087
4309	BAYSIDE VILLAS 10	ZOUTENDAM DARY L + JANICE L	420 CREEKSIDE CT	HATFIELD CR MA	60521
4311	BAYSIDE VILLAS	SKUPUP JOSEPH TR	126 DORAN DR	BIRTSVILLE PA	18708
4313	BAYSIDE VILLAS 14	LANJURA JOSEPH J + LAURA L	1608 N BRYAN ST	ARLINGTON VA	22201
11411	DICKEY LN 9	DAVIS DAVID O + AGNES T	8131 WITTS MEADOW LN	CINCINNATI OH	45255
15411	CAPTIVA DR B3	TECKLENBURG MARY LOUISE	PO BOX 1089	CAPTIVA FL	33924
15411	CAPTIVA DR A4	CORNOY MARTIN F + JOAN T	145 EAST COUNTY HOUSE RD	ALBION NY	14411
15123	CAPTIVA DR 102	CHRISTOPHER JUDITH A	15123 CAPTIVA DR #102	CAPTIVA FL	33924
15123	CAPTIVA DR 103	COX TOWNSEND ANN L TR WHITE HORSE VILLAGE #W173 535 GRADYVILLE RD	15123 CAPTIVA DR #103	NEWTOWN SQUARE PA	19073
15123	CAPTIVA DR 104	MARKLE THOMAS W	14 STAGECOACH RD	CAPE MAY COURTHOUSE NJ	8210
15411	CAPTIVA DR B1	MCDERMOTT THOMAS J + ELIZABETH	15111 CAPTIVA DR #B1/P O BOX 1175	CAPTIVA FL	33924
15411	CAPTIVA DR B2	WRIGHT LAURA	SK97H N ALDERLY EDGE CHESHIRE	CANTON MA	01929
15411	CAPTIVA DR C5	KIMIN INC	PO BOX 699	CONTOCOOK NH	3229
15411	CAPTIVA DR A6	BOOTH HOWARD D + LUANNE R	13560 NORTH LAKE RD	GREGORY MI	48137
15411	CAPTIVA DR B8	CAYANNI JEAN L + PATRICIA M	149 DAVIS HILL RD	WESTON CT	6883
15123	CAPTIVA DR 203	WEISINGER SHERYL A TR + WEISINGER CHARLES TR	5621 SOLERA CT SW	FT MYERS FL	33919
15123	CAPTIVA DR	COYNE GEORGE A + SALLY A	P O BOX 716	CAPTIVA FL	33924
11532	ANDY ROSSE LN 104	NEUMAN KATE	P O BOX 757	NEUTVA FL	33924
1001	SS PLANTATION RD	PLANTATION BEACH CLUB	6355 METRO WEST BLVD STE 180	ORLANDO FL	32835
14890	CAPTIVA DR	RAUSCHENBERG ROBERT TR	PO BOX 54	CAPTIVA FL	33924
11495	ANDY ROSSE LN	MCCARTHY'S MARINA INC	P O BOX 580	CAPTIVA ISLAND FL	33924
15067	CAPTIVA DR 4	CHRISTOPHER JUDITH A	P O BOX 818	CAPTIVA ISLAND FL	33924
15067	CAPTIVA DR 5	WILDMAN DONALD C	15067 CAPTIVA DR #5	CAPTIVA FL	33924
2317	BEACH VILLAS	FOSTER RICHARD W + FOSTER SHARON M T/C	8533 TIMBER TRAIL	BRECKSVILLE OH	44141
2318	BEACH VILLAS	RYAN KENNETH E + MAUREEN E	120 LAKE ST	UPPER SADDLE RIVER NJ	7458
2321	BEACH VILLAS	THOMAS RICHARD H + JEAN W + THOMAS BARBARA L	1900 BEHRELL CT	YARDELY PA	19087
2322	BEACH VILLAS	BOY'S MOOSE LIMITED COMPANY	WOLFGANGSTRASSE 24	60322 FRANKFORT	
2338	BEACH VILLAS	KATSAROS DENISE S	2450 BALLYUNION ROAD	CENTER VALLEY PA	18034
3119	TENNIS VILLAS	BANK MICHAEL S + BANK BARRY A T/C	399 KNOLLWOOD RD #220	WHITE PLAINS NY	10603
3118	TENNIS VILLAS	TODD DEBBIE SPENCER	1 SPENCER LANE	BEDMINSTER NJ	7921
3123	TENNIS VILLAS	TOMARO ANTHONY JOHN + BARBAGLIA-TOMARO SUSAN ANN + BIRCHMONT LANE	801 E IRVING PARK RD	WARREN NJ	7059
3121	TENNIS VILLAS	PISTORIO FRANCIS T	504 BAYSHORE DR	ROSELLE IL	60172
3215	TENNIS VILLAS	LOSE JAMES IV + ELLEN	PO BOX 490	CAPE CORAL FL	33904
11528	LAIKA LN	CAPTIVA EQUITIES LLC 1/2 + MILLER PENELOPE M P	PO BOX 67	LAKELAND FL	33802
15127	CAPTIVA DR	WENINGER HOWARD L + PATRICIA A	5918 64TH ST	KNOX IN	46534
4118	BAYSIDE VILLAS	FEHRENBACH THOMAS + ARENA PETER T/C	RENOUVILLE ROADRR#1	MASPETH NY	11378
4122	BAYSIDE VILLAS	NIEDERMAIER PAUL E	595 MAIN ST	BEN SVILLE MN	55921
4208	BAYSIDE VILLAS	MANCIE M PATSY	318 WISCHMAN AVE	NEW YORK NY	10044
4212	BAYSIDE VILLAS	MARRA JAMES L + MARY ELLA	3660 S GALLOWAY DR	ORELAND PA	19095
4301	BAYSIDE VILLAS 2	WAGGONER HARRY J + NANCY M	131 WEST 89TH ST	MEMPHIS TN	38111
4319	BAYSIDE VILLAS 20	LEUP ROBERT S + KRISTINE S	236 N RIVERSIDE DR	NEW YORK NY	10024
15136	WILDMAN LN	CHERRY EL R + MARIANNE L	15166 WILES DRIVE	POMPANO BEACH FL	33062
15180	WILES DR	JENSEN BETTY J TR	803 SPRING MILL LN	CAPTIVA FL	33924
11425	LAIKA LN	MANDELBAUM ISIDORE	P O BOX 622	INDIANAPOLIS IN	46260
11450	CHAPIN LN	BATES JOHN F + MARY E	P O BOX 1050	CAPTIVA FL	33924
14810/12	CAPTIVA TR	COURTNEY ENTERPRISES INC	200 E LAS OLAS BLVD STE 1400	FORT MYERS FL	33902
15551	CAPTIVA DR	SENTINEL DEVELOPMENT LTD	292 E HARBOR VIEW DR	FT LAUDERDALE FL	33301
15553	CAPTIVA DR	TENTLER LYNN A TR + TENTLER JUDITH E TR	15553 CAPTIVA DR	FOND DE LAC WI	54935
15561	CAPTIVA DR	KING JEROME L 1/2 + REISS DALE A 1/2 T/C	15561 CAPTIVA DR	CAPTIVA FL	33924
15067	CAPTIVA DR 3	PERLIN ALBERT B JR + JOAN K	15067 CAPTIVA DR	CAPTIVA FL	33924
15151	ANDY ROSSE LN	JOHN DALE LLC	P O BOX 370	CAPTIVA FL	33924
15153	ANDY ROSSE LN	CAPTIVA ISLAND VACATION PROPERTIES LLC	P O BOX 1239	CAPTIVA FL	33924
1200	SS PLANTATION RD	STILLWELL MANAGEMENT LLC	P O BOX 848	CAPTIVA FL	33924
15107	CAPTIVA DR	MERISTAR SS PLANTATION CO LLC	200 E LAS OLAS BLVD STE 1400	FT LAUDERDALE FL	33301
14808	CAPTIVA DR	JENSEN BETTY J TR FOR JENSEN FAMILY TRUST	BOX 460	CAPTIVA ISLAND FL	33924
15903	CAPTIVA DR	BELL WILLIAM A + VICKY E	6041 SAN-CAP RD	SANIBEL FL	33957
	ACCESS UNDETERMINED	CAPTIVA ISLAND YACHT CLUB	PO BOX 1239	CAPTIVA FL	33924
	RIGHT OF WAY	CAPTIVA CIVIC ASSOC INC	PO BOX 778	CAPTIVA FL	33924
14830	CAPTIVA DR	BORREGAARD SHIRLEY	943 ALTADENA DR	FORT MYERS FL	33901
15146	ANDY ROSSE LN	MERISTAR SS PLANTATION CO LLC	200 E LAS OLAS BLVD STE 1400	FT LAUDERDALE FL	33301
15017	SS PLANTATION RD	MAYERON THELMA W TR 2/5 ETAL BIERI ANDREAS	1449 CAUSEY CT	SANIBEL FL	33957
14880	CAPTIVA DR	RAUSCHENBERG ROBERT TR	835 METRO WEST BLVD STE 180	ORLANDO FL	32835
11491	OLD LODGE LN	CAPTIVA FIRE CONTROL DIST	PO BOX 54	CAPTIVA FL	33924
			PO BOX 477	CAPTIVA FL	33924

ENGLAND

ENGLAND

GERMANY

CANADA

14970	CAPTIVA DR	CVS LLC	P O BOX 11	CAPTIVA	FL	33924
14900	CAPTIVA DR	JOSHA LMTD LIABILITY COMPANY	6951 DEEP LAGOON LANE	FORT MYERS	FL	33919
11500	ANDY ROSSE LN	GULNAC MICHAEL E	P O BOX 907	CAPTIVA	FL	33924
	SS PLANTATION VIEW	MERISTAR PLANTATION SHOPPING CENTER CO LLC	1448 CAUSEY CT	ST LAUDERDALE	FL	33301
11499	ANDY ROSSE LN	HOWEY CHARLES O TR	13831 VECTOR AV	FT MYERS	FL	33907
16791	CAPTIVA DR	ISLAND WATER ASSOC INC	3651 SAN-CAP RD	SANIBEL	FL	33957
11536	ANDY ROSSE LN	DUGAN PROPERTY MANAGEMENT LLC	6684 KNOLLWOOD DR	FAIRVIEW	PA	16415
11528	ANDY ROSSE LN	STRATOS CONSTANTINE S	11528 ANDY ROSSE LN	CAPTIVA	FL	33924
11401	ANDY ROSSE LN	MCCARTHY'S MARINA INC	11401 ANDY ROSSE LN	CAPTIVA	FL	33924
15300	CAPTIVA DR	JENSEN BETTY J TR	PO BOX 460	CAPTIVA	FL	33924
11508	ANDY ROSSE LN	STILWELL MANAGEMENT LLC	P O BOX 848	CAPTIVA	FL	33924
15951	CAPTIVA DR	ROCHESTER RESORTS INC	PO BOX 249	CAPTIVA	FL	33924
	ACCESS UNDETERMINED	LEE COUNTY	P O BOX 398	FT MYERS	FL	33902
15183	CAPTIVA DR	BIERI ANDREAS TR	1448 CAUSEY CT	SANIBEL	FL	33957
15050	CAPTIVA DR	CAPTIVA LTD	2349 PERWINKLE WAY UNIT M1	SANIBEL	FL	33957
14981	CAPTIVA DR	CAPTIVA FIRE CONTROL DIST	P O BOX 477	CAPTIVA	FL	33924
	ACCESS UNDETERMINED	AQUASOURCE UTILITY INC	16810 BARKER SPRINGS STE B215	HOUSTON	TX	77084
	ACCESS UNDETERMINED	ISLAND WATER ASSOCIATION INC	3651 SAN-CAP RD	SANIBEL	FL	33957
11450	DICKEY LN	OBRIEN JOSEPH D JR 50% INT -PAULEY FLOYD R	P O BOX 818	CAPTIVA	FL	33924
949	SS PLANTATION RD	SUAREZ NANCY E	6490 FRIARSGATE DR NW	CANTON	OH	44718
11421	DICKEY LN	DAVIS DAVID O + AGNES T	1608 N BRYAN ST	ARLINGTON	VA	22201
16181	CAPTIVA DR	BRUNING CHARLES II TR +BRUNING ANN H TR	P O BOX 248	CAPTIVA	FL	33924
606	MARINA VILLAS	JORDEN EDWIN W JR + SUZANNE M	106 HIGH POINT DR	CHURCHVILLE	PA	18966
1426	BEACH COTTAGES	CURRIE SUSAN K	2874 LINCOLN PARK DR	GALESBURG	IL	61401
11532	ANDY ROSSE LN 103	DRUMS JUNGLE	P O BOX 388	CAPTIVA	FL	33924
	ACCESS UNDETERMINED	RAUSCHENBERG ROBERT M TR	P O BOX 54	CAPTIVA	FL	33924
1655	LANDS END VILLAGE	BUCKLEY JOHN S	45 BLACKPOND HILL RD	NORWELL	MA	2610
2325	BEACH VILLAS	YEAGER FRED M + DORIS A +YEAGER F M + DORIS A	37 SAN CARLOS	ST CHARLES	MO	63303
11111	SCHNEFFLER CT	JACOB SETH 20% INT ETAL	1325 MILLERSPORT HWY STE 203	WILLIAMSVILLE	NY	14221
11542	LAIKA LN	LYLE MATHALIE CLARK	PO BOX 327	CAPTIVA	FL	33924
11520	WIGHTMAN LN	HOUSTON JAMES G	PO BOX 567	CAPTIVA	FL	33924
11526	ANDY ROSSE LN	DAVIS DAVID O + AGNES T	1608 NORTH BRYAN ST	ARLINGTON	VA	22201
15951	CAPTIVA DR	ROCHESTER RESORTS INC	P O BOX 249	CAPTIVA	FL	33924
14804	CAPTIVA DR	MERISTAR SHIRLEY'S PARCEL CO	200 E LAS OLAS BLVD STE 1400	FT LAUDERDALE	FL	33301
11509	ANDY ROSSE LN	STILWELL MANAGEMENT LLC	P O BOX 848	CAPTIVA	FL	33924
11580	CHAPIN LN	CHAPEL BY THE SEA CAPTIVA	1341 PAR VIEW DR	SANIBEL	FL	33957
3135	TENNIS VILLAS	LAWTON RHOADES + LINDA J	6 COLT RD	SUMMIT	NJ	7901
2534	BEACH VILLAS	SJOGREN ROBERT W JR TR + SJOGREN MARIA H TR	11612 SWAINS LOCK TER	POTOMAC	MD	20854
5317	BAYSIDE VILLAS 18	SZETO MICHAEL W	18 MINUTE MAN HL	WESTPORT	CT	6880
4224	BAYSIDE VILLAS	BUSBA MICHAEL J + DENISE W	1123 MISSISSIPPI AVE	NEW BUFFALO	MI	48119
5232	BAYSIDE VILLAS	KEEFE TIMOTHY T + VALARIE H	108 N BARTON ST	NEW BUFFALO	MI	48119
15123	CAPTIVA DR 202	ROSE JOHN K + ALBRECHT CHARLES F T/C	P O BOX 1521	BURNSVILLE	MN	55337
11541	LAIKA LN	HV REAL ESTATE CORP	317 CLARKSON RD	ELLISVILLE	MO	63011
921	SS PLANTATION RD	CAPTIVA TRUST COMPANY LTD TR	201 S BISCAIYNE BLVD #850	MIAMI	FL	33131
11511	LONGFOLIA CT	CAPTIVA PROPERTIES LP	924 THRILL 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	1712 WAVERLY CIR	SAINT CHARLES	IL	60174
11505	LAIKA LN	SZUMIGATA JOHN + DOROTHY	19 ASHFORD DR	ALBANY	NY	12203
16727	CAPTIVA DR	MC CLELLAN WILLIAM + MARY BETH	300 CHERRY ST	GENOA	OH	43430
16216	CAPTIVA DR	JACKERINS REAL ESTATE LLC	7728 MAYFIELD RD	GATES MILLS	OH	44040
17181	CAPTIVA DR	SAVAGE PAUL + CAISLE CARMEL H/W	17181 CAPTIVA DR	CAPTIVA	FL	33924
14700	CAPTIVA DR	UNDERWOOD W ALLEN TR	P O BOX 1613	VENICE	FL	34284
17030	CAPTIVA DR	YARBOROUGH GARLAND + LINDA TR	6130 N LAKE DRIVE CT	WHITEFISH BAY	WI	53217
32	BEACH HOMES	BENTELE RAYMOND F TR	PO BOX 608	CAPTIVA	FL	33924
55	SANDPAPER CT	THOMAS GARY P + MARY G	9225 DIMMICK DR	SANIBEL	FL	33957
11550	CHAPIN LN	CAPTIVA CIVIC ASSOC INC	PO BOX 778	CAPTIVA	FL	33924
2421	BEACH VILLAS	DARLING WILLIAM A	1111 DELAFIELD ST	WAUKESHA	WI	53188
4317	BAYSIDE VILLAS 18	HELLINGS BRIAN A + ANN	66 WEST RIVER RD	RUMSON	NJ	7760
31	BEACH HOMES	4TK PARTNERSHIP	55 MILL RD	PHOENIXVILLE	PA	19460
16488	CAPTIVA DR	RECKER BROOKE E	RD 6 SCAIFE RD	SEWICKLEY	PA	15143
16297	CAPTIVA DR	HENDERSON BETTY J TR	P O BOX 490	CAPTIVA	FL	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	60506
16670	CAPTIVA DR	GEORGE DAVID A + VERNA M	P O BOX 837	CAPTIVA	FL	33924
27	URCHIN CT	GIANFRANCESCO G + HELENE	52 LAKE PL N	DANBURY	CT	6810
15146	BEACH VILLAS	BLUVAS PETER JAN + PATRICIA E	1475 ST HENRY 29	GLOVERSVILLE	NY	12078
2222	BEACH HOMES	EDSON DANIEL C + T/C EDSON DEBRA J	1515 CHIMNEY RIDGE	TRAVERSE CITY	MI	49688
13	MARINA VILLAS	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	BEACH VILLAS	HALLORAN KATHLEEN A TR +HALLORAN PATRICK J	1845 BOHNS POINT RD	WAYZATA	MN	55391
2432	BEACH VILLAS	SOUTHWESTERN LAND CO INC	2474 WYAZATA DR	WAYZATA	MN	55391
1609	LANDS END VILLAGE	SHERMAN DONALD A + JOAN A	11428 SANDY CREEK CROSSING	FORT WAYNE	IN	46814
2118	BEACH VILLAS	REISBERG FAMILY LMTD PTNSP	3921 CRYSTAL LAKE BLVD	ROBBINSDALE	MN	55422
16778	CAPTIVA DR	CHERBONNIER ADELAIDE TR	16 KINGSBURY PL	SAINT LOUIS	MO	63112
11539	WIGHTMAN LN	KOURY PETER L	11539 WIGHTMAN LN	CAPTIVA	FL	33924
15331	CAPTIVA DR	HEAD WALTER J JR + EMILY C	PO BOX 218	TESLUQUE	MN	67574
16475	CAPTIVA DR	RECKER BROOKE E	#6 SCAIFE RD	SEWICKLEY	PA	15143
11531	ANDY ROSSE LN	MONROE FAMILY ENTERPRISES LTD	PO BOX 449	FAIR HOPE	AL	36533
1317	SS PLANTATION RD	SOUTH SEAS CLUB	8355 METRO WEST BLVD STE 180	ORLANDO	FL	32835
1627	LANDS END VILLAGE	BECKER MICHAEL K + BECKER HANS PETER	6977 RUVIGLIANA	6977 RUVIGLIANA	MA	2641
5128	BAYSIDE VILLAS	GOODE JAMES R + KAREN E	PO BOX 570	CAPTIVA	FL	33924
16825	CAPTIVA DR	WATTS DAVID B + LINDA R H/W	P O BOX 427	CAPTIVA	FL	33924
5335	BAYSIDE VILLAS 36	POWERS RICHARD W + MARILYN B	825 ELLIS PL	ORADELL	NJ	7649
15631	CAPTIVA DR	ARMENIA JOHN + LUCY	P O BOX 716	SANIBEL	FL	33957
17141	CAPTIVA DR	MOBED DARAYES + GOHER D	RD#3 BOX 532 RESERVOIR RD	GOSHEN	NY	10924
46	OSTER CT	DINA THOMAS S + SALD A	6401 JOHNSON CHAPEL RD	BRENTWOOD	TN	37027
15819	CAPTIVA DR	EUROPEAN REAL ESTATE INVEST	P O BOX 957	CAPTIVA ISLAND	FL	33924
808	MARINA VILLAS	OGILVIE R V + MARILYN J	9030 OGILVIE DR	ORLANDO	FL	32819
1665	LANDS END VILLAGE	BROWN LAWRENCE K	105 CLEARVIEW LN	NEW CANAAN	CT	6840
1409	BEACH COTTAGES	THOMPSON BRADFORD R + LINDA	109 WOODLAWN DR	BEAVER	PA	15009
2337	BEACH VILLAS	CHRISTO CHRIST + CHRISTO KALOPE H/W	28011 COPPERCREEK LN	FARMINGTON HILLS	MI	48331
1654	LANDS END VILLAGE	FULLER ELIZABETH M TR	540 N ELK ST	HINSDALE	IL	60521
2336	BEACH VILLAS	MILLER W C + LORRAINE A TRUST	227 GLEN HOLLOW RD	MADISON	WI	53705
5307	BAYSIDE VILLAS 8	CREAMER FRANK G + KATHLEEN	27 FERN ST	FLORAL PARK	NY	11001
11515	GORE LN	CAPTIVA ISLAND VACATION PROPERTIES LLC	PO BOX 14	CAPTIVA	FL	33924
11411	DICKEY LN	DAVIS DAVID O + AGNES T	1608 N BRYAN ST	ARLINGTON	VA	22201
16988	CAPTIVA DR	SCHWARTZ JOSEPH C	9838 RED REF COURT	FORT MYERS	FL	33919
15135	WILES DR	CHAPEL BY THE SEA CAPTIVA CEMETERY	1341 PAR VIEW DR	SANIBEL	FL	33957
16465	CAPTIVA DR	DAVIS ROBERT B + MELISSA S	3010 FAWN LANE	FLATWOODS	KY	41139
16572	CAPTIVA DR	BACHMAN STEPHEN M + BACHMAN LAURA T/C	3141 KLONDIKE AVE	LAKE ELMO	MN	55042
9	SUNSET CAPTIVA LN	STORER WILLIAM R + JANET K	6360 AROUND THE HILLS RD	INDIANAPOLIS	IN	46226
45	OSTER CT	SHELIGREN DIANE E	4620 WOODS CT	EXCELSIOR	MN	55331
15001	CAPTIVA DR	BUBBLE ROOM INC	P O BOX 458	CAPTIVA	FL	33924
11540	LAIKA LN	DAVIS DAVID O + AGNES T	1608 N BRYAN ST	ARLINGTON	VA	22201
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 DARRYL	6308 CLARK RD	HARRISON	TN	37341
2006	BEACH VILLAS	LUKI PETER	12 INDIAN SPRINGS WAY	WELLESLEY HILLS	MA	01914
3227	TENNIS VILLAS	ROBINS MARTIN B	133 PIERCE RD	HIGHLAND PARK	IL	60035
2627	BEACH VILLAS	STIRRATT JAMES R + ARLENE L TR	9216 FAWN RIDGE CIR	BLOOMINGTON	MN	55437
1646	LANDS END VILLAGE	LAMOTTA JOSEPH M + GERALDINE C	69 BLACK BROOK RD	FOUND RIDGE	NY	10576
15291	CAPTIVA DR	PAWLUS KATHLEEN M TR + JAMES M ET AL	17 SUMAC LN	SCHAUMBURG	IL	60193
3236	TENNIS VILLAS	NICHOLS HELEN D + MOSKOWITZ MARILYN L J/T	7365 HITCHCOCK RD	BOARDMAN	OH	44612
5214	BAYSIDE VILLAS	MCCLURE JEROLD + THERESA	P O BOX 1025	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	NELSON	NH	3457
15154	WILES DR	PRESTERA LILLIAN ANN	P O BOX 1136	CAPTIVA	FL	33924
11543	LAIKA LN	STEINKE BERNARD J + STEINKE ANDREW T ET AL	P O BOX 474	CAPTIVA	FL	33924
2433	BEACH VILLAS	BATTIKHA ABRAHAM + SUSANIE	145 TWIN FAWN DR	HANDOVER	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	GROSS EVELYN	#6 L AMBIANCE CT	BARDONIA	NY	10954
	ACCESS UNDETERMINED	RICHARDSON EUNICE S	941 PEBBLE SHIRE RD	GLENDALE	CA	91207
16211	CAPTIVA DR	OSPREY PARTNERS LLC	500 E 96TH ST STE 110	INDIANAPOLIS	IN	46240
929	SS PLANTATION RD	SOUTH SEAS LLC	PMB 2491/1718 M ST NW	WASHINGTON	DC	20036
35	SEA HIBISCUS CT	954387 ONTARIO LTD	43 KNOLLVIEW CRES	WILLOWDALE	ON	M2K 2C9 CANADA
15311	CAPTIVA DR	BROUSTER THOMAS H + RUTH A	15311 CAPTIVA DR	CAPTIVA	FL	33924
11506	ANDY ROSSE LN	MOBED DARAYES S + GOHER	2 RESERVOIR RD	GOSHEN	NY	10924
2512	BEACH VILLAS	LIVENGOOD CHARLES + MARY LEILA	8717 RIDGE HILL DR	INDIANAPOLIS	IN	46217
1125	LONGFOLIA CT	LONGLEY C + HELEN ZOE	P O BOX 324	CAPTIVA	FL	33924
16770	CAPTIVA DR	SALTZ JOCELYN TR	70 SOUTH LN	MORELAND HILLSOH	PA	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 TRADWELL CT	WESTON	CT	6883
2615	BEACH VILLAS	CARNIOL FRANKLIN	AVE KAMERELLE 101	1180 BRUSSELS	MA	2421
15411	CAPTIVA DR A5	HARDY BETTY ST CLAIR	11 ELIOT RD	LEXINGTON	MA	2421
11545	WIGHTMAN LN	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	OH	44514
11461	OLD LODGE LN	US TRUST COMPANY OF CT + MCANERNEY ROBERT	63 STODOLSKY DR	MADISON	CT	6443
18	URCHIN CT	FOX ROBERT L + CYNTHIA P	SUITE 116, 2951 CHARLEVOIX DR SE	GRAND RAPIDS	MI	49546
16358	CAPTIVA DR	ANDERSEN CHRISTINE E + ANDERSEN SARAH J	P O BOX 204	BAYPORT	MN	55003

