

SANIBEL — CAPTIVA

ISLANDER

Serving the Islands since 1961

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Interview with John Clark

BY Virginia N. Brown



We had the pleasure of talking with John Clark, senior associate of the Conservation Foundation in Washington, D.C., this week. He is an ichthyologist and marine ecologist, originally from Seattle, Washington.

The Conservation Foundation has been retained by the Sanibel Captiva Conservation Foundation to do an in-depth study of the natural systems, including the integrity of the beaches and the fresh water inland, for the benefit of the local Foundation and also to supply ecological data to the Planning Commission and Williams, McHarg, Roberts and Todd for use in the planning firm's comprehensive land use plan (CLUP.)

"The Conservation Foundation," Clark said (referring to the national one in Washington) "is very interested in coastal area land and water management. The SCCF is our local client, although the Cary Foundation of New York also has money in this particular study.

"Our job is to discover what is required to perpetuate the natural systems, particularly the fresh water wetlands and the beach environment.

"We just present data, we do not dictate policy. On the basis of our findings, for instance, WMRT might find that a different interpretation might be necessary."

Clark met with the Planning Commission yesterday (Wednesday) at a public meeting in City Hall. The ISLANDER will print a detailed report on how that meeting went next week.

"We will be presenting a number of recommendations at Wednesday's meeting," Clark said. "For instance, we may have to recommend a set back of at least 150 feet from any drainage field to the edge of any open water, such as the Sanibel River. This is because sewage systems now in use do not remove nitrates, phosphates and ammonia from the effluent. We will also recommend the building of recreational structures—rocks, walkways, day houses—in the wetlands areas."

As in any interview, the conversation veered from one subject to another. We discussed the building of the Sanibel Causeway, for instance, which, Mr. Clark says, is a hurricane hazard of the highest degree.

"Where were you in 1962?" we asked. "That's when the causeway was being built."

"Tagging cod fish," said he.

The causeway is a hazard, Clark said, because of the change of flow of freshwaters it created. It was responsible for the breaking through of Blind Pass, because of the fresh water back up, not the gulf. "The ocean would fill that back up in a minute," commented Clark.

In this area, we have one of the highest tidal actions around at the eastern tip of Sanibel, caused by the incoming tide, and

the outflow from the Caloosahatchee and Peace Rivers. "Even if the causeway only increased that flow by another three feet in a hurricane, three feet might become awfully important to someone on Sanibel."

Later on, we viewed some slides, both regular and infra-red aeras of Sanibel. The infra-red ones were treated so that chlorophyll shows up red.

What the slides showed, even to an untrained eye, was frightening.

"The entire eastern tip of Sanibel is unrecoverable," we were told. "It's an urban wasteland."

And that's what it looked like from the air.

Earlier on, we had discussed the possibility of saving some of it—for instance, filling in the canals for bike paths or other recreational devices. It was decided this was impractical.

Sanibel has a very unique eco-system, in that of the hundreds of barrier islands in the coastal regions, only a dozen or so have inland fresh water wetlands. Preserving these presents a mighty problem, socially, economically and legally.

We were relieved to be told, however, that the beaches were practically indestructible, as long as the slope from the dune area to about 25 or 30 feet of water (in this area, that's between ten to 30 miles off shore) was left alone. Sanibel does not have a "wind blown dune area" as such; one is to consider the dune area starting about 100 or 150 feet in back of the vegetation line.

"Actually," Clark said, "you can shift the sand between those two lines (the dune line and the 25 ft. water depth) all you want without hurting the beaches. You just have to realize that it will level out again and you will have to keep pumping the sand on the beach forever, if that's where you want it. The sea will just take it out again.

"But once you build a barrier—a seawall, a causeway, you're interfering with the natural slope—that's when you get trouble, because the sea wants that slope where it wants it, and any artificial barrier will only end up in making the slope reach further inland."

Which we interpreted as meaning "watch out!"

One of the most recent studies done in a coastal area by the Conservation Foundation was for Collier County in Rookery Bay. In that study, written by Clark, it was recommended that 1 per cent or less of the interior wetlands be built upon, that no fill be allowed, and that such building as was done, should be only recreational. It also recommended, firmly backed by the Federal Government, that all mangrove areas are to be left untouched forever.

"Isn't there a way for me to build a house in a wetland area?" we asked.

"Sure. Build on stilts, get to your house by boat."

"And use a Swedish septic tank system," chimed in our fellow interviewer.

