

Upper Captiva Planning Panel
Minutes of the January 15, 2011 Meeting

Meeting called to order at 12:10pm

Present: Panel Members Kristie Anders, Chair; Dave Tompkins, Vice-Chair; Rick Fox, Treasurer; Zeke MacDonald, Secretary; Peter Aldrian, Member; Dr. Margaret Banyan, FGCU Planning Consultant; Kathie Ebaugh, Lee County Department of Community Development; and members of the public.

Introduction of Panel Members and UCFD Members

Legal notice was posted for the Fire Commission.

Minutes of the October 29, 2011 Upper Captiva Planning Panel were amended to clarify the motion maker and seconder regarding the list of codes that might deserve further research.

Zeke McDonald Motion: to approve the minutes as amended

Dave Tompkins Second

Discussion: None

Decision: Minutes were adopted by a unanimous vote.

Public Input

No public input was offered during this agenda item.

Update from Panel Chair re: Meeting with Lee County Staff

Chair Anders gave an update on the meeting held with Lee County staff persons. Margaret Banyan reviewed the recommendations provided by county staff. Those items appearing on the list as “not recommended to pursue” by county staff were reviewed first. The Panel agreed that they would identify items of interest and include in the community survey if it seemed warranted. Rick Fox suggested breaking the survey into two parts: part one would be potential codes; part two would be polling questions that were not necessarily related to panel work, but was a good opportunity to collect regarding island opinions.

Water & Wastewater	<ul style="list-style-type: none"> Do not pursue, due to cost and limits on lot size.
Residential Fire Sprinklers	<ul style="list-style-type: none"> Panel indicated to add back into the survey. Would require local ordinance to require fire sprinklers. Zeke expressed concern that a code shouldn't cover a common – sense addition to a home. Others were concerned that it was a community issue, as fires spread from home to home. Discussion included potential savings with insurance and limited fire district resources.
Solid Waste & Garbage Disposal	<ul style="list-style-type: none"> Panel indicated to add a polling question about solid waste to the survey to take advantage of opportunity to survey residents.
Rental Standards	<ul style="list-style-type: none"> Do not pursue. Limited chance of success.
Sign Regulations	<ul style="list-style-type: none"> Do not pursue. Lee County language is sufficient.
Sign Regulations and No Wake Zone Regulations	<ul style="list-style-type: none"> Do not pursue. Out of panel's jurisdiction
TDR Program	<ul style="list-style-type: none"> Do not pursue. Existing language in place at county.
Other Items of Interest: Solar Power	<ul style="list-style-type: none"> Do not pursue. Nothing is broken with these regulations.

The panel then turned to revisions to the draft survey language to consider. Margaret Banyan agreed that there would be an additional review to address clarity. There was agreement on the following:
Question 1: delete language referring to limiting floors

Question 2: simplify to: “new buildings should be allowed to be further / closer to the road (pathway)” – break into two questions.

Question 3 (massing): strike the question – would prefer to investigate incentives or disincentives on lot coverage to increase open space.

Question 4 (fire department): Change wording

Question 5 (night sky): add the words “of the night sky”

Question 6: okay as is

Question 7: okay as is

Question 8: okay as is

Question 9: okay as is (leave a comment box in survey)

Question XX (setbacks): Add a question: “do you think setbacks from a building to the road (pathway) should be increased or decreased?”

Polling Questions to be added:

Question XX: “how much would you be willing to pay to ensure that the road is maintained and flooding controlled?”

Question XX: “would you be willing to pay additional dollars to ensure solid waste collection? If so, how much?”

Question XX: “the Planning Panel can be perpetuated as a means of keeping community in touch with Lee County and maintaining enforcement of code. Would you support the continued existence of the panel?”

Other additional considerations: add a dollar figure to garbage disposal and road maintenance at reasonable increments somewhat similar to what individuals now pay.

Margaret Banyan reviewed the suggested additions and deletions to the survey.

Zeke McDonald Moved: Accept the survey as amended.

Second: Rick Fox

Discussion: None.

Motion: passed by a unanimous vote.

Next steps after survey. There was a second survey planned. The panel discussed eliminating the second survey in favor of a community wide barbeque or event to collect feedback prior to residents leaving when season is over.

The Panel reviewed the project timeline. There was a general discussion that if the panel was to be late in delivering its work to the county, the Panel may ask the county for an extension.

Kathie Ebaugh provided an update regarding the Lee County Evaluation and Appraisal Report (EAR). The EAR would be available in draft form on the Friday following this meeting. It would go before the LPA on the 31st of January and before the Board the first part of March 2011.

Bills and contracts: Margaret will send FGCU bill to Rick Fox and Kristie Anders. Panel reviewed the bills that may come from Bob Pritt. Kristie reminded the Panel that the UCCA committed \$5,000 to the project. It was not known whether Bob will submit a final bill. Kristie agreed to call Bob and Ask for a final bill.

Future assistance with code writing: The Panel requested that Margaret talk to Bill Spikowski to see if he would be willing to work with the community when the time came.

Peter Aldrian Moved: Draft a contract with Bill Spikowski for the Panel review.

Second: Dave Tompkins

Discussion: None.

Motion: passed by a unanimous vote.

Members agreed that future meetings should include the Fire Commission.

Dave Tompkins Moved: Adjourn the meeting.

Second: Peter Aldrian

Discussion: None.

Motion: passed by a unanimous vote

Meeting Adjourned at 3:15pm.