2226	BEACH VILLAS	CIULLA MARK A + DARLENE E	5291 MEADOWOOD DR	LYNDHURST	OH	44124
15152	WILES DR	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
15174/82	WILES DR	JENSEN BETTY J TR	PO BOX 466	CAPTIVA ISLAND FL		33924
11452	OLD LODGE LN	CLCKMAN D F + ZONA	17 BARRINGTON HILLS RD	BARRINGTON	IL	60010
15735	CAPTIVA DR	REESE BONNIE M	3405 LAKESHORE DR	MICHIGAN CITY	IN	46360
11525	GORE LN	FARRINGTON WILLIAM J + FARRINGTON DOROTHY C	17520 DURRANCE DR	N FT MYERS	FL	33917
17101	CAPTIVA DR	COURTIER JAMES A + CARMEN M	19 REESE AVE	HACKETTSTOWN NJ		7840
11539	ANDY ROSSE LN	UPF SCOTT F + DEBRA L 1/2 INT HARRISON MARK H + GOERIGA H	130 SOUTH ELST	HINSDALE	IL	60521
2233	BEACH VILLAS	BEDFORD B P + ANN L	30 BERRY CABIN DR	ST JICHAELS	MD	21633
	RESERVED	MERISTAR SS PLANTATION CO LLC	200 E LAS OLAS BLVD STE 1400	FT LAUDERDALE FL		33301
1617	LANDS END VILLAGE	GOLDEN HARVEY E + INGE B	1011 SHERIDAN RD	EVANSTON	IL	60202
2324	BEACH VILLAS	LAURIE C R JR + CAROLE L + LAURIE C R SR + LAVERNE	8180 BRECKSVILLE RD	BRECKSVILLE OH		44141
5505	BAYSIDE VILLAS 8	PERKINS HARRYJANICE + GOLDBERG FREDRIC N + PERKINS HOLLY A	6900 OAK BROOK ST SE	GRAND RAPIDS MI		49506
1663	BAYSIDE VILLAGE	BROWNE JOHN E + SHIRLEEN	4551 GOLF SHORE BLVD N APT 804	NORFOLK VA		23502
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	HOUSTON TX		77084
11534	ANDY ROSSE LN	NATIONAL EXCHANGE SERVICES INC	610 E BALTIMORE PIKE	MEDIA PA		19063
16789	CAPTIVA DR	MCGLYNN BURTON J	PO BOX 268	CAPTIVA FL		33924
2004	BEACH VILLAS	HERRES KIM A	3200 PACES MILL RD SE	ATLANTA GA		30339
11532	ANDY ROSSE LN 102	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 181	CAPTIVA FL		33924
16846	CAPTIVA DR	LAUTENBACH CAROLE J TRFOR CAROLE J LAUTENBACH TRUST	16646 CAPTIVA DR	CAPTIVA FL		33924
2625	BEACH VILLAS	DUFFY MICHAEL D + DONNA J	237 SURREY LANE	LAKE FOREST IL		60045
4222	BAYSIDE VILLAS	LAVIN JOHN + KATHLEEN MARY	7 LONGHOPE PL	WILLOWDALE ON		M2J 1Y0 CANADA
	SCHNEFFLERA 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	29150 RANCHO BELLA VISTA	ELMOUR CA		95004
11525	CHAPIN LN	MCCLURE CHARLES G + SARAH	55 CABOT PL	BLOOMFIELD MI		48304
16910	CAPTIVA DR	DUFFY KATHLEEN E	PO BOX 1210	CAPTIVA FL		33924
13500	PALMFLOWER LN	MCCLINCH TERRANCE J + NANCY G	P O BOX 483	SOUTHPORT CT		6490
970	SS PLANTATION RD	PLANTATION BAY VILLAS CONDO	6355 METRO WEST BLVD STE 180	ORLANDO FL		32835
15067	CAPTIVA DR 1	MILLER HAROLD E + SHIRLEY R	1044 BOWNSHIRE RD	CAPTIVA ISLAND FL		33924
15207	CAPTIVA DR	SHELDIS WILLIAM J 30% + SHELDIS JOHANNE PASCHALL 70% W G I INC	2410 LAWNMEADOW DR	RICHARDSON TX		75080
1501	SUNSET CAPTIVA LN	SS PLANTATION RD	PO BOX 160	FISH CREEK WI		54212
2031	BEACH VILLAS	MCMINN ROBERT W	6355 METRO WEST BLVD STE 180	ORLANDO FL		32835
3114	WIGHTMAN LN	USEMAN HOWARD I + ROSEMARIE B	237 TROTWOOD WEST DR	PITTSBURGH PA		15241
11525	BAYSIDE VILLAS	FRIEDERDORF FRANK D + FRIEDERDORF PATRICIA C H/W	6900 BUCKINGHAM	COVINGTON MO		65202
1102	TALLOW TREE CT	WILMSEN ELIZABETH A + JOHN G	P O BOX 775	CAPTIVA FL		33924
22	BEACH HOMES	BOECK G ROBERT + CATHLEEN M	4 HUNBLEIGH WOODS	ST LOUIS MO		63131
16969	CAPTIVA DR	THYE-MIVILLE MARGARETHE + MIVILLE RENE ANDRE WH	1194 EDGEWATER AV	ARDEN HILLS MN		55112
15111	SUNSET CAPTIVA LN	FUGIT ALAN W + DIANE D	BOX 9	CAPTIVA FL		33924
3136	ANDY ROSSE LN	STILWELL MANAGEMENT LLC	P O BOX 895	CAPTIVA FL		33924
2533	TENNIS VILLAS	FITZGIBBON EDWARD G + VALERIE	P O BOX 848	CAPTIVA FL		33924
953	SS PLANTATION RD	DIVERSEY JOHN JR + LORI	303 LAWTON RD	RIVERSIDE IL		60546
8	SUNSET CAPTIVA LN	SOMERS NANCY J	758 ELMORE ST	PARK RIDGE IL		60068
16285	CAPTIVA DR	POZZO EMIL 1/2 INT + RONZIO MARTIN 1/2 INT	P O BOX 910	CAPTIVA FL		33924
11400	OLD LODGE LN 1B	COVER R LORING + ANNE M	36242 WATSON RD	SANIT LOUIS MO		63126
2335	BEACH VILLAS	STANKUS RITA L TR FOR ALFREDO STANKUS FAM TRUST 1/2	P O BOX 453	CAPTIVA FL		33924
53	SANDPIPER CT	FIRESTONE GLENN R + PETRINA	1239 THOMAS ST	HOMEWOOD IL		60430
6025	BEACH VILLAS	BREUHAUS ELIZABETH ANN	27 LAWRENCE PL	ROCKVILLE CENTRE NY		11570
2431	BEACH VILLAS	STRUBE CHARLES W + LILLIAN	1 PLEASANT ST	MARBLEHEAD MA		1945
11411	DICKEY LN 4	ALEXANDER WILLIAM + DEBORAH	PO BOX 63	WINDERMERE NJ		7466
2005	BEACH VILLAS	FRANK THOMAS P + BRIDGET C TR	36 TIMBER TRL	RAMSEY NJ		7466
2511	BEACH VILLAS	CRAIG SCOTT FAMILY PARTNERSHIP	1300 ALVIN CT	GLENVIEW IL		60025
15208	LANDS END VILLAGE	TIBBETTS S E + JOYCE ELLEN	706 AUTOPARK BLVD	WEST CHESTER PA		19382
2218	BEACH VILLAS	STEBEN RAYMOND H + ANN W	109 OAK KNOLL DR	CARLISLE MA		1741
3225	TENNIS VILLAS	LIPKMAN TODD + JACQUILINE	1044 BOWNSHIRE RD	GROSSE POINTE PARK MI		48230
1608	LANDS END VILLAGE	SANTULLO ANTHONY + BARBARA	1040 LAKE SHORE DR #31A	CHICAGO IL		60611
11411	DICKEY LN 5	GEORGE DAVID A + VERNA M	125 TWIN FALLS RD	BERKLEY HEIGHTS NJ		7922
15230	CAPTIVA DR	RMC INVESTMENT LMTD PNSTP	85 BROAD ST	NEW YORK NY		10004
807	MARINA VILLAS	FERRIS MICHAEL W + GHOU CHOU	1300 ALVIN COURT	GLENVIEW IL		60025
4110	BAYSIDE VILLAS	DAVIS GROVE SERVICE INC	145 ELIOT ST	CHESTNUT HILL MA		2167
1129	LONGIFOLIA CT	WETMER DAVID B	PO BOX 177	OCOEEE FL		34761
11520	CHAPIN LN	SANFILIPPO JAMES + KATHLEEN M	21447 N ANDOVER RD	KILDEER IL		60047
15404	CAPTIVA DR	SYNINGTON JANEY BELLE STUOT TR	10436 LITZINGER ST	ST LOUIS MO		63131
5230	BAYSIDE VILLAS	KOPOR ASSOC LTD BUSHNIP	745 CELLA RD	ST LOUIS MO		63124
3115	TENNIS VILLAS	MEINZER ROBERT L + BOUTIN ARLENE HW	110 DIXIE HILL RD	PORT WASHINGTON NY		20854
5124	BAYSIDE VILLAS	SAILSTAD CHARLES A + RUTH ANN	1600 LAKE JOHANNA BLVD	ARDEN LAKE MN		55112
11510	MURMOND LN	MERLINO ANTHONY + NANCY A	4756 PENRIDGE RD	TOLEDO OH		43615
11526	CAPTIVA LN	HAIN LARRY H + CASELLA DONNA HW	4274 ROCKWELL ST	HADLEY NY		12835
17081	CAPTIVA DR	STADOT GARY W + MARGARETHA W	39 SOUTH BAYARD LANE	MAHWAH NJ		7430
16886	CAPTIVA DR	MIVILLE RENE + MARGARETHE THYE	315 HOWARD AV	RAHWAY NJ		47872
15899	CAPTIVA DR	LICHTENSTEIN DOROTHY	P O BOX 9	CAPTIVA FL		33924
5126	BAYSIDE VILLAS	DONAHUE RICHARD J + DEBORAH H	16886 CAPTIVA DR	CAPTIVA FL		33924
14865	CT	ROLLINGS ROBERT B + SUSAN	P O BOX 639	CAPTIVA FL		33924
15723	CAPTIVA DR	SMITH LOWELL F + SUE A LE	1309 CALOOSA VISTA	PORT MYERS FL		33957
15711	CAPTIVA DR	HARRIS BRIAN	PO BOX 538	CAPTIVA FL		33924
16543	CAPTIVA DR	SZAMBECKI ANTHONY + DIANA	12630 WORLD PLAZA LN #70	FT MYERS FL		33907
17	URCHIN CT	PIGOTT JAMES C TR + PIGOTT GAYE T TR T/C	PO BOX 671	KENT OH		44240
11400	BEACH VILLAS	BROWN WILLIAM A + PHYLLIS	1405 42ND AVE E	SEATTLE WA		98112
2221	BEACH VILLAS	OLDLODGE JAMES H + JOAN M	4865 REBEL TR NW	ATLANTA GA		30327
3226	TENNIS VILLAS	LUKL PETER	5811 WAYSIDE AVE	CINCINNATI OH		45230
2628	BEACH VILLAS	SCOTT DOUGLAS G + ELIZABETH A	12 INDIAN SPRINGS WAY	WELLESLEY HILLS MA		2481
15411	CAPTIVA DR 87	WING MARGARET T	P O BOX 687	CAPTIVA FL		33924
2313	BEACH VILLAS	REISER HOWARD B	571 SW 141ST AV N312	PEMBOKE PINES FL		33027
2522	BEACH VILLAS	PALAJA FRANK L JR + JOAN AB	26 TERRA MAR DR	HALESTIE NY		11743
1258	SS PLANTATION RD	LITTLE BRITCHES LLC	2855 SHELTON CIR	CONYERS GA		30013
1408	CAPTIVA COTTAGES	BABBITT WILLIAM A TR 50% + BABBITT JUDITH VAN ARK TR 50%	7666 N CR #875 E	SEYMOUR IN		47274
15783	CAPTIVA DR	CRIDER MICHAEL K + FOSTER MARY A H/W 1/2 INT + ET AL	P O BOX 700	CAPTIVA ISLAND FL		33924
11546	LAIKA LN	VENARIG CHERYL L TR FOR CHERYL L VENARIG TRUST	5004 N SOLLARS DR	MUNCIE IN		47304
30	BEACH HOMES	HAMILTON THOMAS W 1/2 INT + HAMILTON TERRY E 1/2 INT T/C	PO BOX 1050	CAPTIVA ISLAND FL		33924
3238	TENNIS VILLAS	GARWOOD R DAVE	6596 E WILKES DR	ORCHARD PARK NY		14127
4210	BAYSIDE VILLAS	BRAND RENEE M	73 CHESTNUT HILL RD	CHESTNUT HILL MA		2167
1512	ANDY ROSSE LN	ZILKA MARY K + KENNETH J	111 VILLAGE PKWY NE BLDG 2	MARIETTA GA		30067
16262	CAPTIVA DR	ANDY ROSSE LN	9465 BEVERLY LN	SANIBEL FL		33957
16394	CAPTIVA DR	ANDY ROSSE LN	1788 CHADWICK CIR	NAPERVILLE IL		60540
12	BEACH HOMES	ODEN NANCY C TR FOR NANCY ODEN TRUST	5004 W FLORETT AV	MILWAUKEE WI		53210
1648	LANDS END VILLAGE	MCCULLY THOMAS R + SUSAN C	1700 E LA GAUCHETIERE W	SUITE 600 MONTREAL QC		H3B 2N2 CANADA
2117	BEACH VILLAS	S C JOHNSON + SON INC	P O BOX 172	CAPTIVA ISLAND FL		33924
1618	LANDS END VILLAGE	BARRY ALLEN G JR + SYLVIA S	1613 COTTONWOOD CIR	LAFAYETTE IN		47905
3217	TENNIS VILLAS	WALLACE DAVID H + DOLORES	P O BOX 1269	RACINE WI		53403
1133	LONGIFOLIA CT	MCDONALD ROBERT B + ARLENE S	17021 TIDEWATER LN	FT MYERS FL		33909
16167	CAPTIVA DR	1133 LONGIFOLIA CT LLC	13376 OAK BROOK DR	URBANDALE IA		50233
15123	CAPTIVA DR 201	CALE PROPERTIES LLLP	17810 W 69TH TER	SHAWNEE KS		66217
5337	BAYSIDE VILLAS 38	MARESCA FRANK J IV ETAL	421 WEST HURON ST #808	CHICAGO IL		60610
15411	CAPTIVA DR 85	ALTAVILLA PHILLIP + SALLY	P O BOX 1269	SANIBEL FL		33957
6	SUNSET CAPTIVA LN	PILON JEAN M TR + PILON JOHN L JR TR FOR JEAN M PILON TRUST	PO BOX 6091	WALLINGFORD CT		6492
11509	CHAPIN LN	WEISS WALTER W + TERRI	1 MYSTIC LANE	NORTH PORT NY		11768
15000	CAPTIVA DR	MARTINAGO ALEX + TERRY	6500 MEADOWBROOK LN	SEDALIA CO		80135
11542	WIGHTMAN LN	DOHERTY DAVID W	1275 CASTLE POINTE DR	CASTLE ROCK CO		80104
11511	LAIKA LN	BUCKINGHAM PHILIP + NATALIE	11509 CHAPIN LN	CAPTIVA FL		33924
5112	BAYSIDE VILLAS	SAWYER CLAIRE F TR	P O BOX 22	CAPTIVA FL		33924
801	MARINA VILLAS	PERKINS HARRY L + JANICE L	11511 LAIKA LN	CAPTIVA FL		33924
709	BAYSIDE VILLAS	MATHIESON KENNETH J + PATRICIA	821 PARK ST	BELDING MI		48809
4116	BAYSIDE VILLAS	CRIDER MICHAEL K + FOSTER MARY A H/W	P O BOX 517	CAPTIVA FL		33924
15411	CAPTIVA DR 9	MAGG KARL G TR	5004 N SOLLARS DR	MARCIA IN		47300
1645	LANDS END VILLAGE	BERGHOFF HERMAN J	723 SAND DOLLAR DR	SANIBEL FL		33957
15221	CAPTIVA DR	KISER EUGENIA C TR	17 W ADAMS ST	CHICAGO IL		60603
15001	TALLOW TREE CT	NEALON KEVIN J + LINDA TR	2985 FALMOUTH RD	SHAKER HEIGHTS OH		44122
11505	CHAPIN LN	15001 BINDER DRIVE LLC	1802 N CARSON ST #212-2019	CARSON CITY NV		89701
16611	CAPTIVA DR	NYON CORPORATION	PO BOX 156	NORWINDY BEACH NJ		8739
1657	LANDS END VILLAGE	WHEATON INVESTMENT COMPANY LLC	CHEMIN DU MONT BLANC	CH 1270 TRELEX		SWITZERLAND
5208	BAYSIDE VILLAS	ELDRIDGE HUNTINGTON JR TR + JONES JERRY D TR	204 W WHEATON AV	YORKVILLE IL		60560
15281	CAPTIVA DR	MILLS MATTHEW W + LEIGH ANN	200 W ADAMS ST STE 2600	CHICAGO IL		60606
11514	WIGHTMAN LN	BUSBA MICHAEL J DENISE W	1670 HAMMOND CT	BLOOMFIELD HILLS MI		48304
15158	WILES DR	BRINSON M G + SIDNEY ANN	804 RIDGEWOOD RD	DULUTH MI		55804
3111	TENNIS VILLAS	MARTIN DENNIS A + ELIZABETH A	2244 PALM AV	ST JAMES CITY FL		33956
2514	BEACH VILLAS	BURGHER PETER H	1600 ARCH ST #1821	PHILADELPHIA PA		19103
2538	BEACH VILLAS	KORNDOERFER E G + KATHLEEN G	2624 INDIAN PASS RD	PORT ST JOE FL		32456
5218	BAYSIDE VILLAS	BRADOT CHARLES H + PATRICIA A	8 HEWLETT AVE	POINT LOOKOUT NY		11569
2316	BEACH VILLAS	EASTON RICHARD W + THERESE L S	27863 SPRINGS KEW	BONITA SPRINGS FL		34134
810	MARINA VILLAS	WELLER JEROME P + KATHLEEN W	2740 BROWNING DR	LAKE ORION MI		48360
4119	ELCH COTTAGES	DEVUONO PATRICIA F TR FOR PATRICIA F DEVUONO TRUST	26 REDCOAT RD	NORWALK CT		6850
5114	BAYSIDE VILLAS	CONSENTINO ROBERT H + VALARIE	617 WOOD FERN DR	ST LOUIS MO		63021
15265	CAPTIVA DR	FOZO ELIZABETH J TR	216 WHITMAN DR	BROOKLYN NY		11234
		LIPKA NORMA RUTH TR	225 VANDERBILT CT	GROSSE POINTE PARK MI		48236
		BROUSTER THOMAS H + RUTH A	453 GREY AV	WEST BLOOMFIELD MI		48323
				WEBSTER GROVES MO		63119

11509	WIGHTMAN LN	UNITED TELEPHONE CO OF FL	P O BOX 12913	SHAWNEE MISSION KS	66282
16500	CAPTIVA DR	KANES VIRGINIA M	54 MASCONOMO ST	MANCHESTER MA	1944
11524	WIGHTMAN LN	HUNTER JUDITH ANN H	14208 INDIAN WELLS DR	HOUSTON TX	77059
16346	CAPTIVA DR	ANDERSEN CHRISTINE E 1/2 INT +	170 OCEAN BLVD	ATLANTIC HIGHLANDS NJ	7716
16560/562	CAPTIVA DR	MULLEN JAMES C + JUSTINE M	138 RICHARDSON DR	NEEDHAM MA	2192
15291	CAPTIVA DR	BERNHARD PAUL J + YVONNE M	1213 DORCHESTER DR	BIRMINGHAM MI	48009
11515	LAIKA LN	PAWLEK MICHAEL G + LAURA	7238 OAK HARBOR CIR	NOBELSVILLE IN	46060
16849	CAPTIVA DR	WOOD WILLIAM M + HELEN R	P O BOX 357	CAPTIVA FL	33924
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	MOCLROY CHARLES A TR R PROF COUTINHO FROIS	548 BARRA DA TIJUCA COL	RIO DE JANEIRO CEP-22620	BRAZIL
	ACCESS UNDETERMINED	PLANTATION DEV LTD + CONNECTICUT MUTUAL LIFE INS	8270-105 COLLEGE PKWY	FT MYERS FL	33919
11531	WIGHTMAN LN	WHITFIELD PHILIP L	808 JEFF DR	KOKOMO 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	DICKER LN	MILLER JOHN R JR + SUSAN F	P O BOX 970	CAPTIVA FL	33924
11420	OLD LODGE LN	PEEL SHERILL S	90X 145	CAPTIVA FL	33924
3124	TENNIS VILLAS	AMIRA CORPORATION	2121 MCGREGOR BLVD	FORT MYERS FL	33901
2523	BEACH VILLAS	GARLAND FLORENCE S	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	9614 INNER DR	MADISON WI	53705
25	BEACH HOMES	GULF BREEZE ASSOCIATES LMTD CO	87 FAIRFIELD RD	FAIRFIELD 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	MCCARTHY 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	HAYSEY DAVID JOHN + MARYS LN	PITTSFORD NY	14534
909	MARINA VILLAS	TANNER RICHARD A + LORI A	153 MORNINGSIDE DR	HERTFORD HERTS SE142LF	GREAT BRITAIN
1637	LANDS END VILLAGE	ELLIOTT H JAY + JUDITH L	447 BERWICK CIR	VERONA NJ	7044
57	SANDPIPER CT	NASSIF JOSEPH G + CHRISTINA A	10701 KINGSBRIDGE ESTATES DR	AURORA OH	44202
2412	BEACH VILLAS	CALLAHAN STUART J	14018 CREST DR	CREVE COEUR MO	63141
4303	BAYSIDE VILLAS 4	WOLFE CAROL S	3901 HILTOP DR	SENECA SC	29672
15123	CAPTIVA DR 204	MASON JOSEPH V + LINDA A	159 W HUTCHINSON AVE	HURON OH	44859
15	BEACH HOMES	PFRIEM ELIZABETH M	P O BOX 573	PITTSBURGH PA	15218
29	URCHIN CT	YOUNG KAREN L	7725 FOX TRAIL LN	SOUTHPORT CT	6490
11541	PAGE CT	FARMER RITA G	10925 MOCKERNUT DR	CINCINNATI OH	45255
11546	WIGHTMAN LN	DAVIS DAVID O + AGNES + RMC INVESTMENT LTD PNSTSHP ET AL	1608 N RANDOLPH ST	HARRISON OH	45030
4	BEACH HOMES	DARDICK NATHAN H	2331 ORRINGTON AVE	ARLINGTON VA	22201
16238/40	CAPTIVA DR	MURTY TIMOTHY J TR FOR MEHDI + ALEXANDRA RAZAVI	3427 LANARK LANE	EVANSTON IL	60201
907	MARINA VILLAS	TRESSLER ERNEST L + DREAMA D	1129 TROTTER HORSE LN	PEPPER PIKE OH	44124
1654	LANDS END VILLAGE	RABINOW R A + KATHRYN L E ETAL	3711 SAN FELIPE ST APT 12-1	GREAT FALLS VA	22068
902	MARINA VILLAS	MATTINGLY DAVID M + BARBARA F	4149 WATBROOK WAY	HOUSTON TX	77027
15411	CAPTIVA DR A2	WOLFE MARTIN S TR + WOLFE LISE-LOTTE TR	4119 LELAND ST	GREENWOOD IN	46143
2128	BEACH VILLAS	SANT J T + ALMIRA B	9 RIDGEWOOD ST	CHEVY CHASE MD	20815
1101	TALLOW TREE CT	MAMMEL CARL G JR + JOYCE J	8805 INDIAN HILLS DR	SAINT LOUIS MO	63124
16891	CAPTIVA DR	SCHIBILIA JUNE P 50% INT + PITHA JAY R 50% INT T/C	30 POINT MOUNTAIN RD	OMAHA NE	68114
16405	CAPTIVA DR	GRALNICK MARVIN J + HELENE B	16405 CAPTIVA DR	WASHINGTON NJ	7882
1611	LANDS END VILLAGE	1611 LANDS END LLC	1701 NEW RD	CAPTIVA FL	33924
2614	BEACH VILLAS	DONKER DAVID W + MARILYN R TR FOR DAVID W DONKER REV TRUST	2614 BEACH VILLAS	NORTHFIELD NJ	8225
15411	CAPTIVA DR B4	RUDD V A + ANDREW T TR	35 VALLEY VIEW RD	CAPTIVA FL	33924
2232	BEACH VILLAS	WEBSTER JACK T TR	691 CHIDESTER AV	ORINDA CA	94563
3235	TENNIS VILLAS	PORTER BERNAJEAN	15228 RAINBOW DR	GLEN ELLYN IL	60137
5333	BAYSIDE VILLAS 34	PATE KATHLEEN J TR FOR KATHLEEN J PATE TRUST	1225 CHERRY TREE LN	SEDALIA CO	80135
16185	CAPTIVA DR	HUSSAMY CAROLE M TR + HUSSAMY OMAR TR	1211 INDIAN MOUND TRAIL	ANNAPOLIS MD	21403
2009	BEACH VILLAS	KENNEDY JAMES A + VALERIE A	4 CHERRY CT	VERO BEACH FL	32963
2122	BEACH VILLAS	GREENE VINCENT L + MARY ANN	8 POND VIEW DR	SPRING LAKE HEIGHTS NJ	7762
2327	BEACH VILLAS	WILSON ORRIN A + JAN L	2636 WOODSGREST	CUMBERLAND RI	2884
3133	TENNIS VILLAS	BURGESS JAMES M + IRENE H TR	91 OAKLEIGH LN	LINCOLN NE	68502
16723	CAPTIVA DR	BAHNIK ROGER L + LORE W	50 COVE RD	MANTLAND FL	32751
11548	WIGHTMAN LN	DAVIS DAVID O + AGNES T 1/4 + RMC INVESTMENT LTD PNSTSHP ET AL	1008 N RANDOLPH ST	OSTYER BAY COVE NY	11771
26	URCHIN CT	SISTO OMAR + DONNA L	9701 SW 106 AV RD	ARLINGTON VA	22201
15138	WILES DR	P J WILES LLC	8972 MUD CREEK RD	MIAMI FL	33176
16531	CAPTIVA DR	LOOMIS THOMAS H	PO BOX 966	INDIANAPOLIS IN	46256
2018	BEACH VILLAS	HAHN JONATHAN F + CAROL S	RR 6 BOX 266B	CAPTIVA FL	33924
2637	BEACH VILLAS	DYLE DAVID L + MULLINGER L ROBYN H/W	1531 OXFORD RD	LEWISBURG PA	17837
3216	TENNIS VILLAS	WINTERS RALPH E + EVANS KATHERINE H/W	20 ESSEX RD	GROSSE POINTE MI	48238
4315	BAYSIDE VILLAS 16	COLTON ROGER S + JUDY Z	3 LONG MARSH LN	MAPLEWOOD NJ	7040
11501	LAIKA LN	SPRECHER JOHN W	24 S CONCORD RD	NORTH OAKS MN	55127
21	BEACH HOMES	DUPONT LAMMOT	1983 FRONTAGE RD	OCONOMOWOC WI	53066
17201	CAPTIVA DR	MADDEN MARJORIE	P O BOX 305	FRUITA CO	81521
17170	CAPTIVA DR	MULLINS MICHAEL C + CANNELLA C	21 WINDROSE WAY	CAPTIVA FL	33924
3	BEACH HOMES	KOHN STEVEN BRUCE + ELLEN S	566 S MEADOW VISTA DR	GREENWICH CT	6830
15017	BINDER DR	DOWNEY WILLIAM J + YOLANTA	15017 BINDER DR	EVERGREEN CO	80439
16421	CAPTIVA DR	GRALNICK MARVIN J + HELENE B	2340 PERIWINKLE WAY #M-1	CAPTIVA FL	33924
1636	LANDS END VILLAGE	UNIVERSAL COMPANIES INC	2801 E BELTLINE AVE NE	SANIBEL FL	33957
14991	BINDER DR	DONEY GEORGE M + VALERIE J	14991 BINDER DR	GRAND RAPIDS MI	49505
6	BEACH HOMES	RPH INVESTMENTS L P	500 STATE ST	CAPTIVA FL	33924
44	OSTER CT	REISS VIRGINIA H TR FOR VIRGINIA H REISS TRUST	25181 VILLAGE CIR	CAPTIVA FL	33924
908	MARINA VILLAS	MERAT ROGER + IRENE	BELLEVUESTRASSE 161	CHICAGO HEIGHTS IL	60411
706	MARINA VILLAS	HAYES MICHAEL E + CROTEAU SUELLEN CARROLL H/W T/C	539 N MADISON RD	GOLDEN CO	80401
14980	BINDER DR	CHANDLER WILLIAM M	14980 BINDER DR	CH-3095 SPIEGEL	SWITZERLAND
16879	CAPTIVA DR	HEISLER MICHAEL B + DIANA R	P O BOX 507	GUILFORD CT	6437
11505	GORE LN	PRELL FRANK	P O BOX 14	CAPTIVA FL	33924
	ACCESS UNDETERMINED	RAUSCHENBERG ROBERT TR	PO BOX 54	CAPTIVA FL	33924
1602	LANDS END VILLAGE	STAFFORD JOHN R + INGE P	P O BOX 355	CAPTIVA FL	33924
2111	BEACH VILLAS	POCHRON VICKIE M	483 SUFFIELD	CAPTIVA FL	33924
3122	TENNIS VILLAS	SHERIDAN PATRICIA	632 BELGROVE DR	BIRMINGHAM MI	48009
16715	CAPTIVA DR	VANLECK SARITA TR	16715 CAPTIVA DR BOX 159	KEARNY NJ	7032
16143	CAPTIVA DR	BROWN JAY W + CYNTHIA A	7 CARRSWOLD	CAPTIVA FL	33924
11540	ANDY ROSSE LN	BIERI ANDREAS TR 1/4 + WEBB STEPHANIE J 1/4 + ET AL	P O BOX 1090	ST LOUIS MO	63105
2525	BEACH VILLAS	DEVUONO PATRICIA F TR FOR PATRICIA F DEVUONO TRUST	617 WOODFERN DR	CAPTIVA FL	33924
5236	BAYSIDE VILLAS	IERACI PHILIP V + DONNA M	162 JUPITER RIDGE DR	ST LOUIS MO	63021
15641	CAPTIVA DR	ALEXANDER ROGER + RAMELLE	1016 LINCOLN AV	FEEDING HILLS MA	1030
4204	BAYSIDE VILLAS	WEHMANN NANELLE TR FREDERICK J WEHMANN MARITAL TRUST	PO BOX 265	ANN ARBOR MI	48104
1123	SCHIEFFELER CT	HARRIS RICHARD M JR + MARY S	P O BOX 1237	CAPTIVA FL	33924
15141	CAPTIVA DR	MARKLE THOMAS W	14 STAGECOACH RD	CAPTIVA FL	33924
16440	CAPTIVA DR	J C B DEVELOPMENT LLC	2415 WALKUP	CAPE MAY COURT HOUSE NJ	8210
16221	CAPTIVA DR	TOBIAS RANDALL L	500 E 96TH ST #110	CRYSTAL LAKE IL	60012
1621	LANDS END VILLAGE	CHARCLEWIN INC	118 LE PARK C 1938 CHAMPEX LAC	INDIANAPOLIS IN	46240
				VALAIS	SWITZERLAND

— 5 —

**CAPTIVA PROPERTIES
BY STRAP NUMBER**

Strap	Zoning	LandUseCode	SiteNumber	SiteStreet	SiteUnit	SiteCity	OwnerName
2245210000060200		RM-2	9650	920	SS PLANTATION RD	CAPTIVA	PLANTATION DEV LTD 76.25 % +
274521000006050000		RM	9540		ACCESS UNDETERMINED	CAPTIVA	JOHNSTON CHAS + ANNIE D/E
35452103000520000		C-1	0	11538	ANDY ROSSE LN	CAPTIVA	DUGAN PROPERTY MANAGEMENT LLC
3462100000050030		RS-2	0	16507	CAPTIVA DR	CAPTIVA	NEWLAND JOHN A + BETH A H/W
3462100000050070		RS-2	0	16615	CAPTIVA DR	CAPTIVA	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		RM-2	9650		ACCESS UNDETERMINED	CAPTIVA	MERISTAR SS PLANTATION CO LLC
35452100000070000		TFC2	0	15164	WILES DR	CAPTIVA	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		RM-2	0	1119	SCHEFFLERA CT	CAPTIVA	MAZZONE ANTHONY J + PATRICIA A
22452101000000200		RM-2	0	1114	SCHEFFLERA CT	CAPTIVA	HALIK MICHAEL + VERA
27452103000010000		RM	9540	14770	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			121	16989	CAPTIVA DR	CAPTIVA	DUNBAR WALLACE H JR
3462100000050000		RS-2	0	16565	CAPTIVA DR	CAPTIVA	RIEGERT L JOHN +
0346210000050003A			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		RM-2	121	932	SS PLANTATION RD	CAPTIVA	KOELMEL CARL F TR 50% INT +
22452100000060100		RM-2	121	936	SS PLANTATION RD	CAPTIVA	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		TFC2	120	1071	SS PLANTATION RD	CAPTIVA	GLICKSMAN CAROLINE A TR
22452112000000000		TFC2	120	1072	SS PLANTATION RD	CAPTIVA	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		C-1	100	14850	CAPTIVA DR	CAPTIVA	RAUSCHENBERG ROBERT TR
26452102000020100		TFC2	100	11534	LAIKA LN	CAPTIVA	SCHEER AUGUST WILHELM +
26452102000030100		TFC2	100	11530	WIGHTMAN LN	CAPTIVA	BORSCHKE AUGUST J + SUSAN S
26452102000030400		TFC2	100	11528	WIGHTMAN LN	CAPTIVA	HUNTER JUDITH ANN H
26452102000030400		TFC2	100	11529	LAIKA LN	CAPTIVA	HULLSTRUNG MARK W + ANTONIA
26452102000030400		TFC2	100	11533	LAIKA LN	CAPTIVA	MANDELBAUM I + GERMAINE
26452102000040100		TFC2	100	11527	WIGHTMAN LN	CAPTIVA	GROSS RICHARD B
26452102000040100		TFC2	100	11525	WIGHTMAN LN	CAPTIVA	FARRELL KEVIN
26452102000040100		TFC2	100	11523	WIGHTMAN LN	CAPTIVA	PAWELEK MICHAEL + LAURA
26452102000040100		TFC2	100	11521	WIGHTMAN LN	CAPTIVA	KOEBEL LOUISE M TR
264521030000590000		RM-2	100	11491	DICKEY LN	CAPTIVA	GARROW MARK +
264521030000590000		RM-2	100	11431	DICKEY LN	CAPTIVA	MILLER ROBERT E
264521030000590000		RM-2	100	11461	DICKEY LN	CAPTIVA	HOOPERHEYDE GENE
264521030000590000		RM-2	100	11490	OLD LODGE LN	CAPTIVA	DEUTSCHMANN TOBE C JR +
26452120000000100			400	11	BEACH HOMES	CAPTIVA	BRENNAN THOMAS S + MARGARET A
26452102000020100		TFC2	100	11530	LAIKA LN	CAPTIVA	WEINER MICHAEL R
264521300000C3110				4321	BAYSIDE VILLAS 22	CAPTIVA	KELLER PETER L + TRINA O
35452100000070100		TFC2	100	15160	CAPTIVA DR	CAPTIVA	PRELL FRANK
22452100000060000		RM-2	120	957	SS PLANTATION RD	CAPTIVA	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		RM-2	120	1115	SCHEFFLERA CT	CAPTIVA	LINN JOHN R + BARBARA ANN
22452101000000100		RM-2	120	1105	TALLOW TREE CT	CAPTIVA	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		TFC2	100	11540	WIGHTMAN LN	CAPTIVA	CHERBONNIER ADELAIDE TR
26452102000030100		TFC2	100	11532	WIGHTMAN LN	CAPTIVA	BERGIN RICHARD F TR 1/2 INT +
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		TFC2	100	11507	LAIKA LN	CAPTIVA	MAZZULLA JAMES F + KAREN B
26452102000030500		TFC2	100	11551	LAIKA LN	CAPTIVA	BARBEE JOSEPH E + WYNELLE S
26452102000040200		C-1	100	11513	WIGHTMAN LN	CAPTIVA	GARSKE EDWARD E + CAROL R
264521030000580000		RM-2	100	11407	OLD LODGE LN	CAPTIVA	HUTTON LYNN C + JUDITH J
26452120000000000			400	1	BEACH HOMES	CAPTIVA	SCHNEIDER RICHARD L + JOYANNE
26452120000000000			400	8	BEACH HOMES	CAPTIVA	AYRES FREDERIC M
26452120000000100			400	10	BEACH HOMES	CAPTIVA	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			400	33	BEACH HOMES	CAPTIVA	BAHN MICHAEL M + MARY C
27452101000000000		RM-2	120	1135	LONGIFOLIA CT	CAPTIVA	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	CAPTIVA	GISSY STEVEN J + BETSY J K
35452100000050100		RPD	100	15	SEASCAPE CT	CAPTIVA	FENNIMAN WILLIAM W TR
35452100000050200		RPD	100	22	URCHIN CT	CAPTIVA	NOVACK ASSO LTD PTNSHP 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 COTR +
35452100000050400		RPD	100	47	OSTER CT	CAPTIVA	SHELGREEN DIANE E
35452100000050400		RPD	100	49	OSTER CT	CAPTIVA	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		TFC2	100	15181	WILES DR	CAPTIVA	WU STEPHEN W + JANE E
35452101000000000		TFC2	120	15166	WILES DR	CAPTIVA	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	120	15747	CAPTIVA DR	CAPTIVA	VOJCEK VICTOR + MONI J
02462100000040004B		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	CAPTIVA	FITZHUGH HAZEL HOLLOWAY 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	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	CAPTIVA	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
3545210400000019C			120	15699	CAPTIVA DR	CAPTIVA	SILVERGLIDE HARRY R + EDYTHE TR