Anyone out there know a Swedish septic tank expert?

Council to decide on Island Beach Club

Tuesday morning's Sanibel City Council meeting extended well into the afternoon (2 p.m.) before a famished council, audience and press adjourned for lunch.

Early on, the council unanimously adopted at the second and final readings four ordinances into city law, concerning an amendment to 75-30, providing relief from the "respite" for the subdividing of land, regulation of on-board water going vessel living and recreation and disposal of wastes therefrom, setting standards for health and food establishments and the sign regulation ordinance.

All were passed with more or less (for city council) a minimum of discussion with the except of the second ordinance regulating living or whatever on board a boat. After much input by the council, comments that parts of it were difficult to enforce, more comments about the advisability to allow anyone to be on board for 48 hours without a city permit and one gentleman, who seemed to think the ordinance concerned land-bound sewage package plants, the ordinance was finally amended and passed.

A public hearing was then held on a request for Elmer Stilbert, who is requesting a set-back variance of from 40 to 17 feet for a lot he wishes to build on Captian's Walk. Neighbors protested, his representative didn't show up, and Claire Walter spoke on his behalf, but explained that she had come unprepared, since she thought Stilbert would have other representation at the meeting. The public hearing was referred to the Planning Commission for further study, as Mayor Porter Goss said that the council obviously did not have enough non-conflicting input to make a decision on the matter.

An addition to the old Golden Sands, coupled with an extension of their parking area into GU land, was denied without prejudice, till the applicant, Richard M. Vogel, president of Outpost of Sundial Associates, can satisfy council on his front set-back and also on the use of GU land-as parking. "Without prejudice" means Vogel can bring the matter up before city council again without having to pass through the planning commission session.

Then, came the goodie—Island Beach Club's request to finish the six partly completed condo buildings they had started. The city hall meeting room turned into a court of law, complete with a court reporter, and dozens of lawyers.

As a matter of fact, we haven't seen so many lawyers in one place since we watched our last soap opera (including Watergate.)

By the time the council broke for lunch, it had been established that the financial support was available only if all six buildings were granted permits (the planning commission recommending granting permits to five out of the six) and that if the buildings were required, by denial of the permits, to be delayed for six months, the financial backing would not be available.

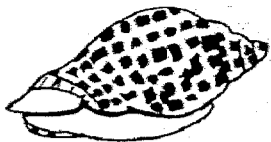
Vernon McKenzie indicated that if the council had in writing two assurances - - - one, that the financial backing to the tune of \$2,000,000 was actually available, and two, that construction was completed as much had been represented to them, that he would then consider a motion to grant the permits. The hearing was continued till afternoon.

An educated guess would be that council will grant the permits. Full details next week.



Editor's first alligator

Ye intrepid editor saw this scene, and knowing that governments never install unnecessary signs, took a picture of this alligator. If you really look hard, you can see him. Color him ugly.



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Purchase of outer islands discussed

The Department of Natural Resources held a public meeting last Monday evening to hear testimony regarding the State's proposed purchase of Cayo Costa, North Captiva and Punta Blanca islands.

The county commission meeting room was filled to overflowing. William Jernigan, hearing examiner, began the meeting by giving a summary of the land acquisition program. In 1972, the Land Conservation Act was passed and the voters approved a \$200 million bond issue. The State has purchased Big Cypress for \$40 million, has \$105 million left and has approved 10 areas.

Captain Ken Alvarez, Florida State Division of Parks, gave a synopsis of how the barrier islands qualified for acquisition. He told of different plant communities, hard wood forests containing some 25 to 30 different species and other hammocks from cabbage palm to live oak.

Along the coastal strand sea oats, sea grape and West Indian Thorn can be found. On the Bayside, red, white and black mangroves grow in profusion. The pristine beaches are largely undisturbed along the seven mile long shoreline of Cayo Costa and three mile shoreline of North Captiva. There are three large indian mounds and three ridges which Alvarez said "appear to be of pre-Columbian origin."

He painted a picture of the many species of birds that are full time residents adding that there are 75,000 migratory shore birds that visit the islands in the spring and fall. Cayo Costa is the largest undisturbed area in Florida, he said and continued that the few structures, the jeep trail roads and a few small canals constituted a negligible encroachment by man.

Jernigan said that the lands will be preserved by the Division of Parks as a state preserve. Lands in that category have maximum preservation of their natural systems, Flora and fauna while permitting "passive" use by humans. When asked by one of the audience what passive meant, Capt

Alvarez said, "fishing, nature studies, possibly some camping but no intensive beach use."