346210000030000	RS-2	0	16428	CAPTIVA DR	CAPTIVA	COATS WILLIAM + ANN
346210000017000	RS-2	120	16682	CAPTIVA DR	CAPTIVA	STAFFORD JOHN R + INGE P
26452100000200D0			11410	OLD LODGE LN 2D	CAPTIVA	MILLER HAROLD E JR + SUSAN ANN
35452100000050400	RPD	100	41	OSTER CT	CAPTIVA	LOOMIS-PETRITZ PROPERTIES LLC
264521230000A2100			2030	BEACH VILLAS	CAPTIVA	ABRAMS ROBERT I +
3545210400000010A	TFC2	0	15867	CAPTIVA DR	CAPTIVA	WEINER MICHAEL
264521100000200B0			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
35452103000011000	RPD	120	2	SUNSET CAPTIVA LN	CAPTIVA	BORIS MICHAEL J + PATRICIA
35452103000011000	C-1	120	3	SUNSET CAPTIVA LN	CAPTIVA	DIETZ CHRISTOPHER P
35452103000011000	C-1	120	4	SUNSET CAPTIVA LN	CAPTIVA	LETOURNEAU RICHARD + VIRGINIA
35452103000400000	C-1	100	11514	ANDY ROSSE LN	CAPTIVA	BUCK STUART D
35452103000430000	C-1	100	11520	ANDY ROSSE LN	CAPTIVA	NORTON NEWHOUSE LLC
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
35452104000000100	TRC2	120	15759	CAPTIVA DR	CAPTIVA	ROBERTS RALPH L SR + MARY D
2462100000040060	RS-2	121	16595	CAPTIVA DR	CAPTIVA	KING ROGER G + D CHRISTINE
2462100000040090	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	CAPTIVA	LASHER CHRISTOPHER J
26452120000000200			400	27	CAPTIVA	892271 ONTARIO INC
26452120000000200			400	28	CAPTIVA	CAPISLE INVESTMENTS INC
26452120000000200			400	29	CAPTIVA	BRODY GEORGE + FONSA CO-TRS
354521000000050100	RPD	100	16	URCHIN CT	CAPTIVA	SHINNER INGEBORG TR
354521000000050100	RPD	100	19	URCHIN CT	CAPTIVA	THORSON BRIAN L + PATRICIA M
354521000000050300	RPD	100	33	URCHIN CT	CAPTIVA	STONE STEPHEN L + REGINA K
354521000000050300	RPD	100	34	SEA HIBISCUS CT	CAPTIVA	7050 BUILDING LLC
354521000000050500	RPD	100	50	OSTER CT	CAPTIVA	SONES RUTH A
354521000000050500	RPD	100	51	OSTER CT	CAPTIVA	WALDROP DAVID W + GRACE P
354521000000050500	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	C-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	RM-2	121	948	SS PLANTATION RD	CAPTIVA	MORGAN JAMES S + JANE K +
22452101000000000	RM-2	120	1117	SCHAEFFLERA CT	CAPTIVA	FLORIDA INVESTORS LIMITED
224521010000000100	RM-2	120	1113	SCHAEFFLERA 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	SCHAEFFLERA CT	CAPTIVA	RONALD PETER + MARY B
22452101000000200	RM-2	100	1116	SCHAEFFLERA CT	CAPTIVA	BERMAN C J + KATHERINE A
26452100000060000	TFC2	100	14861	MANGO CT	CAPTIVA	GARVEY PAUL E
26452100000100000	C-1	100	14840	CAPTIVA DR	CAPTIVA	RAUSCHENBERG ROBERT TR
264521020000020100	TFC2	100	11550	LAIKA LN	CAPTIVA	PORTER GREGORY A + HOLLY L
264521020000020200	TFC2	100	11524	LAIKA LN	CAPTIVA	TURNER SHEILA H
0346210000005002A	RS-2	121	16455	CAPTIVA DR	CAPTIVA	HULLAR GORDON C TR
34621000000600000	RS-2	120	16500	CAPTIVA DR	CAPTIVA	FARWELL STELLA EVANS
34621000001400000	RS-2	120	16620	CAPTIVA DR	CAPTIVA	WINSHALL WALTER A
34621000001900000	RS-2	120	16742	CAPTIVA DR	CAPTIVA	PETTUS G T
3462100000230010	RS-2	120	16798/802	CAPTIVA DR	CAPTIVA	MCGLYNN BURTON J
3462100000280040	RS-2	120	16874	CAPTIVA DR	CAPTIVA	HUSSAMY INVESTMENTS INC
034621010000A009A	RM-2	120	16163	CAPTIVA DR	CAPTIVA	RISHI PUNKAJ +
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
264521020000030200	C-1	100	11506	WIGHTMAN LN	CAPTIVA	HAHN LARRY +
264521020000030300	TFC2	100	11521	LAIKA LN	CAPTIVA	ODEHNAL IVANA
264521020000030400	TFC2	100	11547	LAIKA LN	CAPTIVA	SIEFFERT ERIC + VERA
264521020000040100	TFC2	100	11535	WIGHTMAN LN	CAPTIVA	WOESSNER WARREN D TR
264521030000580000	RM-2	100	11411	OLD LODGE LN	CAPTIVA	NELSON DAVID W +
264521030000590000	RM-2	100	11460	OLD LODGE LN	CAPTIVA	SANSONE JOAN +
26452120000000000			400	7	CAPTIVA	AYRES FREDERIC M
26452120000000000			400	9	CAPTIVA	SQUADRON HOWARD M + ANNE S
26452120000000100			400	16	CAPTIVA	CAPISLE PROPERTIES INC
26452120000000100			400	18	CAPTIVA	BUCHER BRIAN C TR
26452120000000200			400	23	CAPTIVA	ORESMA ENID J
354521000000050100	RPD	100	12	SEASCAPE CT	CAPTIVA	BROUSTER THOMAS H SR + RUTH A
354521000000050100	RPD	100	14	SEASCAPE CT	CAPTIVA	VINSON ROBERT K + MARY JANE TR
354521000000050200	RPD	100	21	URCHIN CT	CAPTIVA	DISTELHORST CRAIG TIPTON
354521000000050200	RPD	100	23	URCHIN CT	CAPTIVA	RYAN DANIEL E + ANN L
354521000000050300	RPD	100	30	URCHIN CT	CAPTIVA	ZASHIN MARCIA G +
354521000000050300	RPD	100	32	URCHIN CT	CAPTIVA	KRAMER RONALD E +
354521000000050300	RPD	100	37	SEA HIBISCUS CT	CAPTIVA	LAIRD LINDA M +
354521000000050400	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	115161	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 +
35452103000007000B	C-1	100	15000	BINDER DR	CAPTIVA	GODARD STEPHENIE TR
354521030000080000	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 +
24621000000500000	RS-2	121	16645	CAPTIVA DR	CAPTIVA	MOODIE R M TR
24621000000700000	RS-2	121	16697	CAPTIVA DR	CAPTIVA	RILEY WILLIAM + LAURA
24621000001000000	RS-2	121	16777	CAPTIVA DR	CAPTIVA	BOATMAN KATHERYN M TR 50 % +
24621000001600000	RS-2	121	16861	CAPTIVA DR	CAPTIVA	WOOD WILLIAM M + HELEN R
0246210000017007A	RSC2	121	16979	CAPTIVA DR	CAPTIVA	CADMAN TIMOTHY + JEAN
24621000000800020	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	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	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 +
26452103000050000	RM-2	100	14981	BINDER DR	CAPTIVA	RIGGS ELIZABETH PLUME
264521030000580000	RM-2	121	11401	OLD LODGE LN	CAPTIVA	ORR JOHN J + PATRICIA J CO-TRS
264521030000780000	RM-2	100	14990	BINDER DR	CAPTIVA	BAER JOSEPH W 1/2 INT +
26452104000010000	TFC2	120	14790	CAPTIVA DR	CAPTIVA	BOYLE JAMES C +
26452120000000000		400	2	BEACH HOMES	CAPTIVA	GASSER ROBERT C + BARBARA M
26452120000000000		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
35452101000000000	TFC2	120	15150	WILES DR	CAPTIVA	WFLP FAMILY LTD PARTNERSHIP
35452103000050000	C-1	100	15012	BINDER DR	CAPTIVA	MARTIN LOLA S
346210000028005A	RS-2	120	16980	CAPTIVA DR	CAPTIVA	DUNBAR WALLACE H JR
0346210000028005A		0	16990	CAPTIVA DR	CAPTIVA	DUNBAR WALLACE H JR
034621010000A0030	RS-2	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
034621020000A0080	RS-2	121	16321	CAPTIVA DR	CAPTIVA	TURTLE RUN LLC
034621020000A0090	RS-2	121	16333	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
354521030000230000	C-1	100	11521	ANDY ROSSE LN	CAPTIVA	PINK LESLIE A + JACQUELINE
354521040000000100	TFC2	120	15891	CAPTIVA DR	CAPTIVA	NIXEL HOLDINGS LLC 33.33 % +
35452104000000019D	TFC2	120	15887	CAPTIVA DR	CAPTIVA	GALLOWAY SAM M JR TR +
24621000000400000	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	11530	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			2013	BEACH VILLAS	CAPTIVA	OBRIEN G PETER + PATRICIA A
034621020000B0020	RS-2	120	16250/52	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
35452104000000017A	TFC2	120	15771	CAPTIVA DR	CAPTIVA	SARGENT CYNTHIA M
354521040000000100	TFC2	120	15843	CAPTIVA DR	CAPTIVA	WATKINS JANE M TR 12.5% +
354521030000200000	C1	100	11527	ANDY ROSSE LN	CAPTIVA	NOVACK KENNETH J TR +
354521030000410000	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 CINDA 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			1612	LANDS END VILLAGE	CAPTIVA	HEARD LAWRENCE M + JACQUELINE
22452123000001600			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			1680	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
2645211000002000A0			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			2011	BEACH VILLAS	CAPTIVA	GERSTLE MARK R + DIANE L
354521030000220000	C-1	100	11523	ANDY ROSSE LN	CAPTIVA	CAPTIVA ISLAND VACATION
26452102000020100		100	11554	LAIKA LN	CAPTIVA	RAUSCHENBERG ROBERT M TR
3545210000007018A	TFC2	100	15155	WILES DR	CAPTIVA	ROMERSA HENRY + KATHY TR
2462100000120010	RS-2	121	16801	CAPTIVA DR	CAPTIVA	ASTER KAREL
354521030000240000	C-1	100	11519	ANDY ROSSE LN	CAPTIVA	CAPTIVA ISLAND VACATION
354521030000190000	C-1	100	11529	ANDY ROSSE LN	CAPTIVA	GINGERICH VIRGINIA R TR
35452100000080000	TFC2	120	15351	CAPTIVA DR	CAPTIVA	HINSCH DAVID R + JOETTE J
3545210400000010C	TFC2	120	15879	CAPTIVA DR	CAPTIVA	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 +

26452130000C2080		4216	BAYSIDE VILLAS	CAPTIVA	FAIRFIELD L NICKERSON + GAIL P
26452130000C2090		4218	BAYSIDE VILLAS	CAPTIVA	STRUZZIERO JOAN A
26452123000B1060		2116	BEACH VILLAS	CAPTIVA	POTERASKE JOHN F JR + SHARON A
26452123000B2010		2121	BEACH VILLAS	CAPTIVA	KASKIW EUGENE H + JUDITH 1/2 +
26452126000C1060		2216	BEACH VILLAS	CAPTIVA	ADAMS NORMAN A + MARY J
26452126000C1070		2217	BEACH VILLAS	CAPTIVA	LAURIE CHARLES R JR 1/3 ETAL
26452126000C3070		2237	BEACH VILLAS	CAPTIVA	BALOTA R C + NANCY J
26452126000C3080		2238	BEACH VILLAS	CAPTIVA	BESANT WILSON J + BARBARA L
26452126000D1010		2311	BEACH VILLAS	CAPTIVA	CRESSMAN PETER T + DEBORAH P
26452126000D1020		2312	BEACH VILLAS	CAPTIVA	MCVEIGH JOHN N III
26452126000D2080		2328	BEACH VILLAS	CAPTIVA	FOSTER KELLY +
26452126000D3010		2331	BEACH VILLAS	CAPTIVA	SUMMER VALLEY PROPERTIES LLC
26452126000D3020		2332	BEACH VILLAS	CAPTIVA	M L RAY FAMILY LIMITED
26452126000D3030		2333	BEACH VILLAS	CAPTIVA	WREIOLE AUGUST L + MELVINA C
26452130000C2100		4220	BAYSIDE VILLAS	CAPTIVA	MCCARTHY PHILLIP D +
26452131000000000		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	CAPTIVA DR	CAPTIVA	CAPTIVA PARTNERS
354521070000100A0		15411	CAPTIVA DR A1	CAPTIVA	PV 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	CAPTIVA 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	WRIGHT MARTIN R + EILEEN K
264521270000B6100		3230	TENNIS VILLAS	CAPTIVA	GIATRELIS JOHN + NANCY
264521280000E2040		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	CAPTIVA	SAHA SUSHIL K + SABITA R
264521300000A1050		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		11520	LAIKA LN	CAPTIVA	POTTORF DARRYL
354521030000250000	C-1	100	ANDY ROSSE LN	CAPTIVA	S + C ISLAND REALTY LLC
34621110000000050	C-1	100	PAIGE CT	CAPTIVA	WEST THOMAS M
0246210000004005A	RS-2	120	CAPTIVA DR	CAPTIVA	REDMOND THOMAS M + PATRICIA H
35452100000070400	TFC2	100	MURMOND LN	CAPTIVA	IRION NANCY L
35452100000050300	RPD	100	SEA HIBISCUS CT	CAPTIVA	SHUM JACK + STARR
354521030000420000	C-1	100	ANDY ROSSE LN	CAPTIVA	THURMAN CONNIE R
22452123000001600		1606	LANDS END VILLAGE	CAPTIVA	ORR WAYNE F + DEBORAH P
22452123000001600		1613	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	CAPTIVA	BROOKS ELIZABETH S
22452123000001600		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	HOLTZ LAWRENCE C + CYNTHIA B
22452123000001600		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		2003	BEACH VILLAS	CAPTIVA	SAUNDERS DAVID O + JACQUELINE
264521230000A2020		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		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	HULLSTRUNG MARK W + ANTONIA S
264521260000D2060		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/SINT +
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		2612	BEACH VILLAS	CAPTIVA	LEE J K T + CHRISTINA T 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
264521290000G3040		2634	BEACH VILLAS	CAPTIVA	SMITH PAULA H

26452130000A1010	5102	BAYSIDE VILLAS	CAPTIVA	ABRAMS NANCY K TR	
26452130000A2020	5204	BAYSIDE VILLAS	CAPTIVA	VAN VOORHIS PEGGY J TR	
26452130000A2040	5208	BAYSIDE VILLAS	CAPTIVA	BERRIAN THOMAS G	
26452130000A3050	5309	BAYSIDE VILLAS	10	CAPTIVA	KAKISH WILLIAM R + KIMS
26452130000B1210	5142	BAYSIDE VILLAS	CAPTIVA	LAURIE CHARLES R JR 1/3	
26452130000B2120	5224	BAYSIDE VILLAS	CAPTIVA	GOLS A GEORGE + CORINNE TR	
26452130000B2140	5228	BAYSIDE VILLAS	CAPTIVA	WITHEROW RICHARD I + CHERYL A	
26452130000B2210	5242	BAYSIDE VILLAS	CAPTIVA	SOSTHEIM JUNE A	
26452130000B3070	5313	BAYSIDE VILLAS	14	CAPTIVA	HELLINGS BRIAN ALIOL + ANN
26452130000B3140	5327	BAYSIDE VILLAS	28	CAPTIVA	VARGAS FERNANDO + SLYVIA L
26452130000B3160	5331	BAYSIDE VILLAS	32	CAPTIVA	HELLINGS BRIAN A + ANN
26452130000C1010	4102	BAYSIDE VILLAS	CAPTIVA	TEDESCO MATTHEW C + CONSTANCE	
26452130000C1030	4106	BAYSIDE VILLAS	CAPTIVA	DUNTON JAKE + NORMA	
26452130000C1100	4120	BAYSIDE VILLAS	CAPTIVA	SAUNDERS D O + JACQUELINE R	
26452130000C2070	4214	BAYSIDE VILLAS	CAPTIVA	WALTS ALAN E + ELISA F	
26452130000C3040	4307	BAYSIDE VILLAS	8	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	CAPTIVA	CHILDERS WENDY U	
35452109000001000	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	802	MARINA VILLAS	CAPTIVA	RYAN MARGARET M 50% TR +	
22452102000020000	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 +	
26452130000B1110	5122	BAYSIDE VILLAS	CAPTIVA	GASSER ROBERT C + BARBARA M	
26452130000B2080	5216	BAYSIDE VILLAS	CAPTIVA	LA GUARDIA THOMAS S + VIRGINIA	
26452130000B2100	5220	BAYSIDE VILLAS	CAPTIVA	SAVANI GEORGE R JR + PATRICIA	
26452130000B2110	5222	BAYSIDE VILLAS	CAPTIVA	MOTT ELEANORA I	
26452130000B3100	5319	BAYSIDE VILLAS	20	CAPTIVA	5319 BAYSIDE VILLAS LLC
26452130000B3110	5321	BAYSIDE VILLAS	22	CAPTIVA	HUNEKE DENNIS + DONNA
26452130000B3120	5323	BAYSIDE VILLAS	24	CAPTIVA	BEDFORD BRUCE P + ANN LOGAN
26452130000C1040	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	CAPTIVA	NESKEY SHARON D TR	
22452123000001600	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	SHELLE WAYNE N 1/2 TR +	
22452123000001600	1650	LANDS END VILLAGE	CAPTIVA	DONOVAN MARY E + S THOMAS TR	
22452123000001600	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	1418	BEACH COTTAGES	CAPTIVA	THRELKEL JAMES B TR	
264521220000C0100	1410	BEACH COTTAGES	CAPTIVA	KARR GEORGE W JR + BARBARA M	
264521230000A2090	2029	BEACH VILLAS	CAPTIVA	SCHUBEL RONALD L + DEBORAH H	
264521230000A1020	2002	BEACH VILLAS	CAPTIVA	GROSS RICHARD B	
264521230000A2030	2023	BEACH VILLAS	CAPTIVA	LEWIS KIRK CHASE	
264521230000A2050	2025	BEACH VILLAS	CAPTIVA	DUGAN ROBERT C +	
264521230000B1020	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	HCHHAUSER GUNTHER C + ANNE C	
264521260000C1050	2215	BEACH VILLAS	CAPTIVA	YOEL LOUIS R + SHEILA M	
264521260000C2040	2224	BEACH VILLAS	CAPTIVA	POPE LAWRENCE E	
264521260000D2030	2323	BEACH VILLAS	CAPTIVA	DALENSTAM JAN-ANDERS TR +	
264521260000D3040	2334	BEACH VILLAS	CAPTIVA	BUKOWSKI THOMAS + JOYCE	
264521270000A1040	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	CAPTIVA	MARTIN DAVID J + K KELLY	
264521270000A3020	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	3210	TENNIS VILLAS	CAPTIVA	KELLY MICHAEL F +	
264521270000B5050	3228	TENNIS VILLAS	CAPTIVA	BROUSTER T H + RUTH A 1/2 JT	
264521270000B5070	3223	TENNIS VILLAS	CAPTIVA	CONNOLLY TOM H + PAMELA H	
264521270000B6040	3237	TENNIS VILLAS	CAPTIVA	LADESCA LEONARD T + LYNN C	
264521270000B6060	3239	TENNIS VILLAS	CAPTIVA	DERIDDER JOHAN +	
264521280000E1010	2411	BEACH VILLAS	CAPTIVA	KREUTZJANS WILLIAM A	
264521280000E1030	2413	BEACH VILLAS	CAPTIVA	URSINI ANATOLJ + 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	2528	BEACH VILLAS	CAPTIVA	BOWDEN CHARLES V + BERNA +	
264521290000F3020	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	CAPTIVA	FAYTIS STEPHEN L + MARY E	
264521290000G3010	2631	BEACH VILLAS	CAPTIVA	HENRY GREGORY L + MARGENE A	
264521290000G3030	2633	BEACH VILLAS	CAPTIVA	LANDUYT WILLIAM M + JUDITH K	
26452130000A1020	5104	BAYSIDE VILLAS	CAPTIVA	WILLIAMS VREELAND + JANET	
26452130000A3060	5311	BAYSIDE VILLAS	12	CAPTIVA	SCHARLAU EDWIN + CAROL
26452130000B1150	5130	BAYSIDE VILLAS	CAPTIVA	LAURIE CHARLES R JR ETAL 1/3	
26452130000B1200	5140	BAYSIDE VILLAS	CAPTIVA	JENKINS MARIANNE TR	
26452130000B2130	5226	BAYSIDE VILLAS	CAPTIVA	PAZ-SOLDAN MARCELA R	
26452130000B2220	5244	BAYSIDE VILLAS	CAPTIVA	DAMON KATHRYN C	
26452130000B3130	5325	BAYSIDE VILLAS	26	CAPTIVA	YEAGER FRED + DORIS A TR 1/3
26452130000B3150	5329	BAYSIDE VILLAS	30	CAPTIVA	METZGER CHRISTOPHER J +
26452130000B3220	5343	BAYSIDE VILLAS	44	CAPTIVA	FRETTE JOHN E + MARGARET R
26452130000C1020	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	2008	BEACH VILLAS	CAPTIVA	VAN RIPER DANIEL S + KATHARINE	
22452102000010000	904	MARINA VILLAS	CAPTIVA	DELIA DOMENICK + DEE	
22452102000020000	803	MARINA VILLAS	CAPTIVA	JOHN K LARK COMPANY LLC	
22452102000040000	608	MARINA VILLAS	CAPTIVA	SUMMA SHARON A	
26452130000C3120	4323	BAYSIDE VILLAS	24	CAPTIVA	MORGAN JOHN W 4/20 INT
26452131000000000	11411	DICKEY LN 8	CAPTIVA	DAVIS AGNES T + DAVID O	
354521050000400A0	15221	CAPTIVA DR	CAPTIVA	SCHAFFNER WILLIAM +	
354521050000500A0	15221	CAPTIVA DR	CAPTIVA	HANNA MICHAEL A + ELIZABETH A	

354521060000200A0		15651	CAPTIVA DR	CAPTIVA	BARTON MARGARET D TRUST	
354521060000300A0		15661	CAPTIVA DR	CAPTIVA	FOX ROBERT C + JEAN C	
22452123000001600		1607	LANDS END VILLAGE	CAPTIVA	1607 LANDS END LLC	
26452100000012000	RM-2	2800-5640	SS PLANTATION RD	CAPTIVA	MERISTAR SS PLANTATION CO LLC	
224521020000010000		906	MARINA VILLAS	CAPTIVA	STEVELMAN HAROLD B + BARBARA R	
224521020000030000		702	MARINA VILLAS	CAPTIVA	MIRANDA JAMES + DONNA	
224521020000030000		703	MARINA VILLAS	CAPTIVA	NORDEN PETER C + RHONDA P	
224521020000030000		704	MARINA VILLAS	CAPTIVA	FINLEY WILLIAM M + SUSAN J	
224521020000030000		705	MARINA VILLAS	CAPTIVA	FINLEY WILLIAM M + SUSAN J	
224521020000040000		609	MARINA VILLAS	CAPTIVA	S & S COLONY ASSOCIATES	
224521020000040000		610	MARINA VILLAS	CAPTIVA	FITZPATRICK JOHN H + JANE P	
22452123000001600		1601	LANDS END VILLAGE	CAPTIVA	LIESER GEORGE F	
22452123000001600		1603	LANDS END VILLAGE	CAPTIVA	NYGAARD DIANE A TR	
22452123000001600		1604	LANDS END VILLAGE	CAPTIVA	SCHLOSSMAN JOHN + SHIRLEY	
354521060000100B0		15643	CAPTIVA DR	CAPTIVA	GOODMAN JILL +	
354521060000200B0		15653	CAPTIVA DR	CAPTIVA	OCHSNER PETER B TR	
3545210700000300A0		15411	CAPTIVA DR A3	CAPTIVA	CASHERO FIDELL A JR TR	
3545210700000500D0		15411	CAPTIVA DR D5	CAPTIVA	SMITH JAMES D + TONI R	
3545210700000600B0		15411	CAPTIVA DR B6	CAPTIVA	BLACK SANDRA A	
354521100000200D0		15563	CAPTIVA DR	CAPTIVA	MILLER HAROLD E + SHIRLEY R	
2645212700000B4050		3218	TENNIS VILLAS	CAPTIVA	MATHEWS PATRICIA	
2645212700000B5090		3221	TENNIS VILLAS	CAPTIVA	WELENCE CRAIG S + SARAH V	
2645212700000B5100		3220	TENNIS VILLAS	CAPTIVA	TRAGONE PETER R + ELSA L	
2645212700000B6010		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		1415	BEACH COTTAGES	CAPTIVA	PARDEE MARGARET E TR	
264521220000G0200		1420	BEACH COTTAGES	CAPTIVA	HANLON EDWARD E	
264521220000G0210		1421	BEACH COTTAGES	CAPTIVA	DERRIDINGER PAUL + WILLAMAE +	
264521220000G0220		1422	BEACH COTTAGES	CAPTIVA	DRISSELL NORMAN E TR 2/10 INT+	
264521220000H0230		1423	BEACH COTTAGES	CAPTIVA	CLARK CORA A	
264521240000A0010		1401	BEACH COTTAGES	CAPTIVA	ALEXANDER MARJORIE A	
264521240000A0020		1402	BEACH COTTAGES	CAPTIVA	DOLL A ROBERT + MARY STANTON W	
264521230000A2080		2028	BEACH VILLAS	CAPTIVA	RELYEA CHRISTOPHER M + SARAH P	
264521230000B2070		2127	BEACH VILLAS	CAPTIVA	TSITSERIA 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	
264521280000E3080		2438	BEACH VILLAS	CAPTIVA	GRAM BARCLAY 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	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		5134	BAYSIDE VILLAS		CAPTIVA	KEMMERER CAROLINE K
264521300000B1180		5136	BAYSIDE VILLAS		CAPTIVA	BOYNTON JACQUELINE D TR
264521300000B1190		5138	BAYSIDE VILLAS		CAPTIVA	MENDEZ PEDRO E + LOURDES I
264521300000B2170		5234	BAYSIDE VILLAS		CAPTIVA	BOWDEN CHARLES V 1/3 +
264521300000B2190		5238	BAYSIDE VILLAS		CAPTIVA	WENDELKEN THOMAS A SR + M L
264521300000B2200		5240	BAYSIDE VILLAS		CAPTIVA	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		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
3545210700000300B0		15411	CAPTIVA DR B3		CAPTIVA	TECKLENBURG MARY LOUISE
3545210700000400A0		15411	CAPTIVA DR A4		CAPTIVA	CONROY MARTIN F + JOAN T
3545210800000A1010		15123	CAPTIVA DR 101		CAPTIVA	CHRISTOPHER JUDITH A
3545210800000A1020		15123	CAPTIVA DR 102		CAPTIVA	SHERLOCK S BARRY + SUSAN M
3545210800000A1030		15123	CAPTIVA DR 103		CAPTIVA	COX TOWNSEND ANN L TR
3545210800000A1040		15123	CAPTIVA DR 104		CAPTIVA	MARKLE THOMAS W
3545210700000100B0		15411	CAPTIVA DR B1		CAPTIVA	MCDERMOTT THOMAS J + ELIZABETH
3545210700000200B0		15411	CAPTIVA DR B2		CAPTIVA	WRIGHT LAURA
3545210700000500C0		15411	CAPTIVA DR C5		CAPTIVA	KIMIN INC
3545210700000600A0		15411	CAPTIVA DR A6		CAPTIVA	BOOTH HOWARD D + LUANNE R
3545210700000800B0		15411	CAPTIVA DR B8		CAPTIVA	CAYANNI JEAN L + PATRICIA M
3545210800000A2030		15123	CAPTIVA DR 203		CAPTIVA	WEISINGER SHERYL A TR +
3545210800000A3010		15123	CAPTIVA DR 301		CAPTIVA	MORE GEORGE A + SALLY A
354521090000001000		11532	ANDY ROSSE LN		CAPTIVA	NEUMAN KATE
224521100000000000		1001	SS PLANTATION RD	104	CAPTIVA	PLANTATION BEACH CLUB
264521020000020300		14890	CAPTIVA DR		CAPTIVA	RAUSCHENBERG ROBERT TR
354521030000030000		11495	ANDY ROSSE LN		CAPTIVA	MCCARTHY'S MARINA INC
354521120000D0000		15067	CAPTIVA DR 4		CAPTIVA	O'BRIEN JOSEPH D JR
354521120000		15067	CAPTIVA DR 5		CAPTIVA	WILDMAN DONALD C
264521260000D1070		2317	BEACH VILLAS		CAPTIVA	FOSTER RICHARD W +
264521260000D1080		2318	BEACH VILLAS		CAPTIVA	RYAN KENNETH E + MAUREEN E
264521260000D2010		2321	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		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
264521020000020200	TFC2	800	LAIKA LN		CAPTIVA	CAPTIVA EQUITIES LLC 1/2 +
35452100000070000	RM-2	821	CAPTIVA DR		CAPTIVA	WENINGER HOWARD L + PATRICIA A
264521300000C1090		4118	BAYSIDE VILLAS		CAPTIVA	FEHRENBACH THOMAS +
264521300000C1110		4122	BAYSIDE VILLAS		CAPTIVA	NIEDERMAYR PAUL E
264521300000C2040		4208	BAYSIDE VILLAS		CAPTIVA	MANCE M PATSY

26452130000C2060			4212	BAYSIDE VILLAS		CAPTIVA	MARRA JAMES L + MARY ELLA
26452130000C3010			4301	BAYSIDE VILLAS	2	CAPTIVA	WAGGONER HARRY J + NANCY M
26452130000C3100			4319	BAYSIDE VILLAS	20	CAPTIVA	LUPI ROBERT S + KRISTINE S
26452102000030100	TFC2	800	11536	WIGHTMAN LN		CAPTIVA	SALEEBY ELI R + CHERIE L
354521000007001A	RM-2	800	15180	WILES DR		CAPTIVA	JENSEN BETTY J TR
26452102000030400	TFC2	800	11525	LAIKA LN		CAPTIVA	MANDELBAUM ISIDORE
35452100000702000	TFC2	800	11540	CHAPIN LN		CAPTIVA	BATES JOHN F + MARY E
26452100000120000	CS-1	1700	14810/12	CAPTIVA DR		CAPTIVA	COURTNEY ENTERPRISES INC
22452100000060000	RM-2	1700		SS PLANTATION RD		CAPTIVA	PLANTATION DEVELOPMENT LTD
354521100000100A0			15551	CAPTIVA DR		CAPTIVA	TENTLER LYNN A TR +
354521100000100B0			15553	CAPTIVA DR		CAPTIVA	KING JEROME L 1/2 +
354521100000200C0			15561	CAPTIVA DR		CAPTIVA	PERLIN ALBERT B JR + JOAN K
354521120000C0000			15067	CAPTIVA DR 3		CAPTIVA	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	RM-2	3900	1200	SS PLANTATION RD		CAPTIVA	MERISTAR SS PLANTATION CO LLC
35452100000400000	RPD	3900	15107	CAPTIVA DR		CAPTIVA	JENSEN BETTY J TR
26452101000030000	C-1	1200	14808	CAPTIVA DR		CAPTIVA	BELL WILLIAM A + VICKY E
35452104000000000	TFC2	7700	15903	CAPTIVA DR		CAPTIVA	CAPTIVA ISLAND YACHT CLUB
35452100000061000	TFC2	100		ACCESS UNDETERMINED		CAPTIVA	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		CAPTIVA	MAYERON THELMA W TR 2/5 ETAL
22452124000001900			900	SS PLANTATION RD		CAPTIVA	PLANTATION HOUSE
26452102000020300			1000	CAPTIVA DR		CAPTIVA	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	11500	ANDY ROSSE LN		CAPTIVA	GULNAC MICHAEL E
26452100000110000	C-1	1610		HDR-PLANTATION VIEW		CAPTIVA	MERISTAR PLANTATION SHOPPING
35452103000040000	C-1	1700	11499	ANDY ROSSE LN		CAPTIVA	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		CAPTIVA	STRATOS CONSTANTINE S
35452103000040000	C-1	2010	11401	ANDY ROSSE LN		CAPTIVA	MCCARTHY'S MARINA INC
35452101000000100	RM-2	3900	15300	CAPTIVA DR		CAPTIVA	JENSEN BETTY J TR
35452103000370000	C-1	3900	11508	ANDY ROSSE LN		CAPTIVA	STILWELL MANAGEMENT LLC
354521040000200A0	RM-2	3900	15951	CAPTIVA DR		CAPTIVA	ROCHESTER RESORTS INC
27452103000010000	RM	8600		ACCESS UNDETERMINED		CAPTIVA	LEE COUNTY
35452100000070000	C-1	2100	15183	CAPTIVA DR		CAPTIVA	BIERI ANDREAS TR
35452103000310000	CPD	2100	15050	CAPTIVA DR		CAPTIVA	CAPTIVA LTD
26452103000760000	RM-2	8600	14981	CAPTIVA DR		CAPTIVA	CAPTIVA FIRE CONTROL DIST
22452100000050000	RM-2	9100		ACCESS UNDETERMINED		CAPTIVA	AQUASOURCE UTILITY INC
2245210000005001A			9100	ACCESS UNDETERMINED		CAPTIVA	ISLAND WATER ASSOCIATION INC
26452100000070000	TFC2	0	11450	DICKEY LN		CAPTIVA	O'BRIEN JOSEPH D JR 50% INT +
22452100000060000	RM-2	120	949	SS PLANTATION RD		CAPTIVA	SUAREZ NANCY E
26452103000590000	RM-2	100	11421	DICKEY LN		CAPTIVA	DAVIS DAVID O + AGNES T
034621010000A009D	RM-2	121	16181	CAPTIVA DR		CAPTIVA	BRUNING CHARLES II TR +
22452102000040000			606	MARINA VILLAS		CAPTIVA	JORDEN EDWIN W JR + SUZANNE M
264521220000H0260			1426	BEACH COTTAGES		CAPTIVA	CURRIE SUSAN K
35452109000001000			11532	ANDY ROSSE LN	103	CAPTIVA	DRUMS JUNGLE
26452102000020300			100	ACCESS UNDETERMINED		CAPTIVA	RAUSCHENBERG ROBERT M TR
22452123000001600			1655	LANDS END VILLAGE		CAPTIVA	BUCKLEY JOHN S
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	TFC2	100	11520	WIGHTMAN LN		CAPTIVA	HOUSTON JAMES G
35452103000460000	C-2	1700	11526	ANDY ROSSE LN		CAPTIVA	DAVIS DAVID O + AGNES T
35452104000020000	RM-2	3900	15951	CAPTIVA DR		CAPTIVA	ROCHESTER RESORTS INC
26452101000030000	C-1	1000	14804	CAPTIVA DR	CAPTIVA	MERISTAR SHIRLEYS PARCEL CO	
35452103000290000	C-1	3900	11509	ANDY ROSSE LN		CAPTIVA	STILWELL MANAGEMENT LLC
35452100000030000	TFC2	7100	11580	CHAPIN LN	CAPTIVA	CHAPEL BY THE SEA CAPTIVA	
264521270000A3050			3135	TENNIS VILLAS		CAPTIVA	LAWTON RHOADES + LINDA J
264521290000F3040			2534	BEACH VILLAS		CAPTIVA	SJOGREN ROBERT W JR TR 50% +
264521300000B3090			5317	BAYSIDE VILLAS	18	CAPTIVA	SZETO MICHAEL W
264521300000C2120			4224	BAYSIDE VILLAS		CAPTIVA	BUSSA MICHAEL J + DENISE W
264521300000B2160			5232	BAYSIDE VILLAS		CAPTIVA	KEEFE TIMOTHY T + VALARIE H
354521080000A2020			15123	CAPTIVA 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	RM-2	120	1131	LONGIFOLIA CT		CAPTIVA	CAPTIVA PROPERTIES LP
264521260000D1040			2314	BEACH VILLAS		CAPTIVA	WIGAL W C + ANITA J
264521300000A2010			5202	BAYSIDE VILLAS		CAPTIVA	BEST WILLIAM R + RUTH J
26452102000030300	C-1	100	11505	LAIKA LN		CAPTIVA	SZUMIGATA JOHN + DOROTHY
2462100000080010	RS-2	121	16727	CAPTIVA DR		CAPTIVA	MC CLELLAN WILLIAM + MARY BETH
034621010000B0030	RS-2	120	16213	CAPTIVA DR		CAPTIVA	JECKERING REAL ESTATE LLC
11462100000170000	C-1	121	17181	CAPTIVA DR		CAPTIVA	SAVAGE PAUL +
27452103000020000	RM	9540	14700	CAPTIVA DR		CAPTIVA	UNDERWOOD W ALLEN TR
11462100000170100	RSC2	120	17030	CAPTIVA DR		CAPTIVA	YARBOROUGH GARLAND + LINDA TR
26452120000000300			32	BEACH HOMES		CAPTIVA	BENTELE RAYMOND F TR
35452100000050500	RPD	100	55	SANDPIPER CT		CAPTIVA	THOMAS GARY P + MARY G
35452100000070100	TFC2	7700	11550	CHAPIN LN		CAPTIVA	CAPTIVA CIVIC ASSOC INC
264521280000E2010			2421	BEACH VILLAS		CAPTIVA	DARLING WILLIAM A
264521300000C3090			4317	BAYSIDE VILLAS	18	CAPTIVA	HELLINGS BRIAN A + ANN
26452120000000300			31	BEACH HOMES		CAPTIVA	4TK PARTNERSHIP
0346210000005001B	RS-2	120	16488	CAPTIVA DR		CAPTIVA	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			15067	CAPTIVA DR 2		CAPTIVA	NIESEL CHESTER A + NANCY S
3462100000170020	RS-2	0	16670	CAPTIVA DR		CAPTIVA	GEORGE DAVID A + VERNA M
35452100000050200	RPD	100	27	URCHIN CT		CAPTIVA	GIANFRANCESCHI G R + HELENE
35452101000000000	TFC2	120	15146	WILES DR		CAPTIVA	BLUVAS PETER JAN + PATRICIA E
264521260000C2020			2222	BEACH VILLAS		CAPTIVA	EDSON DANIEL C + T/C
26452120000000100			13	BEACH HOMES		CAPTIVA	HORSESHOE RIDGE PARTNERS LLC
22452102000030000			707	MARINA VILLAS		CAPTIVA	CAREY JACK +
264521230000A2120			2032	BEACH VILLAS		CAPTIVA	HALLORAN KATHLEEN A TR +
264521280000E3020			2432	BEACH VILLAS		CAPTIVA	SOUTHWESTERN LAND CO INC
22452123000001600			1609	LANDS END VILLAGE		CAPTIVA	SHERMAN DONALD A + JOAN A
264521230000B1080			2118	BEACH VILLAS		CAPTIVA	REISBERG FAMILY LMTD PTNSP
3462100000210010	RS-2	120	16778	CAPTIVA DR		CAPTIVA	CHERBONNIER ADELAIDE TR
26452102000040100	TFC2	100	11539	WIGHTMAN LN		CAPTIVA	KOURY PETER L
35452104000000100	TFC2	120	15831	CAPTIVA DR		CAPTIVA	MEAD WALTER L JR + EMILY C
3462100000050090	RSC2	121	16475	CAPTIVA DR		CAPTIVA	RECKER BROOKE E
35452103000180000			100	ANDY ROSSE LN		CAPTIVA	MONROE FAMILY ENTERPRISES LTD
224521110000100A0			900	SS PLANTATION RD		CAPTIVA	SOUTH SEAS CLUB
22452123000001600			1627	LANDS END VILLAGE		CAPTIVA	BECKER MICHAEL K +
264521300000B1140			5128	BAYSIDE VILLAS		CAPTIVA	GODDE JAMES R + KAREN E
2462100000130000	RS-2	121	16825	CAPTIVA DR		CAPTIVA	WATTS DAVID B + LINDA R H/W
264521300000B3180			5335	BAYSIDE VILLAS	36	CAPTIVA	POWERS RICHARD W + MARILYN B
354521060000000C0			15631	CAPTIVA DR		CAPTIVA	ARMENIA JOHN + LUCY
11462100000170200	C1	120	17141	CAPTIVA DR		CAPTIVA	MOBED DARAYES + GOHER D
35452100000050400	RPD	100	46	OSTER CT		CAPTIVA	DINA THOMAS S + SALLY A
35452104000000100	TFC2	120	15819	CAPTIVA DR		CAPTIVA	EUROPEAN REAL ESTATE INVEST
22452102000020000			808	MARINA VILLAS		CAPTIVA	OGLIVIE R V + MARILYN J

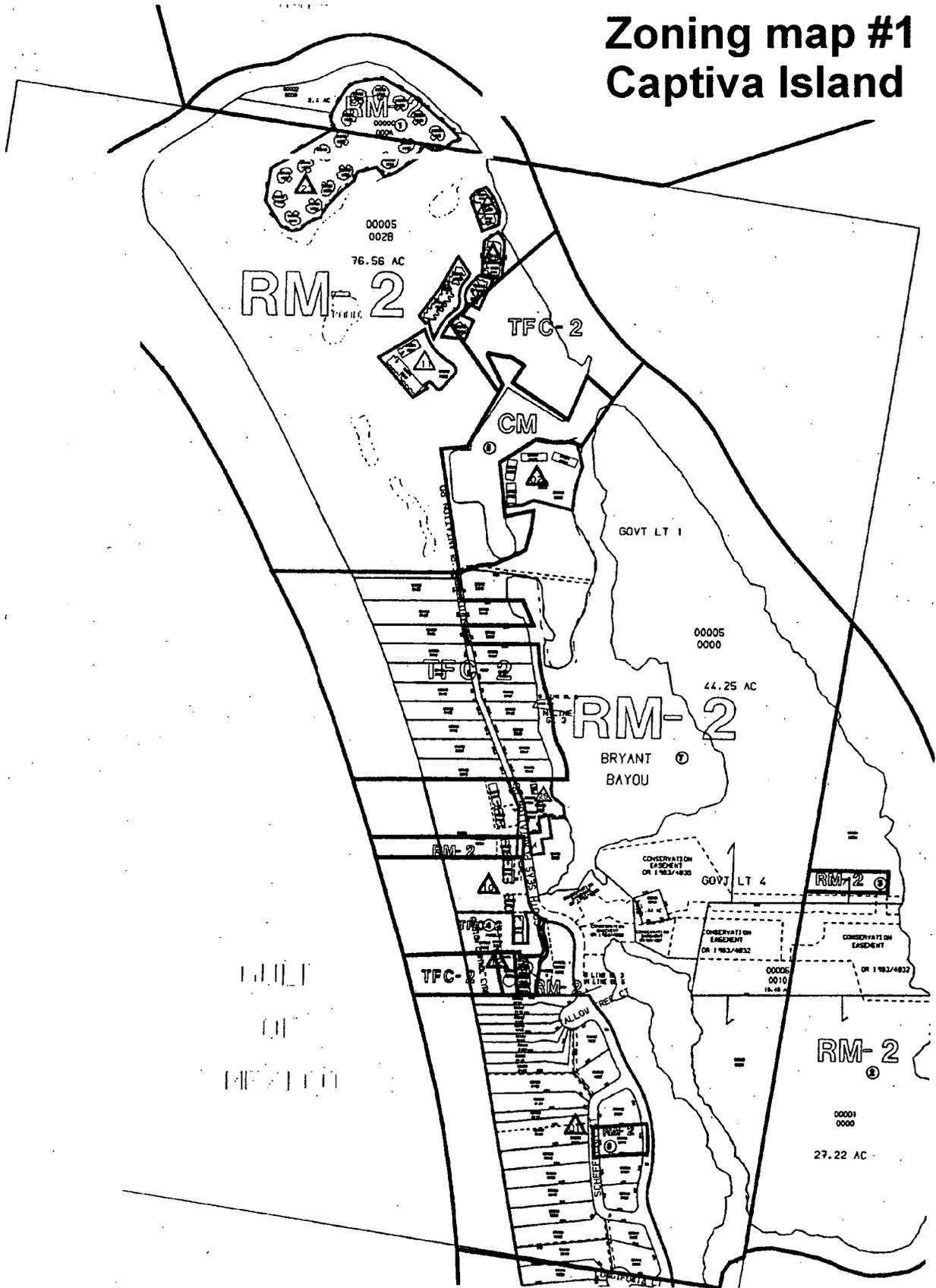
22452123000001600			1665	LANDS END VILLAGE	CAPTIVA	BROWN LAWRENCE K
264521220000C0090			1409	BEACH COTTAGES	CAPTIVA	THOMPSON BRADFORD R + LINDA
264521260000D3070			2337	BEACH VILLAS	CAPTIVA	CHRISTO CHRIST +
22452123000001600			1664	LANDS END VILLAGE	CAPTIVA	FULLER ELIZABETH M TR
264521260000D3060			2336	BEACH VILLAS	CAPTIVA	MILLER W C + LORRAINE A TRUST
264521300000A3040			5307	BAYSIDE VILLAS	CAPTIVA	CREAMER FRANK G + KATHLEEN
35452100000070100	TFC2	100	11515	GORE LN	CAPTIVA	CAPTIVA ISLAND VACATION
26452131000000000			11411	DICKEY LN 6	CAPTIVA	DAVIS DAVID O + AGNES T
3462100000280030	RS-2	0	16898	CAPTIVA DR	CAPTIVA	SCHWARTZEL JOSEPH C
354521010000A0000	TFC2	7600	15135	WILES DR	CAPTIVA	CHAPEL BY THE SEA CAPTIVA
0346210000005001D	RS-2	121	16465	CAPTIVA DR	CAPTIVA	DAVIS ROBERT B + MELISSA S
3462100000110000	RS-2	120	16572	CAPTIVA DR	CAPTIVA	BACHMAN STEPHEN M +
35452100000050000	RPD	100	9	SUNSET CAPTIVA LN	CAPTIVA	STORER WILLIAM R + JANET K
35452100000050400	RPD	100	45	OSTER CT	CAPTIVA	SHELGREEN DIANE E
35452103000005000	CT	2100	15001	CAPTIVA DR	CAPTIVA	BUBBLE ROOM INC
264521020000020100	TFC2	100	11540	LAIKA LN	CAPTIVA	DAVIS DAVID O + AGNES T
034621020000A0070	RS-2	121	16309	CAPTIVA DR	CAPTIVA	MCGRATH J BRIAN
22452123000001600			1628	LANDS END VILLAGE	CAPTIVA	MULLEN EDWARD K + JOANNE H
264521100000100D0			11400	OLD LODGE LN	CAPTIVA	RUSSO JAMES DARREL
264521230000A1060			2006	BEACH VILLAS	CAPTIVA	LUKL PETER
264521270000B5040			3227	TENNIS VILLAS	CAPTIVA	ROBINS MARTIN B
264521290000G2070			2627	BEACH VILLAS	CAPTIVA	STIRRATT JAMES R + ARLENE L TR
22452123000001600			1646	LANDS END VILLAGE	CAPTIVA	LAMOTTA JOSEPH M + GERALDINE C
3545210500000200A0			15291	CAPTIVA DR	CAPTIVA	PAWLUS KATHLEEN M TR 1/3 INT +
264521270000B8630			3236	TENNIS VILLAS	CAPTIVA	NICHOLS HELEN D +
264521300000B2070			5214	BAYSIDE VILLAS	CAPTIVA	MCCLURE JEROLD + THERESA
264521020000A0200	C-1	1000	11505	WIGHTMAN LN	CAPTIVA	BUBBLE ROOM INC
22452100000060100	RM-2	121	924	SS PLANTATION RD	CAPTIVA	JAY JOAN S TR
3545210000007003A	TFC2	100	15154	WILES DR	CAPTIVA	PRESTERA LILLIAN ANN
26452102000030400	TFC2	100	11543	LAIKA LN	CAPTIVA	STEINKE BERNARD J CO TR +
264521280000E3030			2433	BEACH VILLAS	CAPTIVA	BATTIKHA ABRAHAM + SUSANNE
23452100000010000	RM-2	9650	1417	ACCESS UNDETERMINED	CAPTIVA	PLANTATION DEV LTD 76.25% +
264521210000F0170			15411	BEACH COTTAGES	CAPTIVA	JEFFREY HOPE H
3545210700000800A0				CAPTIVA DR A8	CAPTIVA	GROSS EVELYN
27452103000002000	RM	9540		ACCESS UNDETERMINED	CAPTIVA	RICHARDSON EUNICE S
034621010000B0020	RS-2	121	16211	CAPTIVA DR	CAPTIVA	OSPREY PARTNERS LLC
22452100000006016A	TFC-2	120	929	SS PLANTATION RD	CAPTIVA	SOUTH SEAS LLC
354521000000508300	RPD	100	35	SEA HIBISCUS CT	CAPTIVA	954387 ONTARIO LTD
35452101000000100			120	CAPTIVA DR	CAPTIVA	BROUSTER THOMAS H + RUTH A
354521030000360000	C-1	2100	11506	ANDY ROSSE LN	CAPTIVA	MOBED DARAYES S + GOHER
264521290000F1020			2512	BEACH VILLAS	CAPTIVA	LIVENGOOD CHARLES + MARY LEILA
22452101000000200	RM-2	100	1125	LONGIFOLIA CT	CAPTIVA	BRADLEY C T + HELEN ZOE
3462100000200010	RS-2	120	16770	CAPTIVA DR	CAPTIVA	SALTZ JOCELYN TR
11462100000170100	C-1	121	17001	CAPTIVA DR	CAPTIVA	MERRILL LYNCH CREDIT CORP
264521280000E1080			2418	BEACH VILLAS	CAPTIVA	HERMANN FREDERICK A III
264521300000B3080			5315	BAYSIDE VILLAS	CAPTIVA	BERGER JOEL + ELAINE
264521290000G1050			2615	BEACH VILLAS	CAPTIVA	CARNIOL FRANKLIN
354521070000500A0			15411	CAPTIVA DR A5	CAPTIVA	HARDY BETTY ST CLAIR
264521020000A0000	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
264521030000730000	RM-2	100	11461	OLD LODGE LN	CAPTIVA	US TRUST COMPANY OF CT CO TR +
35452100000050100	RPD	100	18	URCHIN CT	CAPTIVA	FOX ROBERT L + CYNTHIA P
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	100	15152	WILES DR	CAPTIVA	CAPTIVA ISLAND VACATION
034621010000A005A	RS-1	120	13550	PALMFLOWER LN	CAPTIVA	LIPMAN WILLIAM + JANET
264521030000570000	RM-2	121	14971	BINDER DR	CAPTIVA	YOUNG RUSSELL F
35452100000070000	RM-2	100	15174/82	WILES DR	CAPTIVA	JENSEN BETTY J TR
264521030000590000	RM-2	0	11430	OLD LODGE LN	CAPTIVA	HACKMAN D F + ZONA
354521040000000100	RM-2	120	15735	CAPTIVA DR	CAPTIVA	REESE BONNIE M
35452100000070200	TFC2	800	11525	GORE LN	CAPTIVA	FARRINGTON WILLIAM J +
1146210000017012A	C-1	121	17101	CAPTIVA DR	CAPTIVA	COURTNER JAMES A + CARMEN M
354521030000150000	C-1	100	11539	ANDY ROSSE LN	CAPTIVA	UPP SCOTT F + DEBRA L 1/2 INT
264521260000C3030			2233	BEACH VILLAS	CAPTIVA	BEDFORD B P + ANN L
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	CAPTIVA	PERKINS HARRY L + JANICE L +
22452123000001600			1663	LANDS END VILLAGE	CAPTIVA	BROWNELL JOHN E + SHARLEEN
264521270000A1070			3113	TENNIS VILLAS	CAPTIVA	SANTULLO ANTHONY + BARBARA E
264521300000C1060			4112	BAYSIDE VILLAS	CAPTIVA	WINTERS RALPH E
26452100000130000	RM-2	9100		ACCESS UNDETERMINED	CAPTIVA	AQUASOURCE UTILITY INC
354521030000500000	C-1	1100	11534	ANDY ROSSE LN	CAPTIVA	NATIONAL EXCHANGE SERVICES INC
2462100000120020	RS-2	121	16789	CAPTIVA DR	CAPTIVA	MCGLYNN BURTON J
264521230000A1040			2004	BEACH VILLAS	CAPTIVA	HERRES KIM A
354521090000001000			11532	ANDY ROSSE LN	CAPTIVA	JUNGLE DRUMS
35452103000005001A	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
22452101000000100	RM-2	0		SCHEFFLER A	CAPTIVA	JACOBS SETH 20% INT ETAL
264521020000A0000	TFC2	100	11541	WIGHTMAN LN	CAPTIVA	SILVERGLIDE HARRY R CO TR +
354521000000703000	TFC2	100	11525	CHAPIN LN	CAPTIVA	MCCLURE CHARLES G + SARAH
3462100000280020	RS-2	120	16910	CAPTIVA DR	CAPTIVA	DUFFY KATHLEEN E
034621010000A0050	RS-2	100	13500	PALMFLOWER LN	CAPTIVA	MCCLINCH TERRANCE J + NANCY G
354521120000A0000			970	SS PLANTATION RD	CAPTIVA	PLANTATION BAY VILLAS CONDO
034621010000B002A	RS-2	120	16207	CAPTIVA DR 1	CAPTIVA	MILLER HAROLD E + SHIRLEY R
354521030000110000	C-1	120	1	SUNSET CAPTIVA LN	CAPTIVA	SHIELDS WILLIAM J 30% +
224521220000001500			1501	SS PLANTATION RD	CAPTIVA	W G I INC
264521230000A2110			2031	BEACH VILLAS	CAPTIVA	COTTAGES AT S S PLANTATION
264521270000A1060			3114	TENNIS VILLAS	CAPTIVA	MCMINN ROBERT W
264521300000B1220			5144	BAYSIDE VILLAS	CAPTIVA	USEMAN HOWARD I + ROSEMARIE B
2245210100000017B	RM-2	120	1102	TALLOW TREE CT	CAPTIVA	FRIEDERSDORF FRANK D +
26452120000000200			22	BEACH HOMES	CAPTIVA	WILMSEN ELIZABETH A + JOHN G
2462100000170070	RS-2	100	16969	CAPTIVA DR	CAPTIVA	BOECK G ROBERT + CATHLEEN M
354521000000505000	RPD	100	54	SANDPIPER CT	CAPTIVA	THYE-MIVILLE MARGARETHE +
354521030000280000	C-1	100	11511	ANDY ROSSE LN	CAPTIVA	FUGIT ALAN W + DIANE D
264521270000A3040			3136	TENNIS VILLAS	CAPTIVA	STILWELL MANAGEMENT LLC
264521290000F2030			2533	BEACH VILLAS	CAPTIVA	FITZGIBBON EDWARD G + VALERIE
224521000000600000	RM-2	120	953	SS PLANTATION RD	CAPTIVA	DIVERSEY JOHN JR + LORI
354521000000500000	RPD	100	8	SUNSET CAPTIVA LN	CAPTIVA	SOMERS NANCY J
034621020000A0050	RS-2	121	16285	CAPTIVA DR	CAPTIVA	POZZO EMIL 1/2 INT +
264521100000100B0			11400	OLD LODGE LN	CAPTIVA	COVER R LORING + ANNE M
264521260000D3050			2335	BEACH VILLAS	CAPTIVA	STANKUS RITA L TR
354521000000505000	RPD	100	53	SANDPIPER CT	CAPTIVA	FIRESTONE GLENN R + PETRINA
224521020000040000			605	MARINA VILLAS	CAPTIVA	BREUHAUS ELIZABETH ANN
264521280000E3010			2431	BEACH VILLAS	CAPTIVA	STRUBE CHARLES W + LILLIAN
264521310000000000			11411	DICKEY LN 4	CAPTIVA	ALEXANDER WILLIAM + DEBORAH
264521230000A1050			2005	BEACH VILLAS	CAPTIVA	FRANK THOMAS P + BRIDGET C TR
264521290000F1010			2511	LANDS END VILLAGE	CAPTIVA	CRAIG SCOTT FAMILY PARTNERSHIP
22452123000001600			1626	LANDS END VILLAGE	CAPTIVA	TIBBETTS S E + JOYCE-ELLEN
					CAPTIVA	STEBEN RAYMOND H JR + ANN W