The meeting was opened for questions and comments. Governmental officials were asked to speak first. L.H. (Bob) Whan declined to comment when asked. The county owns 640 acres on the north tip of Cayo Costa, a small portion of which is a camp ground.

Mayor Porter Goss was the first speaker endorsing the program. He read the resolution recommending purchase of the barrier islands, 74-10, passed by the city council on December 16th shortly after Sanibel became incorporated.

Others speaking for the program were Rowland Eastwood, Southwest Regional Planning Council, Bill Hammond of the Environmental Confederation of Southwest Florida. Hammond said that Cayo Costa was a "living museum" and stressed that the state give utmost consideration to keep public, use, now and in the future, to a minimum.

Jack Thomas, representing the Sanibel-Captiva Audubon Society, said that the board had passed a resolution to support the acquisition and added that the islands were the winter home of white pelicans. Oliver Huett, naturalist, added bald eagles plovers and laughing gulls to the list of bird species.

Dick Workman, representing the Sanibel-Captiva Conservation Foundation, said that the purchase was the "one last opportunity to protect barrier islands." He cautioned the state to keep public use "passive" and that past mistakes of other barrier islands should not be repeated.

There were a few individuals who expressed concern, not particularly over the purchase itself, but about the state's ability to keep human use at a minimum.

Gene Langston, third member of the DNR team who is in charge of the actual land acquisition, sat quietly through the meeting and was available for comment after the meeting was adjourned to talk to those who had questions about specific pieces of property on the islands.

Commission sends 3 "ayes;" 1 "nay" to council

by Carol Quillinan

Monday's planning commission meeting yielded three nays and one aye for recommendations to the city council. The one aye was not a relief case but an unusual use case concerning the eventual building of a 2 million gallon storage tank and pumping station for the Island Water Association.

The land in question is on the far west side of the Nationwide (Sanibel Bayous) subdivision and north of the Sanibel-Captiva Road. The IWA was represented by Walter Emmons and John Schumacher, attorney. The tract of land is 300 feet by 300 feet. Schumacher assured the commission that there would be adequate screening around the new facilities. He also said that there would have to be some fill for the area as the land is low and that the pumps were not noisy and would not disturb anyone living in the area at a future time.

Wm. J. Constandse and Francis G. Falvey, who were both asking to build retirement homes, one in Gulf Pines and one in Beachview Country Club Subdivision, were represented by Truman Wilson of Michigan Homes. Duane White read the opening letter from the owners, which said that they wanted to build before there were

any first floor height restrictions placed on houses and that Michigan Homes were better built to withstand hurricanes and storms.

White said that it always bothered him when anyone tried to "beat that deadline." He continued that the letters were good advertisement for Michigan Homes and that the planning commission ought to charge for reading the letters. He then asked Wilson if he had written the letters himself. Wilson replied that he had. The audience appreciated the attempt at advertising but the commission still denied both requests for relief asking for time for the land use plan to become effective.

Wilson cleared up some of the rumors that have been floating around as to the disposition of the old Lindgren golf course. He said that the new owners, Michigan Homes, will eventually put in a public nine hole golf course and have absolutely no plans (as of last Friday) to build anything other than a golf course as their obligation to the owners of lots in the Beachview Country Club Subdivision.

The first nay was given to Nathan Johnson who asked to build a stilt house in Sanibel

(Continued on p. 15)

Wet weather

We're getting there. According to our trusty weather watcher, Mario Hutton, 2.4 inches of rain fell on the lower (eastern) section of Sanibel on July 11, 1.6 inches on the 12th, .6 inches on the 13th, and, although there was a lot of blackness, noise and lighting, only .1 on the 14th.

That brings this past week's total of rain to 4.7 inches, and the total for the month to 6 inches. That sounds like a rainy season for real. For those of you off-islands, please remember that if your home is in West Sanibel, or on Woodring Point or on Captiva, the rainfall can vary from what we report here by eight or more inches, either way. Rainfall in Southwest Florida is not and never has been constant within a quarter of a mile of any other place in Southwest Florida.

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Around town by georgie mankin

The fourth of July crowd has left the Islands and things have quieted down to a mere snail's pace once again. Our summer daily rains have begun and dampen each day for a short time.