26452126000C1080			2218	BEACH VILLAS	CAPTIVA	LIPPMAN TODD + JACQUE
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
224521020000020000			807	MARINA VILLAS	CAPTIVA	DAVIS GROVE SERVICE INC
264521300000C1050			4110	BAYSIDE VILLAS	CAPTIVA	WETMER DAVID B
224521010000000000	RM-2	120	1129	LONGIFOLIA CT	CAPTIVA	SANFILIPPO JAMES + KATHLEEN M
35452100000070300	TFC2	100	11520	CHAPIN LN	CAPTIVA	SYMINGTON JANEY BELLE STUDD TR
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 THYE
3462100000280010	RS-2	120	16886	CAPTIVA DR	CAPTIVA	LICHTENSTEIN DOROTHY
35452104000000010B	TFC 2	120	15899	CAPTIVA DR	CAPTIVA	DONAHUE RICHARD J + DEBORAH B
264521300000B1130			5126	BAYSIDE VILLAS	CAPTIVA	ROLLINGS ROBERT B + SUSAN
264521000000600000	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
0246210000040004D	RS-2	121	16543	CAPTIVA DR	CAPTIVA	PIGOTT JAMES C TR +
35452100000050100	RPD	100	17	URCHIN CT	CAPTIVA	BROWN WILLIAM A + PHYLLIS
264521100000100C0			11400	OLD LODGE LN	1C	CAPTIVA
264521260000C2010			2221	BEACH VILLAS	CAPTIVA	BLOUGH JAMES H + JOAN M
264521270000B5030			3226	TENNIS VILLAS	CAPTIVA	LUKL PETER
264521290000G2060			2626	BEACH VILLAS	CAPTIVA	SCOTT DOUGLAS G + ELIZABETH A
354521070000700B0			15411	CAPTIVA DR B7	CAPTIVA	WING MARGARET T
264521260000D1030			2313	BEACH VILLAS	CAPTIVA	REISER HOWARD B
264521290000F2020			2522	BEACH VILLAS	CAPTIVA	PALAI A FRANK L JR + JOAN AB
22452126000001200			1258	SS PLANTATION RD	CAPTIVA	LITTLE BRITCHES LLC
264521220000C0080			1408	BEACH COTTAGES	CAPTIVA	BABBITT WILLIAM A TR 50% +
35452104000000100	TFC2	120	15783	CAPTIVA DR	CAPTIVA	CRIDER MICHAEL K +
26452102000020100	TFC2	100	11546	LAIKA LN	CAPTIVA	VENARG CHERYL L TR
26452102000030400	TFC2	100	11537	LAIKA LN	CAPTIVA	FARRINGTON JUNE M
26452120000000300		400	30	BEACH HOMES	CAPTIVA	HAMILTON THOMAS W 1/2 INT +
264521270000B6050			3238	TENNIS VILLAS	CAPTIVA	GARWOOD R DAVE
264521300000C2050			4210	BAYSIDE VILLAS	CAPTIVA	BRAND RENEE M
354521030000390000	C-1	100	11512	ANDY ROSSE LN	CAPTIVA	ZILKA MARY K + KENNETH J
034621020000B0030	RS-2	120	16262	CAPTIVA DR	CAPTIVA	ONAN ROBERT C SR L/E
034621020000B0140	RS-2	120	16394	CAPTIVA DR	CAPTIVA	ANDRE CHAGNON INC
26452120000000100		400	12	BEACH HOMES	CAPTIVA	ODEN NANCY C TR
22452123000001600			1648	LANDS END VILLAGE	CAPTIVA	MCCULLY THOMAS R + SUSAN C
264521230000B1070			2117	BEACH VILLAS	CAPTIVA	S C JOHNSON + SON INC
22452123000001600			1618	LANDS END VILLAGE	CAPTIVA	BARRY ALLEN G JR + SYLVIA S
264521270000B4040			3217	TENNIS VILLAS	CAPTIVA	WALLACE DAVID H + DOLORES
2745210100000001A	RM-2	100	1133	LONGIFOLIA CT	CAPTIVA	MACDONALD ROBERT B + ARLENE S
034621010000A009C	RM-2	100	16167	CAPTIVA DR	CAPTIVA	1133 LONGIFOLIA CT LLC
354521080000A2010			15123	CAPTIVA DR 201	CAPTIVA	CALE PROPERTIES LLLP
264521300000B3190			5337	BAYSIDE VILLAS	38	CAPTIVA
354521070000500B0			15411	CAPTIVA DR B5	CAPTIVA	MARESCA FRANK J 1/4 ETAL
35452100000050000	RPD	120	6	SUNSET CAPTIVA LN	CAPTIVA	ALTAVILLA PHILLIP + SALLY
3545210000007005A	TFC2	100	11509	CHAPIN LN	CAPTIVA	PILON JEAN M TR +
354521030000340000	C-1	1200	15000	CAPTIVA DR	CAPTIVA	WEISS WALTER W + TERRI
264521020000030100	TFC2	100	11542	WIGHTMAN LN	CAPTIVA	MARTIGNAGO ALEX + TERRY
264521020000030300	TFC2	100	11511	LAIKA LN	CAPTIVA	DOHERTY DAVID W
264521300000A1060			5112	BAYSIDE VILLAS	CAPTIVA	BUCKINGHAM PHILIP + NATALIE
224521020000020000			801	MARINA VILLAS	CAPTIVA	SAWYER CLAIRE F TR
224521020000030000			709	MARINA VILLAS	CAPTIVA	PERKINS HARRY L + JANICE L
264521300000C1080			4116	BAYSIDE VILLAS	CAPTIVA	MATHIESON KENNETH J + PATRICIA
354521070000090000			15411	CAPTIVA DR 9	CAPTIVA	CRIDER MICHAEL K +
22452123000001600			1645	LANDS END VILLAGE	CAPTIVA	MAGG KARL G TR
354521050000100B0			15221	CAPTIVA DR	CAPTIVA	BERGHOFF HERMAN J
3545210300007000C	C-1	121	15001	BINDER DR	CAPTIVA	KISER EUGENIA C TR
22452101000000100	RM-2	120	1107	TALLOW TREE CT	CAPTIVA	NEALON KEVIN J + LINDA TR
35452100000070000	TFC2	100	11505	CHAPIN LN	CAPTIVA	15001 BINDER DRIVE LLC
2462100000040070	RS-2	121	16611	CAPTIVA DR	CAPTIVA	NYON CORPORATION
22452123000001600			1657	LANDS END VILLAGE	CAPTIVA	WHEATON INVESTMENT COMPANY LLC
264521300000A2030			5206	BAYSIDE VILLAS	CAPTIVA	ELDRIDGE HUNTINGTON JR TR +
35452100000080000	TFC2	121	15261	CAPTIVA DR	CAPTIVA	MILLS MATTHEW W + LEIGH ANN
264521020000030200	TFC2	100	11514	WIGHTMAN LN	CAPTIVA	BUSSA MICHAEL J + DENISE W
35452101000000000	TFC2	120	15158	WILES DR	CAPTIVA	BRINSON M G + SIDNEY ANN
264521270000A1090			3111	TENNIS VILLAS	CAPTIVA	MARTIN DENNIS A + ELIZABETH A
264521290000F1040			2514	BEACH VILLAS	CAPTIVA	BURGHER PETER H
264521290000F3060			2536	BEACH VILLAS	CAPTIVA	KORNDORFER E G + KATHLEEN G
264521300000B2090			5218	BAYSIDE VILLAS	CAPTIVA	BRANDT CHARLES H + PATRICIA A
264521260000D1060			2316	BEACH VILLAS	CAPTIVA	EASTON RICHARD W + THERESE L S
224521020000020000			810	MARINA VILLAS	CAPTIVA	WELLER JEROME P + KATHLEEN W
264521220000G0190			1419	BEACH COTTAGES	CAPTIVA	DEVUONO PATRICIA F TR
264521300000B1070			5114	BAYSIDE VILLAS	CAPTIVA	CONSENTINO ROBERT H + VALARIE
35452100000070000	TFC2	0	15295	CAPTIVA DR	CAPTIVA	FOZO ELIZABETH J TR
264521020000040200	TFC2	9100	11509	WIGHTMAN LN	CAPTIVA	LIPKA NORMA RUTH TR
3462100000130000	RSC2	120	16600	CAPTIVA DR	CAPTIVA	BROUSTER THOMAS H + RUTH A
264521020000030100	TFC2	0	11524	WIGHTMAN LN	CAPTIVA	UNITED TELEPHONE CO OF FL
034621020000B0100	RS-2	120	16346	CAPTIVA DR	CAPTIVA	KANEB VIRGINIA M
3462100000100000	RSC-2	120	16560/562	CAPTIVA DR	CAPTIVA	HUNTER JUDITH ANN H
354521050000300A0			15291	CAPTIVA DR	CAPTIVA	ANDERSEN CHRISTINE E 1/2 INT +
264521020000030300	TFC2	100	11515	LAIKA LN	CAPTIVA	MULLEN JAMES C + JUSTINE M
2462100000150000	RS-2	121	16849	CAPTIVA DR	CAPTIVA	BERNHARD PAUL J + YVONNE M
3462100000180010	RS-2	120	16706	CAPTIVA DR	CAPTIVA	PAWELEK MICHAEL + LAURA
3462100000240000	RS-2	120	16814	CAPTIVA DR	CAPTIVA	WOOD WILLIAM M + HELEN R
264521280000E1040			2414	BEACH VILLAS	CAPTIVA	HOWARD HOWELL H + MIMI F
264521270000A2050			3125	TENNIS VILLAS	CAPTIVA	CAPTIVA BEACH PROPERTY LLC
22452100000050000	RM-2	0		ACCESS UNDETERMINED	CAPTIVA	WIERSEMA STEVEN M + CHERYL L
264521020000040100	TFC2	100	11531	WIGHTMAN LN	CAPTIVA	MCELROY CHARLES A TR
35452100000050200	RPD	100	20	URCHIN CT	CAPTIVA	PLANTATION DEV LTD 76.25% +
22452123000001600			1639	LANDS END VILLAGE	CAPTIVA	WHITFIELD PHILIP L
264521260000C3050			2235	BEACH VILLAS	CAPTIVA	LYBROOK PHILIP H TR
35452100000050300	RPD	100	38	SEA HIBISCUS CT	CAPTIVA	SCHLOSSMAN JOHN I TR
11462100000170100	C-1	120	17130	CAPTIVA DR	CAPTIVA	LAWLER MICHAEL G + MICHELE H
264521260000C1030			2213	BEACH VILLAS	CAPTIVA	STEGMANN DENA L TR
264521300000C3030			4305	BAYSIDE VILLAS	CAPTIVA	DUVAL FRANK E + JEANNINE F
26452100000070000	TFC2	100	11490	DICKEY LN	6	CAPTIVA
264521030000590000	RM-2	100	11420	OLD LODGE LN	CAPTIVA	MONTIEL PETER J + SUSAN PURCELL
264521270000A2060			3124	TENNIS VILLAS	CAPTIVA	FRASCATI J MICHAEL +
264521290000F2030			2523	BEACH VILLAS	CAPTIVA	MILLER JOHN R JR + SUSAN F
264521290000G1060			2816	BEACH VILLAS	CAPTIVA	PEEL SHERRILL S
264521300000C2030			4206	BAYSIDE VILLAS	CAPTIVA	AMIRA CORPORATION
26452120000000200		400	25	BEACH HOMES	CAPTIVA	GARLAND FLORENCE S
1146210000017011A	C-1	121	17121	CAPTIVA DR	CAPTIVA	BRIGHAM DAVID W + BARBARA G
11462100000170100	C-1	120	17078/80	CAPTIVA DR	CAPTIVA	FLINT JOHN M + CAROL L
35452103000030000	C-1	1000	15041	CAPTIVA DR	CAPTIVA	GULF BREEZE ASSOCIATES LMTD CO
264521230000A2070			2019	BEACH VILLAS	CAPTIVA	WILLIAMS THOMAS W
					CAPTIVA	CUTLER STEPHEN + SUE ELLEN
					CAPTIVA	MCCARTHY MARINA INC
					CAPTIVA	HUMES ELMER C + SUZANNE M

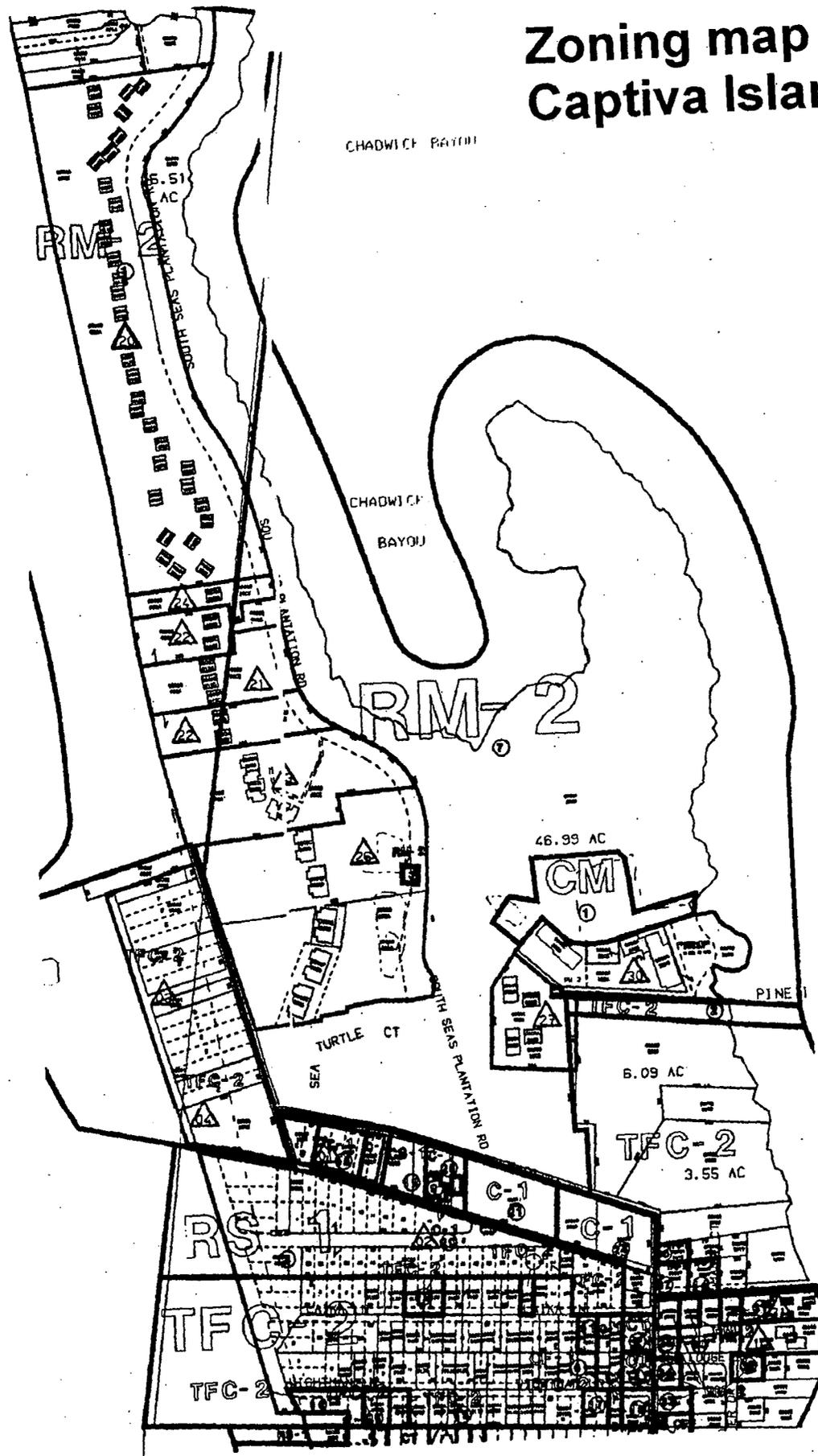
264521290000G3080			2638	BEACH VILLAS	CAPTIVA	HAYSEY DAVID JOHN+ LINDA OLIVE
22452102000010000			909	MARINA VILLAS	CAPTIVA	TANNER RICHARD A + LORI A
22452123000001600			1637	LANDS END VILLAGE	CAPTIVA	ELLIOTT H JAY + JUDITH L
35452100000050500	RPD	100	57	SANDPIPER CT	CAPTIVA	NASSIF JOSEPH G + CHRISTINA A
264521280000E1020			2412	BEACH VILLAS	CAPTIVA	CALLAHAN STUART J
264521300000C3020			4303	BAYSIDE VILLAS	CAPTIVA	WOLFE CAROL A
354521080000A2040			15123	CAPTIVA DR 204	CAPTIVA	MASON JOSEPH V + LINDA A
26452120000000100			15	BEACH HOMES	CAPTIVA	PFRIEM ELIZABETH M
35452100000050200	RPD	100	29	URCHIN CT	CAPTIVA	YOUNG KAREN L
3462111000000040	RS-2	121	11541	PAIGE CT	CAPTIVA	FARMER RITA G
26452102000030000	TFC2	100	11546	WIGHTMAN LN	CAPTIVA	DAVIS DAVID O + AGNES T 1/4 +
26452120000000000			400	BEACH HOMES	CAPTIVA	DARDICK NATHAN H
034621020000B0010			4	CAPTIVA DR	CAPTIVA	MURTY TIMOTHY J TR
22452102000010000	RS-2	120	16238/40	MARINA VILLAS	CAPTIVA	TRESSLER ERNEST L + DREAMA D
22452123000001600			907	LANDS END VILLAGE	CAPTIVA	RABINOW R A + KATHRYN L E ETAL
22452102000010000			1654	MARINA VILLAS	CAPTIVA	MATTINGLY DAVID M + BARBARA F
354521070000200A0			902	CAPTIVA DR A2	CAPTIVA	WOLFE MARTIN S TR +
264521230000B2080			15411	BEACH VILLAS	CAPTIVA	SANT J T + ALMIRA B
22452101000000100	RM-2	120	2128	TALLOW TREE CT	CAPTIVA	MAMMEL CARL G JR + JOYCE J
246210000170040	RS-2	121	1101	CAPTIVA DR	CAPTIVA	SCHIBILIA JUNE P 50% INT +
034621020000A0150	RS-2	121	16891	CAPTIVA DR	CAPTIVA	GRALNICK MARVIN J + HELENE B
22452123000001600			16405	LANDS END VILLAGE	CAPTIVA	1611 LANDS END LLC
264521290000G1040			1611	BEACH VILLAS	CAPTIVA	DONKER DAVID W + MARILYN R TR
354521070000400B0			2614	CAPTIVA DR B4	CAPTIVA	RUDD V A + ANDREW T TR
264521260000C3020			15411	BEACH VILLAS	CAPTIVA	WEBSTER JACK T TR
264521270000B6020			2232	TENNIS VILLAS	CAPTIVA	PORTER BERNAJEAN
264521300000B3170			3235	BAYSIDE VILLAS	CAPTIVA	PATE KATHLEEN J TR
034621010000A0110	RS-2	120	5333	CAPTIVA DR	CAPTIVA	HUSSAMY CAROLE M TR +
264521230000A1090			16185	BEACH VILLAS	CAPTIVA	KENNEDY JAMES A + VALERIE A
264521230000B2020			2009	BEACH VILLAS	CAPTIVA	GREENE VINCENT L + MARY ANN
264521260000D2070			2122	BEACH VILLAS	CAPTIVA	WILSON ORRIN A + JAN L
264521270000A3070			2327	TENNIS VILLAS	CAPTIVA	BURGESS JAMES M + IRENE H TR
246210000080040	RS-2	121	3133	CAPTIVA DR	CAPTIVA	BAHNIK ROGER L + LORE W
26452102000030000	TFC2	120	16723	WRIGHTMAN LN	CAPTIVA	DAVIS DAVID O + AGNES T 1/4 +
35452100000050200	RPD	100	11548	URCHIN CT	CAPTIVA	SISTO OMAR + DONNA L
35452101000000000	TFC2	120	26	WILES DR	CAPTIVA	P J WILES LLC
0346210000005004C	RS-2	100	15138	CAPTIVA DR	CAPTIVA	LOOMIS THOMAS H
264521230000A2060			16531	BEACH VILLAS	CAPTIVA	HAHN JONATHAN F + CAROL S
264521290000G3070			2018	BEACH VILLAS	CAPTIVA	DYLE DAVID L +
264521270000B4030			2637	TENNIS VILLAS	CAPTIVA	WINTERS RALPH E +
264521300000C3080			4315	BAYSIDE VILLAS	CAPTIVA	COLTON ROGER S + JUDY Z
26452102000030300	C-1	100	11501	LAIKA LN	CAPTIVA	SPRECHER JOHN W
26452120000000200			21	BEACH HOMES	CAPTIVA	DUPONT LAMMOT
11462100000170000	C-1	120	17201	CAPTIVA DR	CAPTIVA	MADDEN MARJORIE
1146210000017010A	C-1	120	17170	CAPTIVA DR	CAPTIVA	MULLINS MICHAEL C + CANNELLA C
26452120000000000			3	BEACH HOMES	CAPTIVA	KOHN STEVEN BRUCE + ELLEN S
35452103000050000	C-1	121	15017	BINDER DR	CAPTIVA	DOWNEY WILLIAM J + YOLANTA
034621020000A0160	RS-2	121	16421	CAPTIVA DR	CAPTIVA	GRALNICK MARVIN J + HELENE B
22452123000001600			1636	LANDS END VILLAGE	CAPTIVA	UNIVERSAL COMPANIES INC
26452103000050000	RM-2	121	14991	BINDER DR	CAPTIVA	DONEY GEORGE M + VALERIE J
26452120000000000			6	BEACH HOMES	CAPTIVA	RFH INVESTMENTS L P
35452100000050400	RPD	100	44	OSTER CT	CAPTIVA	REISS VIRGINIA H TR
22452102000010000			908	MARINA VILLAS	CAPTIVA	MERAT ROGER + IRENE
22452102000030000			706	MARINA VILLAS	CAPTIVA	HAYES MICHAEL E +
26452103000079000	RM-2	100	14980	BINDER DR	CAPTIVA	CHANDLER WILLIAM M
246210000170060	RS-2	121	16879	CAPTIVA DR	CAPTIVA	HEISLER MICHAEL B + DIANA R
35452100000070100	TFC2	100	11505	GORE LN	CAPTIVA	PRELL FRANK
26452100000030000	TFC2	0		ACCESS UNDETERMINED	CAPTIVA	RAUSCHENBERG ROBERT TR
22452123000001600			1602	LANDS END VILLAGE	CAPTIVA	STAFFORD JOHN R + INGE P
264521230000B1010			2111	BEACH VILLAS	CAPTIVA	POCHRON VICKIE M
264521270000A2080			3122	TENNIS VILLAS	CAPTIVA	SHERIDAN PATRICIA
246210000080030	RS-2	121	16715	CAPTIVA DR	CAPTIVA	VANVLECK SARITA TR
034621010000A0070	RS-2	120	16143	CAPTIVA DR	CAPTIVA	BROWN JAY W + CYNTHIA A
354521030000530000	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			15641	CAPTIVA DR	CAPTIVA	ALEXANDER ROGER + RAMELLE
264521300000C2020			4204	BAYSIDE VILLAS	CAPTIVA	WEHMANN NANELLE TR
22452101000000000	RM-2	120	1123	SCHIEFLERA CT	CAPTIVA	HARRIS RICHARD M JR + MARY S
35452100000070100	RM-2	121	15141	CAPTIVA DR	CAPTIVA	MARKLE THOMAS W
3462100000030010	RS-2	120	16440	CAPTIVA DR	CAPTIVA	J C B DEVELOPMENT LLC
034621010000B003B	RS-2	121	16221	CAPTIVA DR	CAPTIVA	TOBIAS RANDALL L
22452123000001600			1621	LANDS END VILLAGE	CAPTIVA	CHARCLEWIN INC

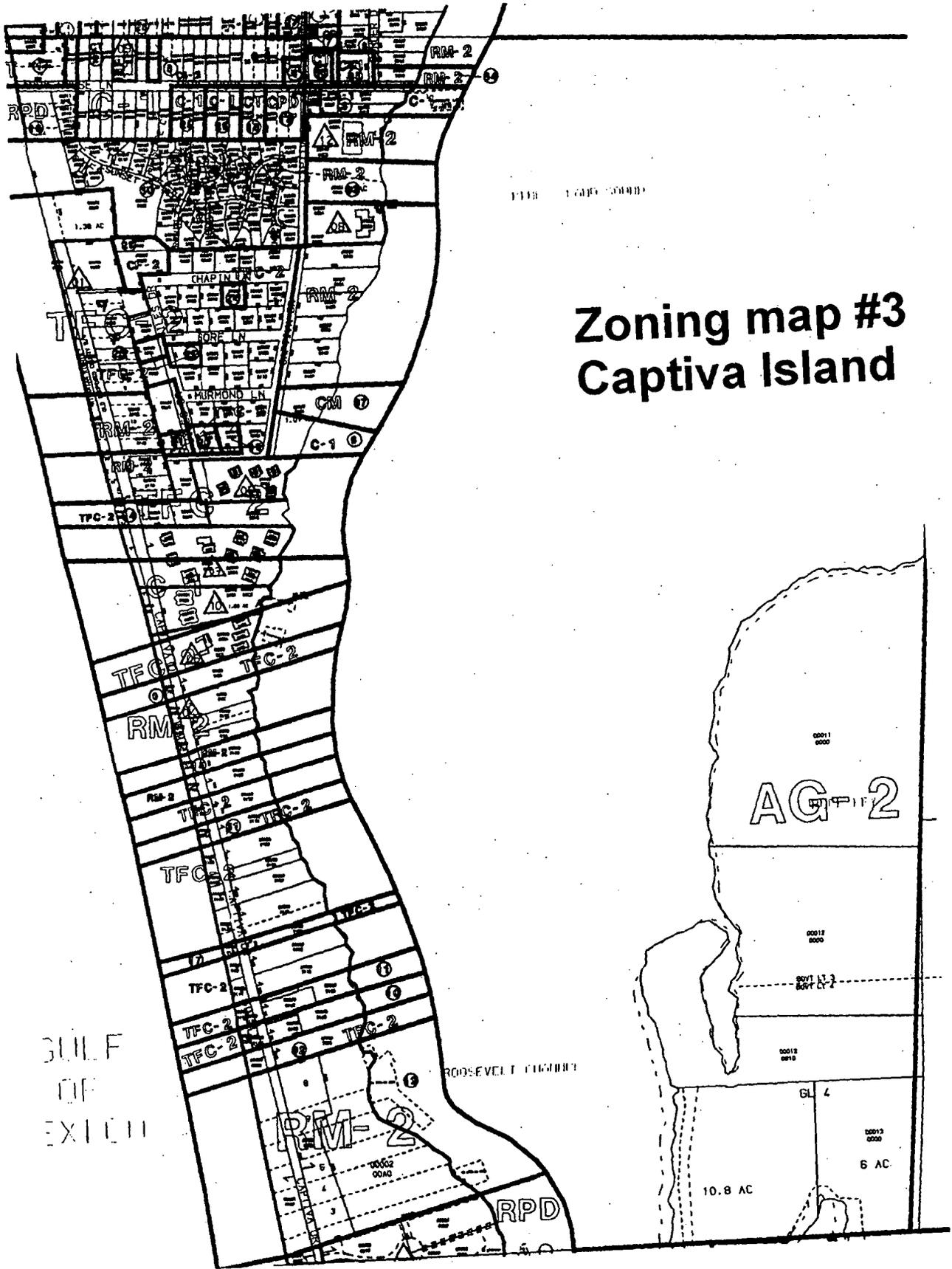
— 6 —
**MAPS: LAND USE, ZONING,
WATER SERVICE, TOPO AERIALS**

Zoning map #1 Captiva Island



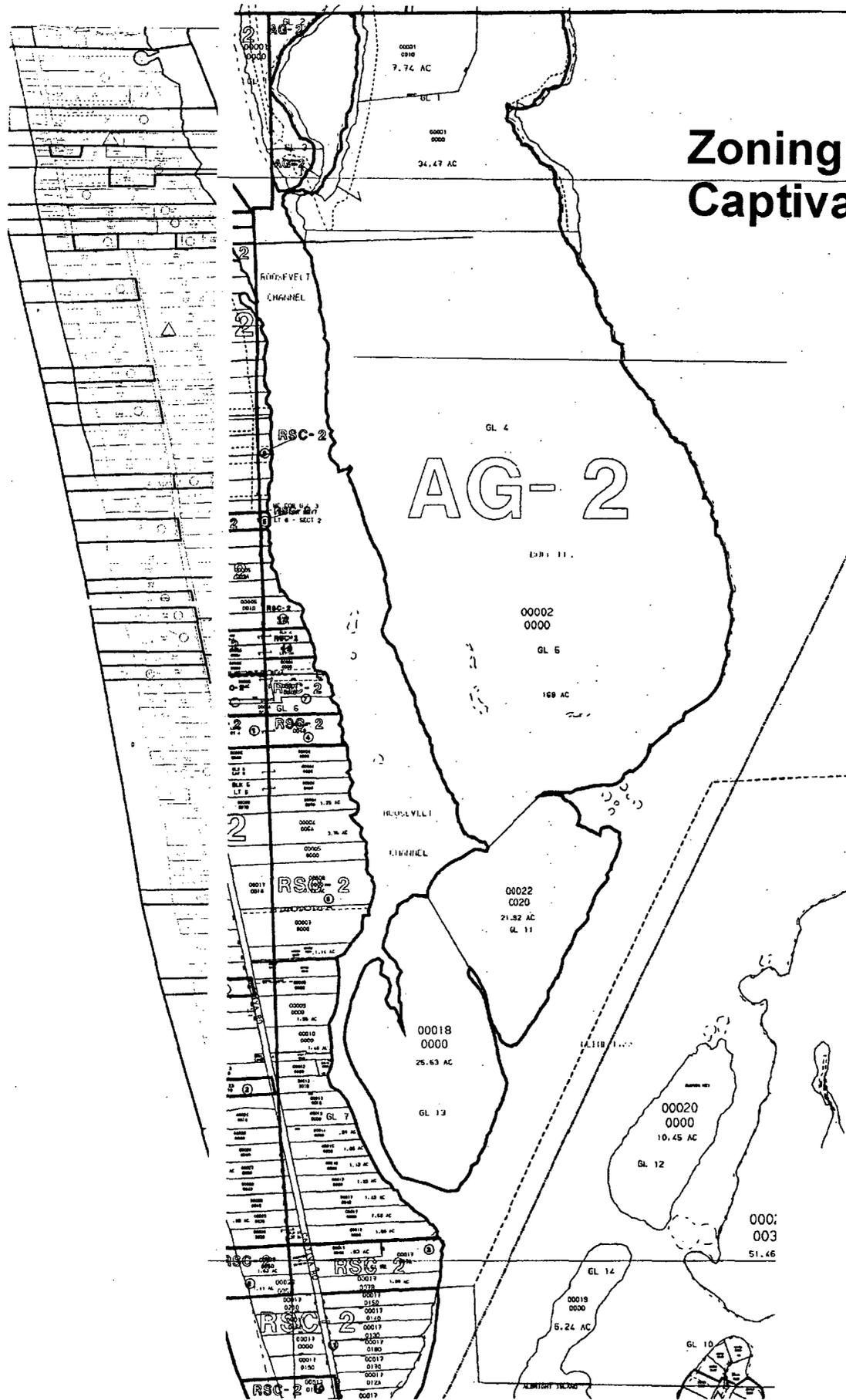
Zoning map #2 Captiva Island

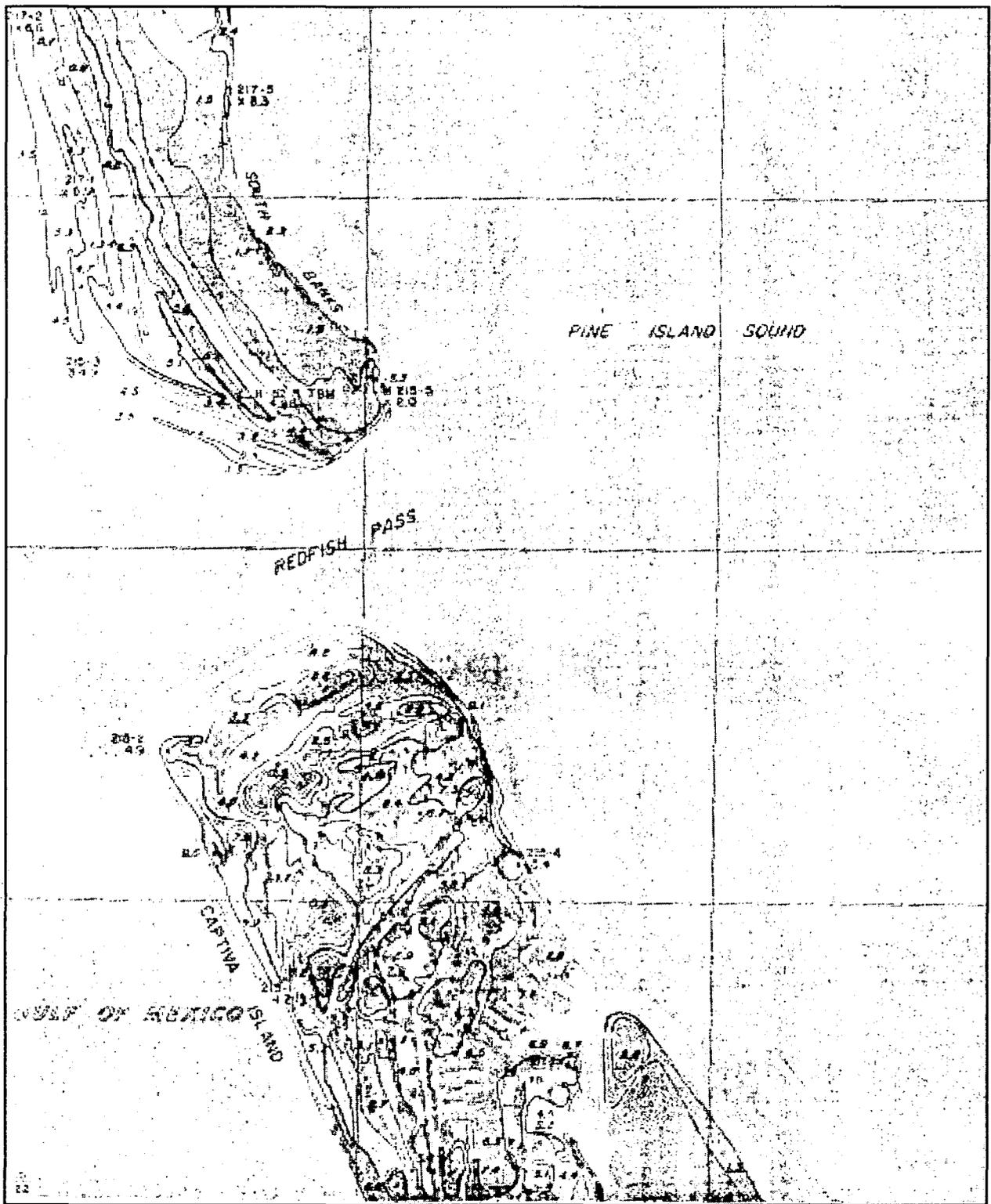




Zoning map #3 Captiva Island

Zoning map #4 Captiva Island

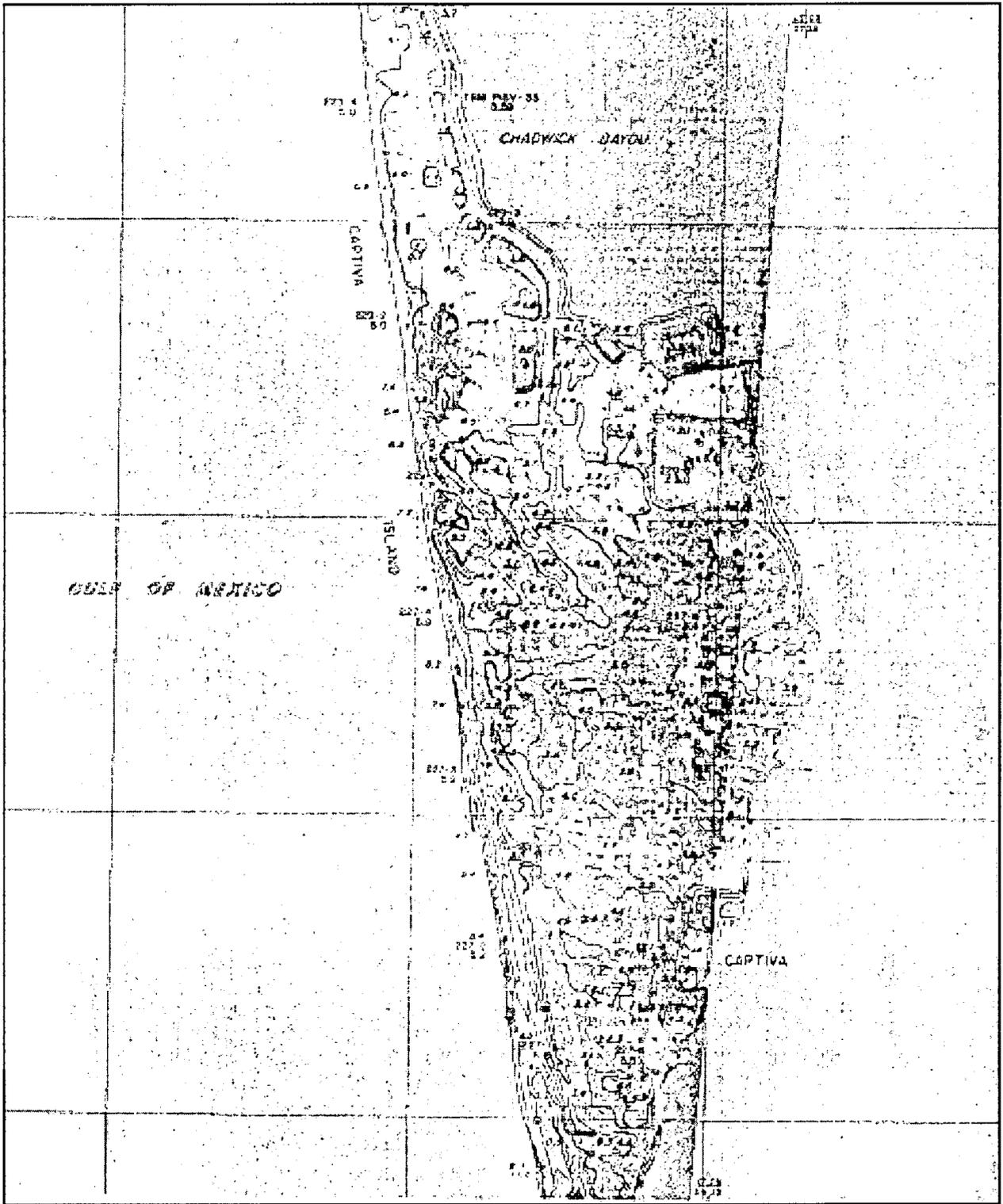




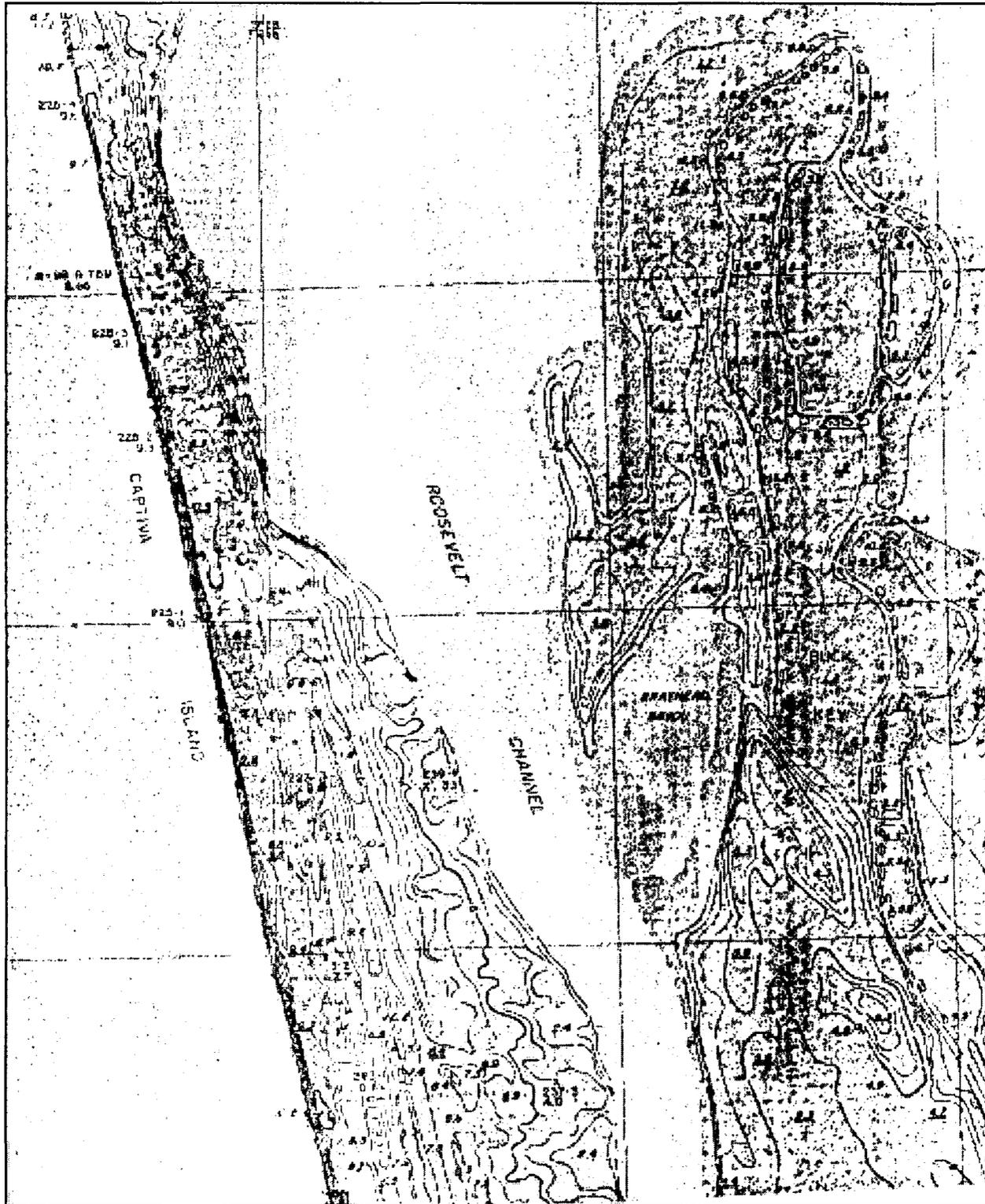
Topographic aerial #1 Captiva Island



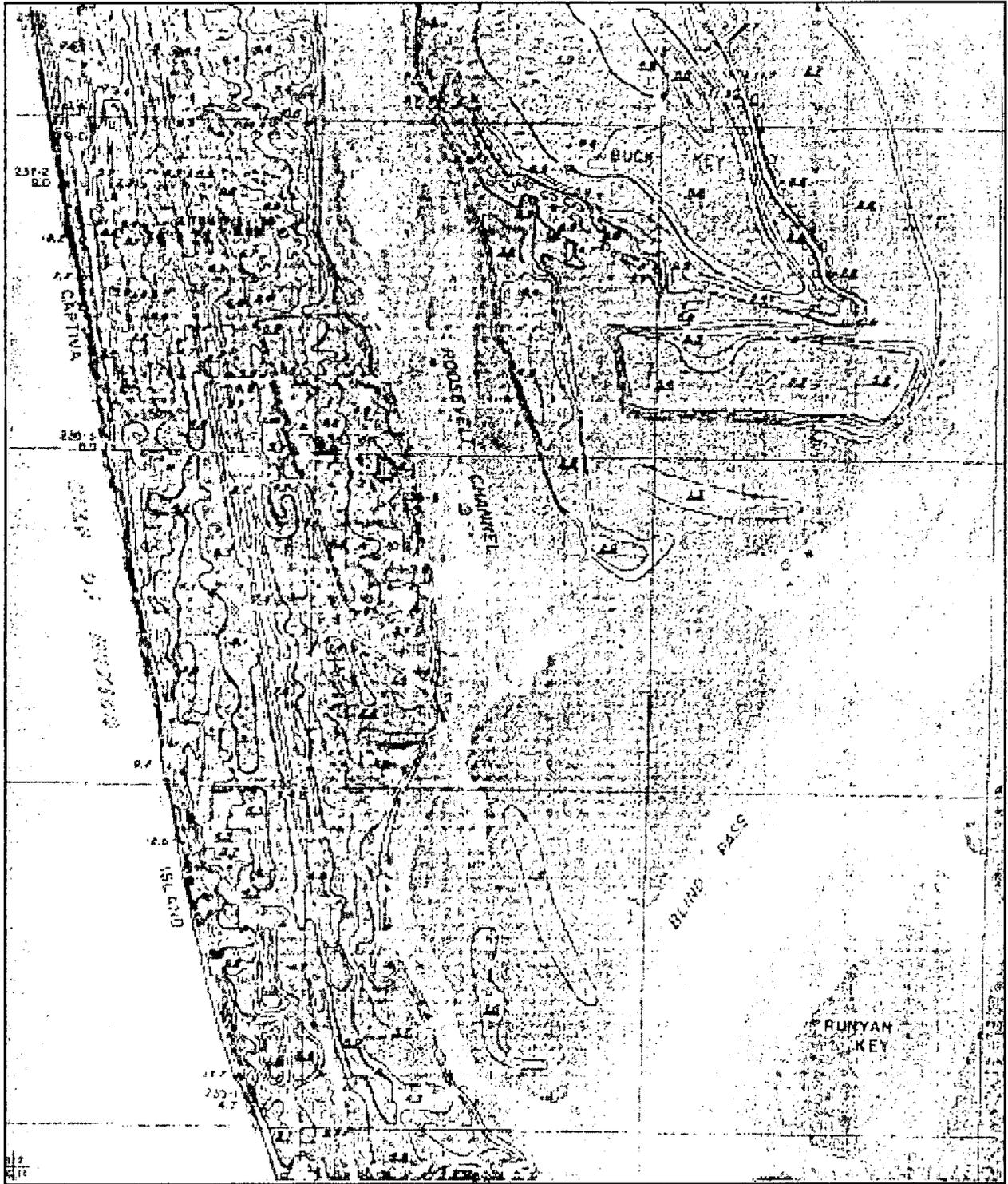
**Topographic aerial #2
Captiva Island**



Topographic aerial #3 Captiva Island



**Topographic aerial #4
Captiva Island**



Topographic aerial #5 Captiva Island

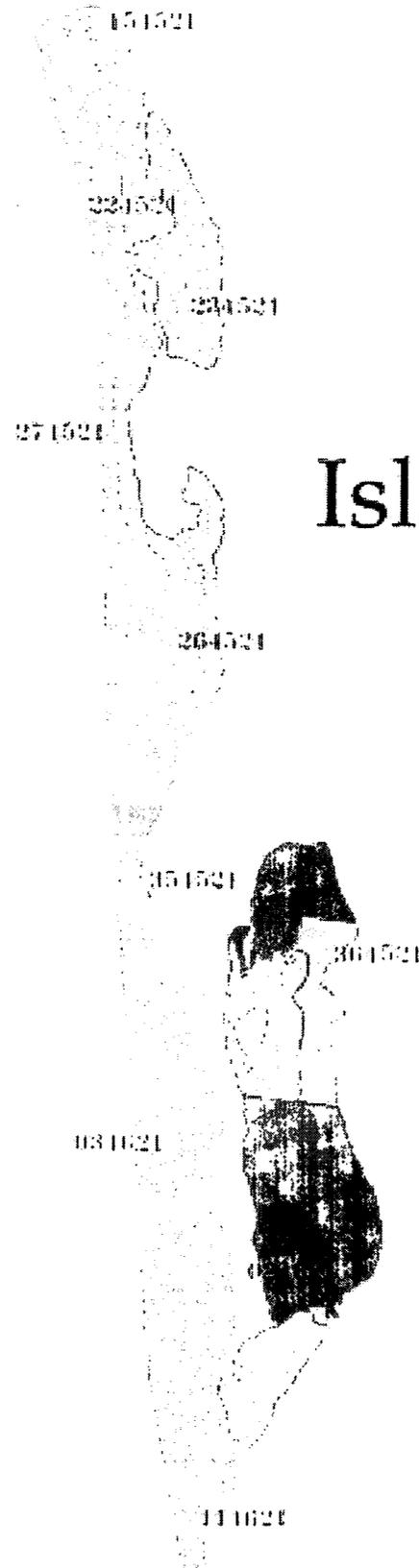
Captiva

Island

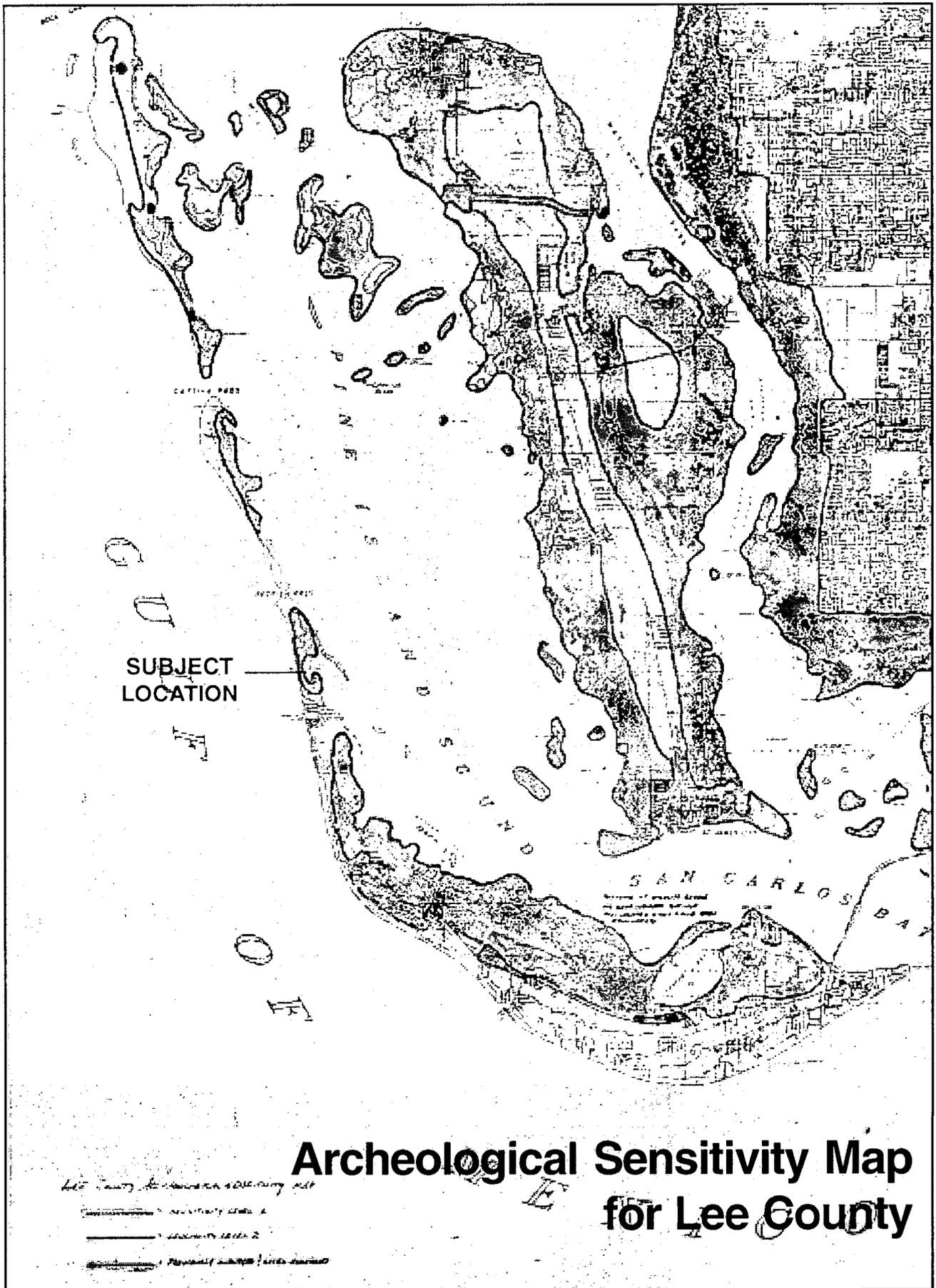
LEE COUNTY
FLORIDA

Future Landuse Legend

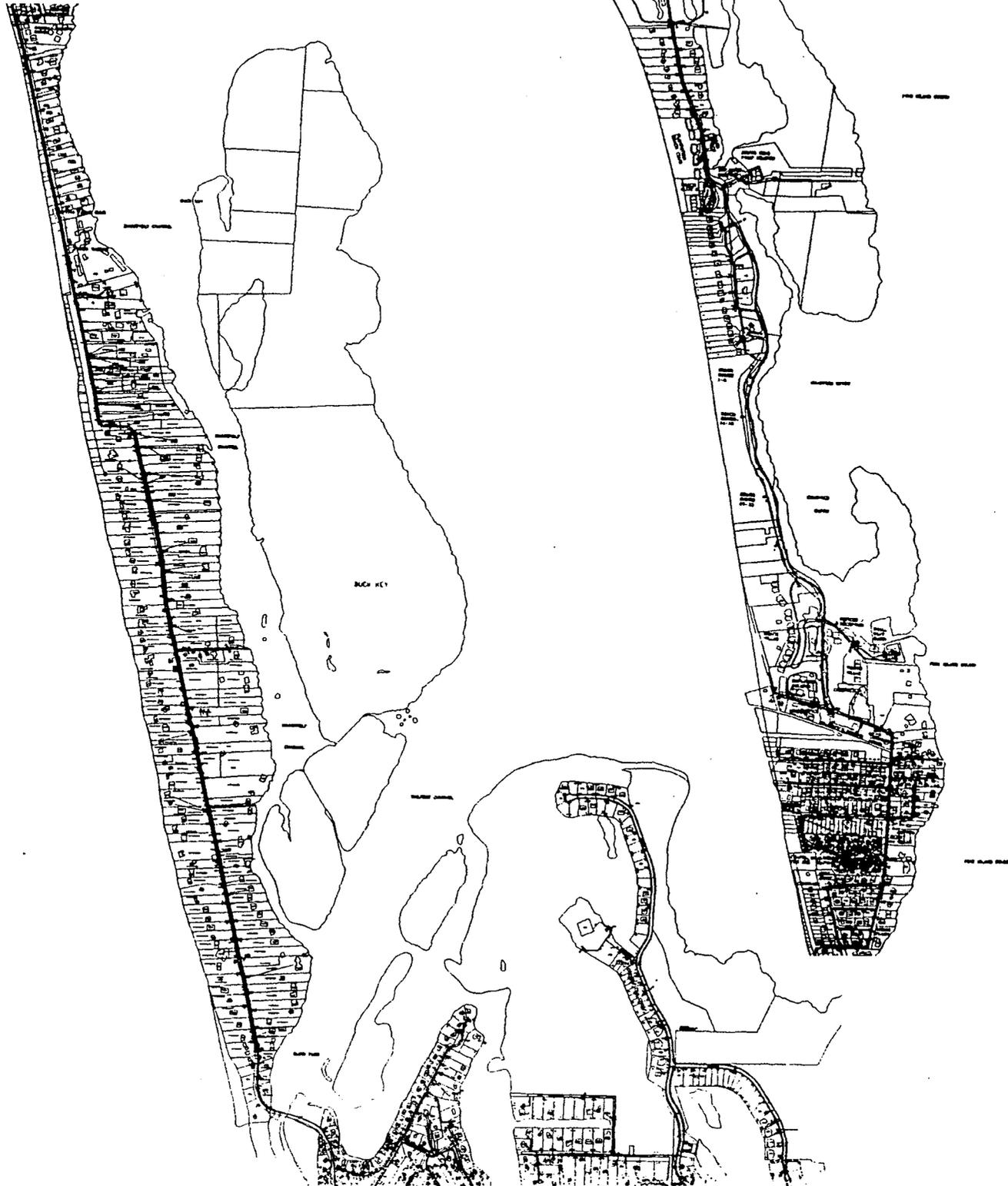
-  Conservation Lands Upland
-  Conservation Lands Wetland
-  Outer Island
-  Outlying Suburban
-  Wetlands



029579 1 1481 1102 081
600'

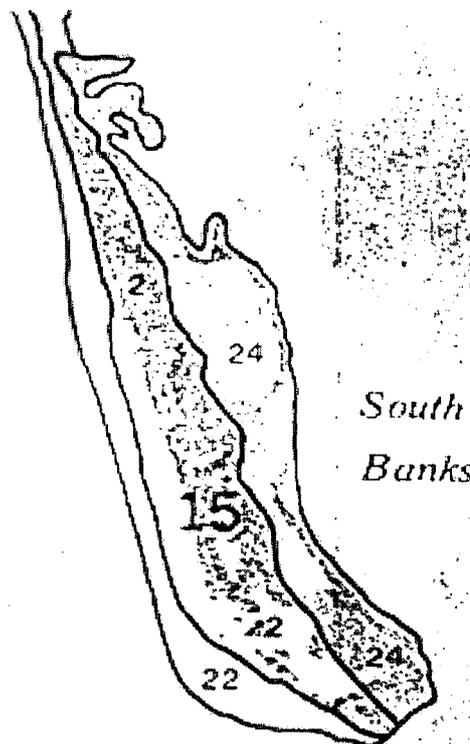


Captiva Island water system map



— 7 —
SOILS

MEXICO



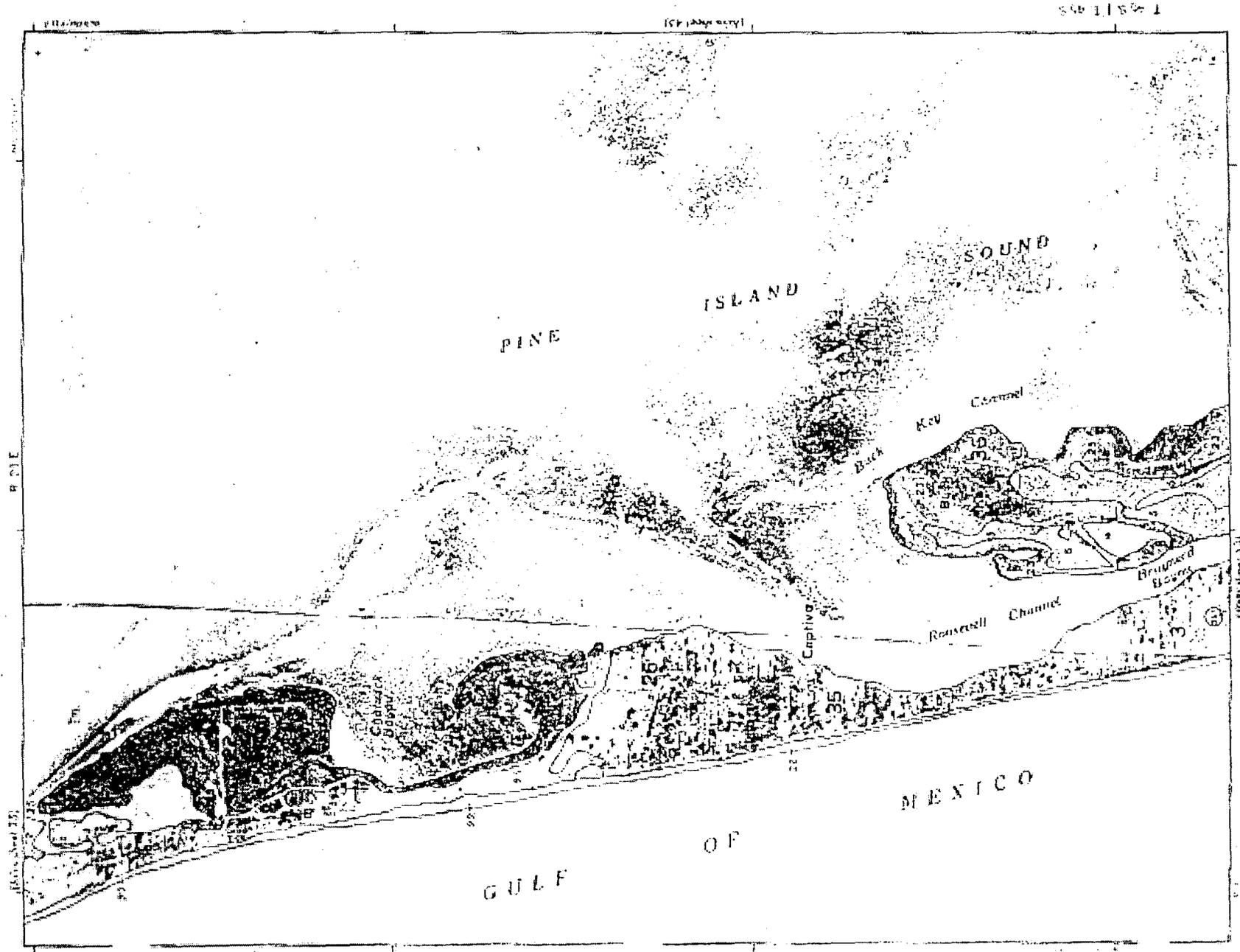
South
Banks

Redfish Pass



CAPTIVA
ISLAND

(Joins sheet 44)



SOIL LEGEND

SYMBOL	NAME
2	Canaveral fine sand
4	Canaveral-Urban Land complex
5	Captiva fine sand
6	Hallandale fine sand
7	Matlacha-Urban Land complex
8	Hallandale fine sand, tidal
9	EauGalle sand
10	Pompano fine sand
11	Myakka fine sand
12	Felda fine sand
13	Boca fine sand
14	Valkaria fine sand
15	Estero muck
16	Peckish mucky fine sand
17	Daytone sand
18	Matlacha gravelly fine sand, limestone substratum
19	Gator 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	Immokatee sand
29	Punta fine sand
33	Oldsmar sand
34	Malabar fine sand
35	Webesso sand
36	Immokatee-Urban land complex
37	Satellite fine sand
38	Isles fine sand, slough
39	Isles fine sand, depressional
40	Anclote sand, depressional
41	Valkaria fine sand, depressional
42	Webesso sand, limestone substratum
43	Smyrna fine sand
44	Malabar fine sand, depressional
45	Copeland sandy loam, depressional
48	St. Augustine sand
49	Felda fine sand, depressional
50	Oldsmar fine sand, limestone substratum
51	Floridana sand, depressional
53	Myakka fine sand, depressional
55	Coca fine sand
56	Isles muck
57	Boca 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	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	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 in soil texture, depth, drainage, and other characteristics that affect 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

are 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 percent of the land area of the county. It is about 40 percent Immokalee soils, 35 percent Myakka soils, and 25 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 39 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.

4. Oldsmar-Malabar-Immokalee

Nearly 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 threawn 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 threawn 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. Water-tolerant 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 IIIw.

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, black 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 light 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.

Augustine 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

— 8 —

**ISLAND BACKGROUND
& DEMOGRAPHICS**

Planning Community of Captiva

Year	Population
1998	771
1999	823
2020*	862

Residential use by future land use category	Allocation for 2020	Acreage 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

Other uses	Allocation for 2020	Acreage Existing	Available
Commercial	112	103.94	8.06
Industrial	0	0	0

SOURCE: Lee County Department of Community Development Web site.

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 <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
Total population	379	100.0
SEX AND AGE		
Male	186	49.1
Female	193	50.9
Under 5 years	7	1.8
5 to 9 years	8	2.1
10 to 14 years	8	2.1
15 to 19 years	9	2.4
20 to 24 years	3	0.8
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	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	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	0	0.0
Other Pacific Islander ²	0	0.0
Some other race	1	0.3
Two or more races	2	0.5
Race alone or in combination with one or more other races ³		
White	375	98.9

.../QTable?ds_name=D&geo_id=16000US1210425&q_r_name=DEC_2000_SF1_U_DP1&_la9/10/2001

Subject	Number	Percent
Black or African American	0	0.0
American Indian and Alaska Native	1	0.3
Asian	3	0.8
Native Hawaiian and Other Pacific Islander	0	0.0
Some other race	2	0.5
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	0	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	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 household size	1.95	(X)
Average family size	2.25	(X)
HOUSING OCCUPANCY		
Total housing units	1,160	100.0
Occupied housing units	194	16.9
Vacant housing units	966	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 household size of owner-occupied unit	1.96	(X)
Average household size of 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.

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 Hawaiian and Other Pacific Islander	0	0.0
Some other race	0	0.0
Two or more races	1	0.5
HISPANIC OR LATINO HOUSEHOLDER AND RACE OF HOUSEHOLDER		
Occupied housing units	194	100.0
Hispanic or Latino (of any race)	1	0.5
Not Hispanic or Latino	193	99.5
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	Percent
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	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	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	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
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	Percent
Total population.....	440,888	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population.....	440,888	100.0
Male.....	215,504	48.9	Hispanic or Latino (of any race).....	42,042	9.5
Female.....	225,384	51.1	Mexican.....	16,055	3.6
Under 5 years.....	22,970	5.2	Puerto Rican.....	11,738	2.7
5 to 9 years.....	24,224	5.5	Cuban.....	2,848	0.6
10 to 14 years.....	25,034	5.7	Other Hispanic or Latino.....	11,401	2.6
15 to 19 years.....	22,501	5.1	Not Hispanic or Latino.....	398,846	90.5
20 to 24 years.....	18,816	4.3	White alone.....	361,439	82.0
25 to 34 years.....	46,491	10.5	RELATIONSHIP		
35 to 44 years.....	59,232	13.4	Total population.....	440,888	100.0
45 to 54 years.....	54,833	12.4	In households.....	435,271	98.7
55 to 59 years.....	26,820	6.1	Householder.....	188,599	42.8
60 to 64 years.....	27,856	6.3	Spouse.....	104,693	23.7
65 to 74 years.....	60,563	13.7	Child.....	96,711	21.9
75 to 84 years.....	40,630	9.2	Own child under 18 years.....	76,876	17.4
85 years and over.....	10,918	2.5	Other relatives.....	19,791	4.5
Median age (years).....	45.2	(X)	Under 18 years.....	6,984	1.6
18 years and over.....	354,500	80.4	Nonrelatives.....	25,477	5.8
Male.....	170,928	38.8	Unmarried partner.....	10,898	2.5
Female.....	183,572	41.6	In group quarters.....	5,617	1.3
21 years and over.....	342,222	77.6	Institutionalized population.....	4,188	0.9
62 years and over.....	129,080	29.3	Noninstitutionalized population.....	1,429	0.3
65 years and over.....	112,111	25.4	HOUSEHOLD BY TYPE		
Male.....	52,000	11.8	Total households.....	188,599	100.0
Female.....	60,111	13.6	Family households (families).....	127,611	67.7
RACE			With own children under 18 years.....	42,240	22.4
One race.....	434,035	98.4	Married-couple family.....	104,693	55.5
White.....	386,598	87.7	With own children under 18 years.....	29,094	15.4
Black or African American.....	29,035	6.6	Female householder, no husband present.....	16,327	8.7
American Indian and Alaska Native.....	1,248	0.3	With own children under 18 years.....	9,662	5.1
Asian.....	3,400	0.8	Nonfamily households.....	60,988	32.3
Asian Indian.....	753	0.2	Householder living alone.....	48,600	25.8
Chinese.....	588	0.1	Householder 65 years and over.....	24,706	13.1
Filipino.....	824	0.2	Households with individuals under 18 years.....	46,816	24.8
Japanese.....	153	-	Households with individuals 65 years and over.....	74,765	39.6
Korean.....	318	0.1	Average household size.....	2.31	(X)
Vietnamese.....	250	0.1	Average family size.....	2.73	(X)
Other Asian ¹	514	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	209	-	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	23.1
Samoan.....	15	-	For seasonal, recreational, or occasional use.....	39,502	16.1
Other Pacific Islander ²	61	-	Homeowner vacancy rate (percent).....	2.7	(X)
Some other race.....	13,545	3.1	Rental vacancy rate (percent).....	15.2	(X)
Two or more races.....	6,853	1.6	HOUSING TENURE		
Race alone or in combination with one or more other races:³			Occupied housing units.....	188,599	100.0
White.....	391,840	88.9	Owner-occupied housing units.....	144,245	76.5
Black or African American.....	31,155	7.1	Renter-occupied housing units.....	44,354	23.5
American Indian and Alaska Native.....	2,700	0.6	Average household size of owner-occupied units.....	2.29	(X)
Asian.....	4,519	1.0	Average household size of renter-occupied units.....	2.38	(X)
Native Hawaiian and Other Pacific Islander.....	514	0.1			
Some other race.....	17,363	3.9			

- Represents zero or rounds to zero. (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 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.

Source: U.S. Census Bureau, Census 2000.

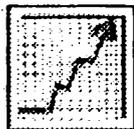
U.S. Census Bureau

Account: W06945
 Site: 34030

TREND PROFILE REPORT
 PREPARED FOR:
 Morris-Depew Associates, Inc.

p 27, 2001

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	\$28,750	\$35,000
Per Capita Income	\$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

Account: W06945
Site: 34030

TREND PROFILE REPORT
PREPARED FOR:
Morris-Depew Associates, Inc.

p 27, 2001

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	0.0	0.0	0.0
% 45 - 54	0.0	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
% 65 - 74	0.0	20.0	20.0
% 75 - 84	25.0	20.0	20.0
% 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	33.3
% 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	0.0	0.0	0.0
% 75 - 84	0.0	0.0	0.0
% 85 +	0.0	0.0	0.0

Account: W06945
 Site: 34030

Demographic and Income Forecast

p 27, 2001

PREPARED FOR:

Morris-Depew Associates, Inc.

Area: 33924

Snapshot	1990 Census	2000 Update	2005 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

Trends	Area	Annual Percent Change for 2000-2005	National
Population			0.88%
Households			1.04%
Families			0.74%
Owner HHs			1.41%
Per Capita Income			4.57%

Households by Income	1990 Census		2000 Update		2005 Forecast	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	0	0.0%	0	0.0%	0	0.0%
\$15,000 - \$24,999	2	100.0%	0	0.0%	0	0.0%
\$25,000 - \$34,999	0	0.0%	4	100.0%	2	50.0%
\$35,000 - \$49,999	0	0.0%	0	0.0%	2	50.0%
\$50,000 - \$74,999	0	0.0%	0	0.0%	0	0.0%
\$75,000 - \$99,999	0	0.0%	0	0.0%	0	0.0%
\$100,000 - \$149,999	0	0.0%	0	0.0%	0	0.0%
\$150,000+	0	0.0%	0	0.0%	0	0.0%

Population by Age	1990 Census		2000 Update		2005 Forecast	
	Number	Percent	Number	Percent	Number	Percent
< 5	0	0.0%	0	0.0%	0	0.0%
5 - 14	2	25.0%	2	25.0%	2	25.0%
15 - 19	0	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%

Race and Ethnicity	1990 Census		2000 Update		2005 Forecast	
	Number	Percent	Number	Percent	Number	Percent
White	8	100.0%	8	100.0%	8	100.0%
Black	0	0.0%	0	0.0%	0	0.0%
Asian/Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Other Races	0	0.0%	0	0.0%	0	0.0%
Hispanic (Any Race)	0	0.0%	0	0.0%	0	0.0%

— 9 —

SERVICE AVAILABILITY LETTERS

**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
CHAIRMAN • DISTRICT 2

ELINDA C. SCRIPPA, PH.D.
VICE CHAIRMAN • DISTRICT 5

ROBERT D. CHILMONIK
DISTRICT 1

JANE E. KUCKEL, PH.D.
DISTRICT 3

STEVEN K. TEUBER
DISTRICT 4

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

TO PREPARE EVERY STUDENT FOR SUCCESS

DISTRICT MISSION

TO PROVIDE A QUALITY EDUCATION IN A SAFE AND WELL-MANAGED ENVIRONMENT

Captiva Gooderham 9-8-03

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, Fl 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

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

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,

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



14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (941) 477-1200

**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).

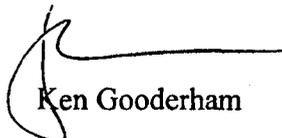
The Captiva Community Panel was formed in January 2002 as an advisory panel to the Lee County Board of County Commissioners, with the express purpose of assisting in planning for this island community. The nine-member panel meets in public sessions eight times per year for this purpose, and has been 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 telecommunications 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 is 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.

— 10 —
**CAPTIVA COMMUNITY PANEL
MINUTES**

**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

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 deadlines 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 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,

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
- 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.)

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.

CCP Objective/Objective 21. 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 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 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 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
May 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 <i>Captiva Current</i> (1/8-page ad)	\$480
Advertising coordination	N/C (Depew or Gooderham)
TOTAL regular meetings:	\$500
Contingency for additional public workshops tied to LDC language or other planning issues	\$300
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

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.
3. 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.
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.
3. 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.

5. 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.

CAPTIVA COMMUNITY PANEL

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

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 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.

CAPTIVA COMMUNITY PANEL

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

CAPTIVA COMMUNITY PANEL

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**

CAPTIVA COMMUNITY PANEL

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 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 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.

CAPTIVA COMMUNITY PANEL
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

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.
5. 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.

CAPTIVA COMMUNITY PANEL

**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 May 11
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.

CAPTIVA COMMUNITY PANEL

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**

CAPTIVA COMMUNITY PANEL

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**

CAPTIVA COMMUNITY PANEL

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.)

CAPTIVA COMMUNITY PANEL

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.

CAPTIVA COMMUNITY PANEL

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
- 2) Overview of Blind Pass Eco-Zone Restoration Project – Alison Hagerup, Administrator of the Captiva Erosion Prevention District
- 3) Presentation by Dr. Rob Loflin, Director of the Natural Resources Dept., City of Sanibel
- 4) 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**

CAPTIVA COMMUNITY PANEL

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 intergovernmental 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 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.

CAPTIVA COMMUNITY PANEL

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**

CAPTIVA COMMUNITY PANEL

Jan. 6, 2004

FOR IMMEDIATE RELEASE

Contact: Ken Gooderham – 489-2616

Captiva Community Panel meets Jan. 13

The Captiva Community Panel will hold its 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 Attorney'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.

CAPTIVA COMMUNITY PANEL

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 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.

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

CAPTIVA COMMUNITY PANEL

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 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. (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.

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 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.

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.,

- 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-

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.

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 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.
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.

CAPTIVA COMMUNITY PANEL

Feb. 2, 2004

FOR IMMEDIATE RELEASE

Contact: Ken Gooderham – 489-2616

Captiva Community Panel meets Feb. 10

The Captiva Community Panel will hold its 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 require an amendment to the Lee Plan of the existing height restriction policy; Communications Development Services is proposing the following for the amendment (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.

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.

CAPTIVA COMMUNITY PANEL

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 call 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 ensued 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 activities, 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.

gardening

Safeguard your garden against cold weather damage



Island Gardening
Ron Sympson

It may be difficult to think about cold weather when you're still dripping with sweat, but winter will be here sooner than you think. And when the temperatures dip into the 30s, as it always does for at least a week or two, the landscape over which you've labored so hard can be at 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 new comer to South Florida, try to remember this is not the tropics. This is the subtropics, a climatic 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 temperature aberrations.

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 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, alocasias, dracaenas and parlor palms.



The Copperleaf plant, found in abundance in Florida gardens, is susceptible to damage from frost.

Among a few of the more commonly planted shrubs in the "very tender" category are: copperleaf (*Acalypha*), aralia (*Polytaenias* and *Drizgotheca*), pitch apple (*Clusia*), Jamaican dogwood (*Piscidia*) and the Geiger tree (*Cordia*).

And in critical danger of frost damage — as much from wind as from low temperatures — are most vegetables 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

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 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 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 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 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 reward.

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 mail mail at P.O. Box 809, Sanibel, 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 from Tarpon Bay Recreation operates guided tram tours of J.N. "Ding" Darling National Wildlife Refuge. Naturalist narrates backbay estuary junctions and role of U.S. Fish & Wildlife Service in managing the refuge. Tours leave Tarpon Bay parking lot every 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.

Dine Deckside and Enjoy Mouthwatering Delights From the Sea — It Doesn't Get Any Fresher!

Capita Diner

Serving Lunch 11:30 AM, Dinner 5:00 PM

In addition to our Great Taste Of The Islands award, we have just won the BEST SALAD & THE PEOPLE'S CHOICE AWARD Taste Of The Islands - 2002. Come See Why!

Sanibel Marina, 634 N. Tuckerman, Sanibel, FL 33957, 472-4118

Captiva Island Community Planning Panel Meeting

Tuesday, November 12th @ 9:00 am

Captiva Civic Association Building
11550 Chapin Lane, Captiva

Sanibel-Captiva Economic Summit

"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
- **John Tuccillo**, National Economist — Future Trends
- **David Lereah**, Senior Vice President and Chief Economist National Association of Realtors — Real Estate 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-Tippe & Company and Sanibel-Captiva Community Bank.

Additional sponsorship opportunities are available for interested businesses. Call Dave Decker at 472-1179.

Last week's weather

	High	Low	Rain	
November 21	80	66	0.00	Note: Rainfall levels are recorded from the morning of the day given to the following morning. Source: Island Water Association
November 22	82	66	0.12	
November 23	74	55	0.00	
November 24	74	54	0.00	
November 25	75	56	0.00	

Sanibel-Captiva Tides Nov. 29-Dec. 5, 2002

	Fri	Sat	Sun	Mon	Tue	Wed	Thu
Punta Rassa							
Hi	8:27a	10:02a	11:23a	12:34p	1:43p	2:54p	—
Lo	2:23a	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	—
Sanibel Lighthouse							
Hi	7:38a	9:13a	10:34a	11:45a	12:54p	2:05p	—
Lo	2:30a	3:37a	4:34a	5:26a	6:15a	7:03a	7:51a
Hi	8:23p	8:51p	9:19p	9:50p	10:21p	10:58p	11:37p
Lo	2:38p	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	—
Lo	3:45a	4:52a	5:49a	6:41a	7:30a	8:18a	9:06a
Hi	8:53p	9:21p	9:49p	10:20p	10:51p	11:28p	12:07a
Lo	3:54p	4:37p	5:14p	5:47p	6:17p	6:40p	—
Redfish Pass							
Hi	8:33a	10:08a	11:29a	12:40p	1:49p	3:00p	—
Lo	2:28a	3:35a	4:32a	5:24a	6:13a	7:01a	7:49a
Hi	9:18p	9:46p	10:14p	10:45p	11:17p	11:53p	—
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

EXPLORE OUR MINDS AND OUR GALLERIES.



24940 S. Lummum Trail, Bonita Springs 941.498.0707
1618 Periwinkle Way, Sanibel 941.472.9091



Captiva Current

THE CAPTIVA CURRENT
2340 Periwinkle Way, P.O. Box 809, Sanibel, FL 33957
Phone: (239) 472-1580 • Fax: (239) 472-8398
e-mail: sancapnews@flguide.com



Jack
Glarrow
Publisher



Tonya
Squibb
Group
Publisher



Renny
Severance
Executive
Editor



Anne
Bellew
Assistant
Editor



Amy
Fleming
Staff
writer



Erik
Burris
Staff Writer



Karen
Nelson
Staff Writer



Michael
Hamman
Staff writer



Marguerite
Burns
Real Estate
Advertiser



John
Christmas
Artist



Debbie
Haugen
Artist



Michael
Pistella
Staff photographer



Shirlene
Gragreen
Contributor



Jo
Nicholas
Contributor

Member • Florida Press Association
Sanibel Captiva Island Community
Affiliated with Florida Press Association
FPA award winning newspaper

© 2002 THE CAPTIVA CURRENT

Holiday Weekend Special



★ PRODUCE ★
COMPANY

10%
Off Your
Purchase with
This Coupon

239.472.9696 • Sanibel Square
2242 Periwinkle Way • Unit #2
(Located in building adjacent to The Bean)

Offer good until 12/02/02. Must present coupon at
time of purchase. Limit one coupon per purchase.

For a more extensive list of events, see this week's Islander, available free all over the islands. Deadline Notices of upcoming events on the islands run in Dateline with a cut-off date of Friday for the following Thursday's publications; writeups received by Monday will appear according to space.

Dateline • Week of Dec. 6-12

FRIDAY	SATURDAY	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
6	7	8	9	10	11	12
Pottery Sale	Audubon Society	Morning Glories Opens	Fitness with Clara 472-2155	Caloosahatchie Camping 466-5389	Buck Key Kayaking 472-2329	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, 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 p.m. and 6 p.m. every day except Friday
- Guided 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 Fridays.
- **CALUSA NATURE CENTER AND**

- PLANETARIUM** in Fort Myers. Museum and trails open Monday through Saturday 9:50 a.m., Sunday 11:5 a.m. Guided trail walks Tuesday and Friday 9:30 a.m. Avian 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 loan, call 395-2128 or 472-2016.
- **EDISON COMMUNITY COLLEGE CONCERT BAND** at Barbara B. Mann

Annual Fall Concert, Dec. 4, 481-4849.

Friday 6 every week

- **ON exhibit**
- **HELEN FRANKENTHALER** exhibition 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 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.

- **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.m. - 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.

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
- **"THE MOUSETRAP"** at the Florida Repertory Theatre Nov. 29 - Dec. 22 332-4488.

Saturday 7

- **SAN-CAP AUDUBON SOCIETY** Birding outing Ding Darling Refuge, Dec. 7, 8 a.m.
- **BIG/SMALL BUY IT OFF THE WALL** small art work sale at BIG Arts, Dec. 7- Jan. 3.
- **ARTS AND CRAFTS SALE** Fishers

Dine Dockside and Enjoy Mouthwatering Delights From the Sea - It Doesn't Get Any Fresher!

Gramma Dot's Seaside Saloon

2002 Off The Hook Award Winner

Serving Lunch 11:30 AM, Dinner 5:00 PM

Sanibel Marina 634 N. Sanibel Ave., Sanibel, FL 34108

YOUR GUIDE TO REAL ESTATE

NANTUCKET Island Living

YOUR GUIDE TO REAL ESTATE

YOUR GUIDE TO REAL ESTATE

NANTUCKET Island Living

YOUR NEW SOURCE FOR REAL ESTATE

For your free subscription call:

1.888.232.5552

www.nantucketislandliving.com

Captiva Island Community Planning Panel Meeting

Tuesday, December 10th @ 9:00 a.m.

Captiva Civic Association Building

11550 Chapin Ln. Captiva

Christmas & New Year's HOLIDAY DEADLINES

	CHRISTMAS WEEK	NEW YEAR'S WEEK
SANIBEL SHOPPER'S GUIDE		
PROOF Ad Deadline	Thurs. 12/19, 10am	Thurs. 12/26, 10am
Reg. Ad Deadline	Thurs. 12/19, Noon	Thurs. 12/26, Noon
Classified Ad Deadline	Thurs. 12/19, Noon	Thurs. 12/26, Noon
Editorial Deadline	Thurs. 12/19, Noon	Thurs. 12/26, Noon
ISLAND REPORTER & CAPTIVA CURRENT		
PROOF Ad Deadline	Thurs. 12/19, 5pm	Thurs. 12/26, 5pm
Reg. Ad Deadline	Fri. 12/20, Noon	Fri. 12/27, Noon
Classified Ad Deadline	Fri. 12/20, Noon	Fri. 12/27, Noon
Editorial Deadline	Fri. 12/20, 10am	Fri. 12/27, 10am
ISLANDER		
PROOF Ad Deadline	Fri. 12/20, 5pm	Fri. 12/27, 5pm
Reg. Ad Deadline	Mon. 12/23, 10am	Mon. 12/30, 10am
Classified Ad Deadline	Mon. 12/23, 10am	Mon. 12/30, 10am
Editorial Deadline	Mon. 12/23, 10am	Mon. 12/30, 10am

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 Conservation 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 value. 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.
- 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 effort. 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) flood 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 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 PM

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, 2003

■ 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 Dunlop Rd., on Thursday, January 16. This event is free and open to the public.

■ 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 exotic 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 recently appointed to the National Invasive Species Advisory Committee by Secretary of the Interior Gale Norton.

■ 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 luncheon 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 invited to attend. Reservations are required by January 16. Call 489-4701

■ Children and Youth at Saint 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.

Please call 472-2173 for more information.

Sanibel open tennis championships in Feb.

Beachview Golf & Tennis Club announced that it still conduct the 1st Annual Sanibel City Open Tennis Championships on Feb. 1-3. The tournament to benefit the Make-A-Wish Foundation will be 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 divisions.

"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

You'll be
Sparkling
complete comprehensive dentistry

...with confidence

- laser dentistry
- smile design/makeovers
- cosmetic/laser whitening
- computerized injections
- white fillings/crowns
- general/implant

Alan N. Rembos, D.D.S.
has acquired the practice of
William J. Shorrock, D.D.S.

Alan N. Rembos, D.D.S.
Practicing Laser Dentistry Since 1981
- Membership Status

2999 N. Pine Island Rd., Sanibel, FL 33957
472-2060
3999 N. Pine Island Rd., Captiva, FL 33913
481-7493

THE PEOPLE'S CHOICE AWARD
Best of the Islands 2002

Come See Why!

Newspaper in Education

Attention: Readers

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 worldwide organization cooperative effort between The Sanibel School and our publications to promote newspapers as an educational resource.

Thank You!

and be sure to patronize the businesses below who have made this possible.

Bank of the Islands

Jerry's Foods

Dairy Queen

BAILEY'S general store

Bob Janes, Lee County Commissioner

SATURDAY PRIME TIME										MARCH 8, 2003		
	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(1) NBC	News	NBC News	Fortune	Accordions	Law & Order (S) (cc)	Law & Order	Law & Order	Celebrating	Law & Order	News	Sat. Night	News
(2) PBS	Power of Myth	Power of Myth	Power of Myth	Power of Myth	Power of Myth	Power of Myth	Power of Myth	Power of Myth				
(3) FOX	Friends (S)	Friends (S)	Friends (S)	Friends (S)	Friends (S)	Friends (S)	Friends (S)	Friends (S)				
(4) CBS	News (cc)	News (cc)	News (cc)	News (cc)	News (cc)	News (cc)	News (cc)	News (cc)				
(5) WB	Dharma	Just Shoot Me	7th Show	Drew Carey	7th Show	7th Show	7th Show	7th Show	7th Show	7th Show	7th Show	7th Show
(6) ABC	Evening	ABC News	ABC News	ABC News	ABC News	ABC News	ABC News	ABC News	ABC News	ABC News	ABC News	ABC News
(7) HBO	Andromeda (S) (cc)	Andromeda (S) (cc)	Andromeda (S) (cc)	Andromeda (S) (cc)	Andromeda (S) (cc)	Andromeda (S) (cc)	Andromeda (S) (cc)	Andromeda (S) (cc)				
(8) TLC	Thru the Eyes	Thru the Eyes	Thru the Eyes	Thru the Eyes	Thru the Eyes	Thru the Eyes	Thru the Eyes	Thru the Eyes				
(9) FOOD	Food Net	Food Net	Food Net	Food Net	Food Net	Food Net	Food Net	Food Net				
(10) VH1	Behind the Music	Behind the Music	Behind the Music	Behind the Music	Behind the Music	Behind the Music	Behind the Music	Behind the Music				
(11) TNT	El	El	El	El	El	El	El	El	El	El	El	El
(12) CHNG	Chung King	Chung King	Chung King	Chung King	Chung King	Chung King	Chung King	Chung King				
(13) LIFE	Life	Life	Life	Life	Life	Life	Life	Life	Life	Life	Life	Life
(14) HGTV	Home	Home	Home	Home	Home	Home	Home	Home	Home	Home	Home	Home
(15) NICK	Nick	Nick	Nick	Nick	Nick	Nick	Nick	Nick	Nick	Nick	Nick	Nick
(16) ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN
(17) MTV	MTV	MTV	MTV	MTV	MTV	MTV	MTV	MTV	MTV	MTV	MTV	MTV
(18) TNT	TNT	TNT	TNT	TNT	TNT	TNT	TNT	TNT	TNT	TNT	TNT	TNT
(19) USA	USA	USA	USA	USA	USA	USA	USA	USA	USA	USA	USA	USA
(20) AMC	AMC	AMC	AMC	AMC	AMC	AMC	AMC	AMC	AMC	AMC	AMC	AMC
(21) SUN	SUN	SUN	SUN	SUN	SUN	SUN	SUN	SUN	SUN	SUN	SUN	SUN
(22) ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN	ESPN
(23) CBS	CBS	CBS	CBS	CBS	CBS	CBS	CBS	CBS	CBS	CBS	CBS	CBS
(24) PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS	PBS
(25) TRAV	TRAV	TRAV	TRAV	TRAV	TRAV	TRAV	TRAV	TRAV	TRAV	TRAV	TRAV	TRAV
(26) ANIP	ANIP	ANIP	ANIP	ANIP	ANIP	ANIP	ANIP	ANIP	ANIP	ANIP	ANIP	ANIP
(27) SHOW	SHOW	SHOW	SHOW	SHOW	SHOW	SHOW	SHOW	SHOW	SHOW	SHOW	SHOW	SHOW
(28) MAX	MAX	MAX	MAX	MAX	MAX	MAX	MAX	MAX	MAX	MAX	MAX	MAX
(29) TMC	TMC	TMC	TMC	TMC	TMC	TMC	TMC	TMC	TMC	TMC	TMC	TMC

SUNDAY MORNING										MARCH 9, 2003		
	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(1) NBC	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(2) PBS	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(3) FOX	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(4) CBS	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(5) WB	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(6) ABC	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(7) HBO	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(8) TLC	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(9) FOOD	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(10) VH1	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(11) TNT	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(12) CHNG	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(13) LIFE	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(14) HGTV	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(15) NICK	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(16) ESPN	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(17) MTV	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(18) TNT	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(19) USA	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(20) AMC	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(21) SUN	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(22) ESPN	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(23) CBS	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(24) PBS	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(25) TRAV	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(26) ANIP	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(27) SHOW	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(28) MAX	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(29) TMC	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30

SUNDAY AFTERNOON										MARCH 9, 2003		
	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(1) NBC	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(2) PBS	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(3) FOX	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(4) CBS	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(5) WB	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(6) ABC	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(7) HBO	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(8) TLC	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(9) FOOD	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(10) VH1	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(11) TNT	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(12) CHNG	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(13) LIFE	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(14) HGTV	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(15) NICK	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(16) ESPN	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(17) MTV	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(18) TNT	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(19) USA	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(20) AMC	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(21) SUN	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(22) ESPN	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(23) CBS	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(24) PBS	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(25) TRAV	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(26) ANIP	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(27) SHOW	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(28) MAX	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(29) TMC	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30

SUNDAY PRIME TIME										MARCH 9, 2003		
	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30

FISHING

From page 5

Similar to going hiking, biking, or birding, it's 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. 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 encompasses 541 national wildlife refuges, thousands of small wetlands, and other special management areas. It also operates 69 national fish hatcheries, 64 fishery resource offices and 78 ecological services field stations.

Eurex Protects

We specialize in:
 Roll Shutters
 Bahama Shutters
 and Storm Panels

Eurex Shutters come with a 20 year limited warranty!
 15% discount when you mention this ad.

Call today (239) 369-8600
 or Toll Free, (800) 226-0026

Eurex Shutters
 Visit our showroom in the Lehigh Acres Industrial Park.



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



Sunday 9am-2pm - 124⁹⁵

CHADWICK'S
 CAPTIVA'S INCREDIBLE
 EVERY DAY BUFFET

472-7575 for reservations.

Located on beautiful Captiva Island at the entrance to South Seas Resort.

SAVE \$4 Enjoy our award-winning,
 Sunday Champagne Brunch
 per adult at brunch

DAYTIME MORNING

	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(1) NBC	News	News	News	News	News	News	News	News	News	News	News	News
(2) PBS	Body Etc.	Stretch	Arthur	Liberty	Sesame Street	M Rogers	Barney	Dragon	Dragon	Dragon	Dragon	Dragon
(3) FOX	News	News	News	News	News	News	News	News	News	News	News	News
(4) CBS	News	News	News	News	News	News	News	News	News	News	News	News
(5) ABC	News	News	News	News	News	News	News	News	News	News	News	News
(6) WGN	News	News	News	News	News	News	News	News	News	News	News	News
(7) HSN	News	News	News	News	News	News	News	News	News	News	News	News
(8) TBS	News	News	News	News	News	News	News	News	News	News	News	News
(9) TNT	News	News	News	News	News	News	News	News	News	News	News	News
(10) A&E	News	News	News	News	News	News	News	News	News	News	News	News
(11) ESPN	News	News	News	News	News	News	News	News	News	News	News	News
(12) TMC	News	News	News	News	News	News	News	News	News	News	News	News

DAYTIME AFTERNOON

	12:00	12:30	1:00	1:30	2:00	2:30	3:00	3:30	4:00	4:30	5:00	5:30
(1) NBC	News	News	News	News	News	News	News	News	News	News	News	News
(2) PBS	News	News	News	News	News	News	News	News	News	News	News	News
(3) FOX	News	News	News	News	News	News	News	News	News	News	News	News
(4) CBS	News	News	News	News	News	News	News	News	News	News	News	News
(5) ABC	News	News	News	News	News	News	News	News	News	News	News	News
(6) WGN	News	News	News	News	News	News	News	News	News	News	News	News
(7) HSN	News	News	News	News	News	News	News	News	News	News	News	News
(8) TBS	News	News	News	News	News	News	News	News	News	News	News	News
(9) TNT	News	News	News	News	News	News	News	News	News	News	News	News
(10) A&E	News	News	News	News	News	News	News	News	News	News	News	News
(11) ESPN	News	News	News	News	News	News	News	News	News	News	News	News
(12) TMC	News	News	News	News	News	News	News	News	News	News	News	News

MONDAY PRIME TIME

	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(1) NBC	News	News	News	News								
(2) PBS	News	News	News	News								
(3) FOX	News	News	News	News								
(4) CBS	News	News	News	News								
(5) ABC	News	News	News	News								
(6) WGN	News	News	News	News								
(7) HSN	News	News	News	News								
(8) TBS	News	News	News	News								
(9) TNT	News	News	News	News								
(10) A&E	News	News	News	News								
(11) ESPN	News	News	News	News								
(12) TMC	News	News	News	News								

TUESDAY PRIME TIME

	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00	11:30
(1) NBC	News	News	News	News								
(2) PBS	News	News	News	News								
(3) FOX	News	News	News	News								
(4) CBS	News	News	News	News								
(5) ABC	News	News	News	News								
(6) WGN	News	News	News	News								
(7) HSN	News	News	News	News								
(8) TBS	News	News	News	News								
(9) TNT	News	News	News	News								
(10) A&E	News	News	News	News								
(11) ESPN	News	News	News	News								
(12) TMC	News	News	News	News								

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 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 quite a while and are fondly 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 warming our hearts and quenching our thirsts for decades or 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 snuff when it comes to the history of your favorite soft drinks? Test your knowledge with this 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. 7UP; c. Hawaiian Punch; d. IBC Root Beer.

3. What soft drink was created by the General Cinema Corporation in 1978? a. Welch's; b. Diet 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. Panchy had an unsuccessful bid for President; c. He joined the circus to become a lion tamer; d. Panchy set up a Hawaiian Punch theme park in his native Hawaii.

5. Launched in 1958, what was the first diet soft drink? a. Diet 7UP; 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 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. 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. Panchy 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 Panchy 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.

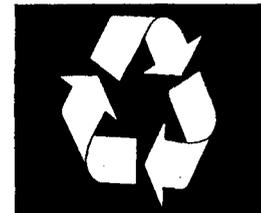
WATER

From page 6

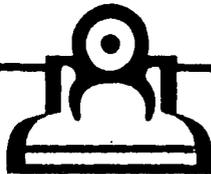
Sanibel River, however, is showing signs of increased nutrients, possibly the result of septic effluent or leaking sewerage. Department of Natural Resources suggests that nutrient loading is most prevalent near areas of greater development. However, these findings are based on a one-year study rather 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 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 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. Bourque. With a rapidly developing coast, there needs to be more attention paid to large-scale 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 —

BLIND PASS PROJECT UPDATE

— 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

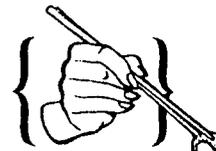
SUSAN BLUEHS Health Care Services



A FULL RANGE OF HEALTH CARE SERVICES BY AN ISLAND RESIDENT

Bathing & Personal Care • Companion Care
Meal Preparation • Transportation • 24 Hour Care
Medication Management • Safety Management
Blood Pressure, Cardiac & Pulmonary Management
Diabetic Care • Wound Care • Colostomy & Ileostomy Care
Alzheimers Care • Terminal Illness Care & Management

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 Ybel Resort
239.472.9200 • www.thistlelodge.com

PEOPLE

BUSINESS

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 honorary capacity, Roepstorff assumed the duties usually performed by the school's principal, Barbara Von Harten -- greeting children as they were dropped off in the morning, monitoring the bus line, reviewing the progress at the construction site, sitting in on classes, taking cafeteria duty, and completing office work.

"It's a true honor to be selected the first 'Principal for a Day' at The Sanibel School," Roepstorff said. "The teachers and students work very hard, and we can all be proud of them. Many thanks to Dr. Browder and Principal Von



Robbie Roepstorff

Harten for this wonderful program."

Bank of the Islands recently contributed \$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 epitomizes excellence in an individual sport, excellence in academics, 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 dressing 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

Deadline:
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.



The Bailey-Matthews Shell Museum
on Sanibel Island
Open Tues.-Sun. 10am - 4pm
Children 7 & under free, ages 8-16 \$3.00, ages 17 & up \$5.00
3075 San-Cap Road, Sanibel Island, Florida 33957

MUNICIPAL CLOSING AND GARBAGE PICK-UP

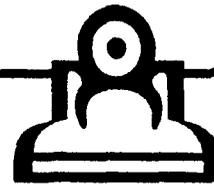
Sanibel City Hall offices will be closed in observance of Christmas on Thursday & Friday, December 25 & 26, 2003, and will re-open on Monday, December 29, 2003.

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 Sanibel's 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 Sanibel's 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 —

BLIND PASS PROJECT UPDATE

— 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

Their bills really can hold more than their bellies can

By Michael Hannan
Staff Writer

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, blackish-brown belly; grayish bill and pouch, and black legs and feet. Immatures are gray-brown above and on the neck, with white underparts.

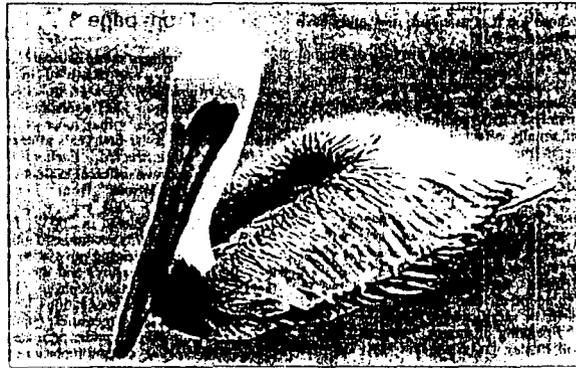
The Brown pelican has a long, straight bill with an enormous pouch attached to it. This pouch holds up to three gallons of water, almost three times as much as its stomach can. The pelican uses the pouch to catch fish, feed its young, and cool itself (it is full of blood vessels, which lose heat near 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 crustaceans, 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 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 wingbeats.

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-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 incubation 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 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 recognize their own offspring. Young may remain in tree nests longer (perhaps up to nine weeks) before climbing about in

branches.

The species is considered to be long-lived; 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 decimating 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 pesticides such as DDT in the 1940s, pelican populations plummeted. DDT, picked up by pelicans eating contaminated fish, caused the birds to lay eggs with shells so thin they 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 fishermen.

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 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 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 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 breeding 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 availability are other threats.

Dine Dockside and Enjoy Mouthwatering Delights From the Sea
It Doesn't Get Any Fresher!

Gramma Dot's
Seaside Saloon

Winner of 11 Taste of the Islands "Awards"
Our latest win for
"THE PEOPLE'S CHOICE"
AWARD"
3 Years in a row
Come See Why!

Located at
Sanibel Marina
634 N. Yachtsman
Sanibel, FL

Serving
Lunch 11:30 AM
Dinner 5:00 PM
Take-out Available

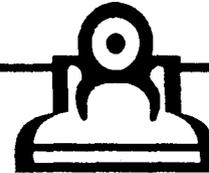
472-8138

SUSAN BLUEHS
Health Care Services

A FULL RANGE OF HEALTH CARE SERVICES BY AN ISLAND RESIDENT

Bathing & Personal Care • Companion Care
Meal Preparation • Transportation • 24 Hour Care
Medication Management • Safety Management
Blood Pressure, Cardiac & Pulmonary Management
Diabetic Care • Wound Care • Colostomy & Ileostomy Care
Alzheimers Care • Terminal Illness Care & Management

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 : Bernie
Qualifying Officer *Bernie*
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

STATEMENT OF

2002

Please print or type your name, mailing address, agency name, and position below:

FINANCIAL INTERESTS

LAST NAME - FIRST NAME - MIDDLE NAME:

VAN DER BAARS, CHRISTOPHER

FOR OFFICE USE ONLY:

MAILING ADDRESS:

P.O. Box 194

CAPTIVA ISLAND 33924 LEE

CITY:

ZIP:

COUNTY:

NAME OF AGENCY:

CAPTIVA EROSION PREVENTION DISTRICT

NAME OF OFFICE OR POSITION HELD OR SOUGHT:

Commissioner

CHECK IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

ID Code

ID No.

Conf. Code

P. Req. Code

SUPERVISOR OF COLLECTIONS

2002 JUN 19 PM 4:16

RECEIVED

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):



DECEMBER 31, 2002

OR



SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____

MANNER OF CALCULATING REPORTABLE INTERESTS:

THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):



COMPARATIVE (PERCENTAGE) THRESHOLDS

OR



DOLLAR VALUE THRESHOLDS

PART A - PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
SOUTH SEAS RESORT	P.O. Box 194 CAPTIVA, FL 33924	RESORT

PART B - SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C - REAL PROPERTY [Land, buildings owned by the reporting person]

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.

OTHER FORMS you may need to file are described on page 6.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]	
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts]	
NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]			
	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY			
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
DO I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE (required): Chris van der B... DATE SIGNED (required): 6/10/03.

FILING INSTRUCTIONS:

WHAT TO FILE:
 After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

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 positions.

Finally, at the end of office or employment, each local officer/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

FORM 1	STATEMENT OF	2002	
Please print or type your name, mailing address, agency name, and position below:		<div style="text-align: right; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="text-align: center; font-size: 0.8em;"> 2003 JUN 13 AM 9:56 SUPERVISOR OF COLLECTIONS </div>	
LAST NAME - FIRST NAME - MIDDLE NAME: <i>Mirville René Andre</i>			
MAILING ADDRESS: <i>17081 CAPTIVA DR.</i>			
CITY: <i>Captiva</i>	ZIP: <i>33924</i>		COUNTY: <i>Lee</i>
NAME OF AGENCY: <i>CEPD, Capital Beach Affordable Community Plan</i>			
NAME OF OFFICE OR POSITION HELD OR SOUGHT: <i>Housing Advisory board</i>		FOR OFFICE USE ONLY: <input checked="" type="checkbox"/> ID Code <input checked="" type="checkbox"/> ID No. Conf. Code P. Req. Code	
CHECK IF <input type="checkbox"/> CANDIDATE OR <input checked="" type="checkbox"/> NEW EMPLOYEE OR APPOINTEE			
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): <input checked="" type="checkbox"/> DECEMBER 31, 2002 OR <input type="checkbox"/> SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____			
MANNER OF CALCULATING REPORTABLE INTERESTS: THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one): <input type="checkbox"/> COMPARATIVE (PERCENTAGE) THRESHOLDS OR <input checked="" type="checkbox"/> DOLLAR VALUE THRESHOLDS			
PART A - PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]			
NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY	
<i>Captiva Partnership</i>	<i>17081 CAPTIVA 33924</i>	<i>Stock purchase sale "Simple Partnership"</i>	
PART B - SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]			
NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
PART C - REAL PROPERTY [Land, buildings owned by the reporting person]		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. OTHER FORMS you may need to file are described on page 6.	
<i>17081 CAPTIVA DR.</i>	<i>Captiva</i>		
<i>16969 CAPTIVA DR.</i>	<i>"</i>		
<i>17120 Captiva DR</i>	<i>"</i>		
<i>2200 Broadway</i>	<i>"Devonshire Pt Meyers"</i>		

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]	
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
Stocks/Prime brokerage	Captiva Partners
C. DS	Noahs Ant
C. DS	MAXS Ant
Physical Building	Broadway LLC

PART E — LIABILITIES [Major debts]	
NAME OF CREDITOR	ADDRESS OF CREDITOR
AmSouth Bank	Credit Line
VISA (AmSouth)	} charge Cards.
AMEX	

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]			
	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY	MAXS Ant End.	CAPTIVA PARTNERS	Noahs Ant End.
ADDRESS OF BUSINESS ENTITY	1701 CAPTIVA	"	"
PRINCIPAL BUSINESS ACTIVITY	Stock Invest	Invest	Invest
POSITION HELD WITH ENTITY	General Partner	MAN. Partner	General Partner
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS	✓	✓	✓
NATURE OF MY OWNERSHIP INTEREST	MAN.	MAN.	MAN.

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE (required):  DATE SIGNED (required): 6/10/03

FILING INSTRUCTIONS:

WHAT TO FILE:
After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

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 positions.

Finally, at the end of office or employment, each local officer/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

FORM 1

STATEMENT OF

2002

Please print or type your name, mailing address, agency name, and position below:

FINANCIAL INTERESTS

LAST NAME -- FIRST NAME -- MIDDLE NAME:

MILLER HAROLD (HAR) EUGENE

MAILING ADDRESS:

PO Box 656

11400 OLD LODGE LANE 20

CITY:

CAPTIVA

ZIP:

33924

COUNTY:

LEE

NAME OF AGENCY:

CAPTIVA COMMUNITY PANEL

NAME OF OFFICE OR POSITION HELD OR SOUGHT:

CHAIRMAN

CHECK IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

FOR OFFICE USE ONLY:

ID Code

ID No.

Conf. Code

P. Req. Code

SUPERVISOR OF ELECTIONS

2003 SEP -9 PM 12:45

RECEIVED

A/C ✓ PM-9503
#7/982
LEE Co. COMM SECT PLN/COMM

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):



DECEMBER 31, 2002

OR

SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____

MANNER OF CALCULATING REPORTABLE INTERESTS:

THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):



COMPARATIVE (PERCENTAGE) THRESHOLDS

OR

DOLLAR VALUE THRESHOLDS

PART A - PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
IT DREAM SOLUTIONS	260 CLARKSON RD. ELLISVILLE MO 63011	CONSULTING + BUYOUT

PART B - SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
N/A			

PART C - REAL PROPERTY [Land, buildings owned by the reporting person]

11400 OLD LODGE LANE 20, CAPTIVA 33924 CONDO
313 HOLLOWAY RISEO COURT, BALLWIN, MO 63011 CONDO
242 CLARKSON ROAD, ELLISVILLE, MO 63011 OFFICE BLDG

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.

OTHER FORMS you may need to file are described on page 6.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]	
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
NA	

PART E — LIABILITIES [Major debts]	
NAME OF CREDITOR	ADDRESS OF CREDITOR
NATIONAL CITY MORTGAGE	WWW.NATIONALCITYMORTGAGE.COM
WASHINGTON MUTUAL MORTGAGE	WWW.WAMUHOMELOANS.COM
PIONEER BANK	ST. LOUIS, MO

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]			
	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY	NONE		
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE (required): *Harold E. Neal* DATE SIGNED (required): 8-30-03

FILING INSTRUCTIONS:

WHAT TO FILE:

After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

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 positions.

Finally, at the end of office or employment, each local officer/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

FORM 1

STATEMENT OF

2002

Please print or type your name, mailing address, agency name, and position below:

FINANCIAL INTERESTS

LAST NAME - FIRST NAME - MIDDLE NAME:

MADDEN JOHN W JR

MAILING ADDRESS:

PO 305

CITY:

CAPTIVA

ZIP:

33294

COUNTY:

LEE

NAME OF AGENCY:

CAPTIVA EROSION PREVENTION DISTRICT

NAME OF OFFICE OR POSITION HELD OR SOUGHT:

COMMISSIONER

CHECK IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

OFFICER W/O COMPENSATION

FOR OFFICE USE ONLY:

AC/DBL

ID Code

ID No.

Conf. Code

P. Req. Code

RECEIVED
2003 AUG 12 AM 11:08
SUPERVISOR OF ELECTIONS

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):

 DECEMBER 31, 2002 OR SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____

MANNER OF CALCULATING REPORTABLE INTERESTS:

THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):

 COMPARATIVE (PERCENTAGE) THRESHOLDS OR DOLLAR VALUE THRESHOLDS

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
JAW MADDEN Co - Colorado	6501 So Fiddlers Green Circle Greenwood Village Co.	Real Est Mgt Co
GREENWOOD ATHLETIC CLUB	n n	PRIVATE ATHLETIC CLUB

PART B -- SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
PLAZA DEVELOPERS	OFFICE BLDGS	G.V. Colorado ABOVE	Ownership 650,000 sq ft Class A + B Office Bldgs

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person]

ABOVE	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. OTHER FORMS you may need to file are described on page 6.

CE FORM 1 - Eff. 1/2003 (Continued on reverse side)

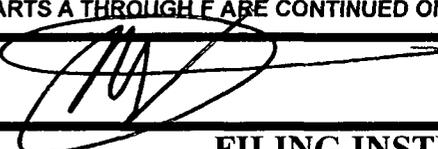
PAGE 1

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]	
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts]	
NAME OF CREDITOR	ADDRESS OF CREDITOR
WELLS FARGO BANK PRIVATE BANK	SAN FRANCISCO CA

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]			
	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY			
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
DO I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE (required):  DATE SIGNED (required): 7 August 03

FILING INSTRUCTIONS:

WHAT TO FILE:
After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

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 positions.
Finally, at the end of office or employment, each local officer/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

FORM 1

STATEMENT OF

2002

Please print or type your name, mailing address, agency name, and position below:

FINANCIAL INTERESTS

LAST NAME -- FIRST NAME -- MIDDLE NAME:

HULLAR GORDON C

MAILING ADDRESS:

PO Box 667

CITY: ZIP: COUNTY:

CAPTIVA ISLAND 33924 LEE

NAME OF AGENCY:

LEE COUNTY

NAME OF OFFICE OR POSITION HELD OR SOUGHT:

CAPTIVA ISLAND COMMUNITY PLAN PANEL

CHECK IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

FOR OFFICE USE ONLY:

ID Code

ID No.

Conf. Code

P. Req. Code

RECEIVED
2003 JUN 17 PM 12:37
SUPERVISOR OF ELECTIONS

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):

 DECEMBER 31, 2002 OR SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____

MANNER OF CALCULATING REPORTABLE INTERESTS:

THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):

 COMPARATIVE (PERCENTAGE) THRESHOLDS OR DOLLAR VALUE THRESHOLDS

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
VINTNER Select	6215 Hi-Tek Ct Mason, OH	WINE DISTRIBUTION
IRA for Gordon Hullar	3049 OGDEN AVE CINCINNATI, OH	RETIREMENT ACCOUNT

PART B -- SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person]

Home 16455 CAPTIVA DRIVE CAPTIVA ISLAND, FL
~~Home 3049 OGDEN AVE CINCINNATI, OH~~

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.

OTHER FORMS you may need to file are described on page 6.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]	
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
Stock	VINTNER SELECT

PART E — LIABILITIES [Major debts]	
NAME OF CREDITOR	ADDRESS OF CREDITOR
FIRST TRUST BANK	SUMNERLYN BRY SCOTT FT MYERS

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]			
	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY			
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE (required): _____ DATE SIGNED (required): _____

FILING INSTRUCTIONS:

WHAT TO FILE:
After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

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 positions.

Finally, at the end of office or employment, each local officer/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

Intto Div Public Records
PK Green 9/10/03

FORM 1		STATEMENT OF		2002	
FINANCIAL INTERESTS					
Please print or type your name, mailing address, agency name, and position below:					
LAST NAME -- FIRST NAME -- MIDDLE NAME: Koury Peter L		FOR OFFICE USE ONLY: PM ID Code 9-10-03 ID No. Conf. Code P. Reg. Code NOL			
MAILING ADDRESS: PO Box 41 11539 Wightman					
CITY: Captiva ZIP: 33924 COUNTY: Lee					
NAME OF AGENCY: Captiva Community Panel					
NAME OF OFFICE OR POSITION HELD OR SOUGHT: Board Member					
CHECK IF <input type="checkbox"/> CANDIDATE OR <input checked="" type="checkbox"/> NEW EMPLOYEE OR APPOINTEE					
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): <input checked="" type="checkbox"/> DECEMBER 31, 2002 OR <input type="checkbox"/> SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____					
MANNER OF CALCULATING REPORTABLE INTERESTS: THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one): <input type="checkbox"/> COMPARATIVE (PERCENTAGE) THRESHOLDS OR <input checked="" type="checkbox"/> DOLLAR VALUE THRESHOLDS					
PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]					
NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY			
Investments	PO Box 41 Captiva FL	Investment			
PART B -- SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]					
NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE		
PART C -- REAL PROPERTY [Land, buildings owned by the reporting person]					
11539 Wightman Captiva FL		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. OTHER FORMS you may need to file are described on page 6.			
914 Snow Road Sanibel FL					
115-109th St Stone Harbor NJ					
507 Holly Ave, Cape May Pt, NJ					

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]	
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
Stocks	Personal
Bonds	"
CDs	"
Money market	"

PART E — LIABILITIES [Major debts]	
NAME OF CREDITOR	ADDRESS OF CREDITOR
None	

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]			
	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY	None		
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE (required): *Peter C. Family* DATE SIGNED (required): *9/10/03*

FILING INSTRUCTIONS:

WHAT TO FILE:
After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

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 positions.

Finally, at the end of office or employment, each local officer/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

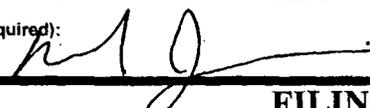
FORM 1	STATEMENT OF	2002	
Please print or type your name, mailing address, agency name, and position below:		<div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;">A/C DBL</div> FOR OFFICE USE ONLY: ID Code _____ ID No. _____ Conf. Code _____ P. Req. Code _____ SUPERVISOR OF ELECTIONS 2008 AUG - 8 PM 3: 04 RECEIVED	
LAST NAME - FIRST NAME - MIDDLE NAME: Jensen, David Martin			
MAILING ADDRESS: P.O. Box 191			
CITY: Captiva	ZIP: FL		COUNTY: Lee
NAME OF AGENCY: Captiva Election District / Captiva Community Panel			
NAME OF OFFICE OR POSITION HELD OR SOUGHT: Commissioner / Panel Member			
CHECK IF <input type="checkbox"/> CANDIDATE OR <input checked="" type="checkbox"/> NEW EMPLOYEE OR APPOINTEE			
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): <input checked="" type="checkbox"/> DECEMBER 31, 2002 <input type="checkbox"/> OR <input type="checkbox"/> SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____			
MANNER OF CALCULATING REPORTABLE INTERESTS: THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one): <input type="checkbox"/> COMPARATIVE (PERCENTAGE) THRESHOLDS <input checked="" type="checkbox"/> OR <input type="checkbox"/> DOLLAR VALUE THRESHOLDS			
PART A - PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]			
NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY	
Jensen's Twin Palm Resort/Mania	P.O. Box 191 Captiva FL 33924	Resort/Mania	
JRM	P.O. Box 191 Captiva, FL 33924	Real Estate Rental	
PART B - SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]			
NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
JRM	Jensen's Twin Palm	P.O. Box 191 Captiva	Resort/Mania
PART C - REAL PROPERTY [Land, buildings owned by the reporting person]			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. OTHER FORMS you may need to file are described on page 6.
15107 Captiva Drive, Captiva Island, FL 33924			
77 Jensen's Twin Palm Resort/Mania			

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]	
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
Checking + Savings Accts IRA - STOCK	Jensen's Twin Lakes East + Marina JRM - Captiva

PART E — LIABILITIES [Major debts]	
NAME OF CREDITOR	ADDRESS OF CREDITOR
/	

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]			
	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY	/		
ADDRESS OF BUSINESS ENTITY	/		
PRINCIPAL BUSINESS ACTIVITY	/		
POSITION HELD WITH ENTITY	/		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS	/		
NATURE OF MY OWNERSHIP INTEREST	/		

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE (required):  DATE SIGNED (required): 06-10-03

FILING INSTRUCTIONS:

WHAT TO FILE:
After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

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 positions.

Finally, at the end of office or employment, each local officer/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

FORM 1	STATEMENT OF	2002	
Please print or type your name, mailing address, agency name, and position below:		RECEIVED SUPERVISOR OF ELECTIONS 2003 JUN - 9 PM 12: 31	
FINANCIAL INTERESTS LAST NAME -- FIRST NAME -- MIDDLE NAME: GIBSON RONALD E			
MAILING ADDRESS: P.O. Box 456			
CITY:	ZIP:		COUNTY:
CAPTIVA	FL 33924		USA
NAME OF AGENCY: COMMUNITY SECTOR PLANNING COMMITTEE			
NAME OF OFFICE OR POSITION HELD OR SOUGHT: _____			
CHECK IF <input type="checkbox"/> CANDIDATE OR <input type="checkbox"/> NEW EMPLOYEE OR APPOINTEE			
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): <input checked="" type="checkbox"/> DECEMBER 31, 2002 OR <input type="checkbox"/> SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____			
MANNER OF CALCULATING REPORTABLE INTERESTS: THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one): <input checked="" type="checkbox"/> COMPARATIVE (PERCENTAGE) THRESHOLDS OR <input type="checkbox"/> DOLLAR VALUE THRESHOLDS			
PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]			
NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY	
INVESTMENTS	STOCK TRANSACTIONS		
	DIV. BOND INTEREST		
PART B -- SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person]			
NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
/			
PART C -- REAL PROPERTY [Land, buildings owned by the reporting person]			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. OTHER FORMS you may need to file are described on page 6.
920-922 PALM ST SAUABEL FL			

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]	
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
STOCK	SUGARD DATA SYSTEMS

PART E — LIABILITIES [Major debts]	
NAME OF CREDITOR	ADDRESS OF CREDITOR
BANK of AMERICA MORTGAGE	SANIBEL FLA

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]			
	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY	/		
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE (required): Ronald Wilson DATE SIGNED (required): 6-5-03

FILING INSTRUCTIONS:

WHAT TO FILE:
After completing all parts of this form, including signing and dating it, send back only the first sheet (pages 1 and 2) for filing.

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 positions.
Finally, at the end of office or employment, each local officer/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment.

FORM 1 F

FINAL STATEMENT OF
FINANCIAL INTERESTS

2003

(TO BE FILED WITHIN 60 DAYS OF LEAVING PUBLIC OFFICE OR EMPLOYMENT)

LAST NAME — FIRST NAME — MIDDLE NAME: BRACE ROBERT - JAMES		NAME OF REPORTING PERSON'S AGENCY: Captiva Community Panel
MAILING ADDRESS: P O BOX 906		CHECK ONE OF THE FOLLOWING (see "Who Must File" on page 3): <input type="checkbox"/> LOCAL OFFICER <input type="checkbox"/> STATE OFFICER <input type="checkbox"/> SPECIFIED STATE EMPLOYEE
CITY: Captiva FL ZIP: 33924 COUNTY: LEE		LIST OFFICE OR POSITION HELD: Panel member

THIS SECTION MUST BE COMPLETED

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS MY FINANCIAL INTERESTS FOR THE PERIOD BETWEEN JANUARY 1, 2003 AND THE LAST DATE I HELD THE PUBLIC OFFICE OR EMPLOYMENT DESCRIBED ABOVE, WHICH DATE WAS **Nov 31 2003**, 2003. (Date must be prior to 12/31/03)

MANNER OF CALCULATING REPORTABLE INTERESTS:

THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):

 COMPARATIVE (PERCENTAGE) THRESHOLDS OR DOLLAR VALUE THRESHOLDS

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person]

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
STOBIE GROUP LLC	240 Sovereign Ct. Ballwin MO 63011	Print Advertising

PART B -- SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by reporting person]

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person]

Home - 11530 Gore Ln. Captiva FL 33924
Time Share - 1 wk. - Cottages, South Seas Resort, Captiva FL

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.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]	
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
IRA	EQUITABLE
IRA Annuity	General American Life
Annuity	EQUITABLE

PART E — LIABILITIES [Major debts]	
NAME OF CREDITOR	ADDRESS OF CREDITOR
Suncoast Mortgage (on home)	P.O. Box 908 Newark, NJ 07101-0908

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]			
	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY			
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE: *Michael Brown*

DATE SIGNED: 06-25-03

FILING INSTRUCTIONS:

WHAT TO FILE:

After completing all parts of this form on pages 1 and 2, including signing and dating it, send back only the first sheet for filing (you need not return any of the instruction pages).

WHEN TO FILE:

At the end of office or employment each local officer, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment, unless you take another position within the 60-day period that requires you to file financial disclosure on Form 1 or Form 6.

WHERE TO FILE:

Local officers: file with the Supervisor of Elections of the county in which you 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.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

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 covers 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.

SUPERVISOR OF ELECTIONS
2003 JUL - 1 AM 10:33

RECEIVED

FORM 1 F

FINAL STATEMENT OF FINANCIAL INTERESTS

2003

(TO BE FILED WITHIN 60 DAYS OF LEAVING PUBLIC OFFICE OR EMPLOYMENT)

LAST NAME — FIRST NAME — MIDDLE NAME: SMITH ELAINE A	NAME OF REPORTING PERSON'S AGENCY: LEE COUNTY
MAILING ADDRESS: P O BOX 1133	CHECK ONE OF THE FOLLOWING (see "Who Must File" on page 3): <input checked="" type="checkbox"/> LOCAL OFFICER <input type="checkbox"/> STATE OFFICER <input type="checkbox"/> SPECIFIED STATE EMPLOYEE
CITY: ZIP: COUNTY: CAPTIVA FL 33924 LEE	LIST OFFICE OR POSITION HELD: _____ _____

*****THIS SECTION MUST BE COMPLETED*****

FINAL REPORT

DISCLOSURE PERIOD:
 THIS STATEMENT REFLECTS MY FINANCIAL INTERESTS FOR THE PERIOD BETWEEN JANUARY 1, 2003 AND THE LAST DATE I HELD THE PUBLIC OFFICE OR EMPLOYMENT DESCRIBED ABOVE. THE DATE WAS _____, 2003. (Date must be prior to 12/31/03)

MANNER OF CALCULATING REPORTABLE INTERESTS:
 THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (check one):

COMPARATIVE (PERCENTAGE) THRESHOLDS DOLLAR VALUE THRESHOLDS

PART A -- PRIMARY SOURCES OF INCOME (Major sources of income to the reporting person)		
NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
AMERICAN REALTY	PO BOX 1133 CAPTIVA	REAL ESTATE
SCE ENTERPRISES	PO BOX 126 CAPTIVA	PROPERTY MGMT

PART B -- SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by reporting person)			
NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY (Land, buildings owned by the reporting person)	FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.
TIME SHARE WK 34+35 SS PLANTATION	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.
PLANTATION BEACH CLUB #1017	

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc.]	
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts]	
NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses]			
	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY			
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE: *Elaine Smith* DATE SIGNED: 07-01-03

FILING INSTRUCTIONS:

WHAT TO FILE:
 After completing all parts of this form on pages 1 and 2, including signing and dating it, send back only the first sheet for filing (you need not return any of the instruction pages).

WHEN TO FILE:
 At the end of office or employment each local officer, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment, unless you take another position within the 60-day period that requires you to file financial disclosure on Form 1 or Form 6.

WHERE TO FILE:
Local officers: file with the Supervisor of Elections of the county in which you 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.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

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 covers 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.

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