Speaking of summer rains, one day this past week while I was walking on the beach, I heard a man telling his wife that "Florida is really unique-- it rains on one side of the street and not the other." For those of you who watched the storm come towards the lighthouse from Captiva, you know he must be right. Looking out the bank window—we could see a virtual sheet of greyish rain moving slowly towards us. Quite unique!

Sylviah Wallis of Miami spent a relaxing 4th of July weekend at Sunset South Condominium. She spent the weekend doing some serious water skiing and partying. She said that she was sorry to leave Sanibel and wanted to come back as soon as her job let her get away again.

Guests at Blind Pass Cottages this weekend include: Mr. Harry Frazee and family of Sarasota, Fla.; Miss Judith Gaddis of Piermont, N.Y.; Mr. and Mrs. Robt. Brayman of Plantation, Fla.; Mr. and Mrs. Thomas Lowe and family of Melbourne, Fla.; Mr. and Mrs., Carl Dahlborg of Ft. Lauderdale, Fla.; Mr. and Mrs. Bobby Kennington of Ocoee, Fla.; and Mr. and Mrs. Del Hammer of Royal Oak, Mich.

The prize snook catch of the week went to Mr. Kennington's father, who landed a 22 lb. snook off the beach at Blind Pass.

Earl and Kathy Jones of Little Rock, Ark. enjoyed the 4th of July weekend on Sanibel. They brought their grandson, Randy, with them to Florida.

Claude and Kay Eggerston of Cincinnati, Ohio, are spending a few weeks touring Florida and stopped for a few minutes to watch the fishing at Bailey's Pier.

Margaret and Joe Neal of Detroit, Mich., spent an enjoyable 4th of July picnicing on the beach at Sanibel.

Jerry R. Smith of Birmingham, Alabama, found a beautiful golden olive on the beach in front of the Gallery Motel this past weekend. He's staying at the Gallery, too.

Marsha Clifford's parents, Mr. and Mrs. David Bloom of Baltimore, visited the Islands early this month and truly enjoyed Sanibel, the shells and a tour of the upper Islands, including Cayo Coasta and Upper Captiva.

It had been fairly dry on the Islands till their arrival, but they evidently brought some rain down here from Baltimore. When we inquired as whether they had as successfully taken some sunshine back with them to Baltimore, Marsha remarked, "Oh, no, it's ALWAYS raining in Baltimore."

We saw a very (or a number of very unique) shells in Elsie Malone's -- they're cypraeacassis rufa Linne (other wise known as a helmet shell in less esoteric circles) from Italy. While the tan and bron shell is really beautiful, the Italians decided to improve upon nature by carving cameos on the smooth surface, which really has an outstanding (ahem) effect. They range in price from \$10 up, but if you don't get there within hours of a shipment's arrival, the less expensive ones disappear in the hands of happy customers, so unless you want to shell out \$30 (oh, don't we get punny at the end of the day), better put your order in early.

The Colony's out of state guests this week include: Mr. and Mrs. William McDougall of Lexington, Kr.; Mr. and Mrs. A.W. Clark and family of Louisville, Ky.; Mr. and Mrs. Thomas H. Foster and family of Cary, N.C.; Mr. and Mrs. James A. Mallory of Metarie, La. and their family; Mr. and Mrs. Frank Wehle and family of Louisville, Ky.; Mr. and Mrs. Ken Weber and family of Spring House, Pa.; Mr. and Mrs. Steven E. Strehler and family of Detroit, Mich.; Mr. and Mrs. George Dolson and family of St. Louis, Mo.

Our Florida guests this week include: Mr. and Mrs. Ron Maret and family of Ft. Lauderdale; Mr. and Mrs. J.R. Carlson and family of Miami; Ms. Nancy Anderson and party of Miami; Mr. and Mrs. Raymond

Pinner and family of Lake Alfred; Mr. and Mrs. Malcolm Norton of Ft. Lauderdale; Mr. and Mrs. Irwin Hand, Jr. and family of Coral Springs; Mr. and Mrs. Charles Gravitt of Hialeah; Mr. and Mrs. James Nance of Miami; Mr. and Mrs. John L. Gazitua and family of Miami; Mr. and Mrs. Sander Perle of Miami; Mr. and Mrs. Robert Clendenin, Jr. of Ft. Myers; Mr. and Mrs. Robert Sullivan and family of Miami Lakes; Mr. and Mrs. Kenneth McDermott of Miami and family; Mr. and Mrs. Luther R. Pigg and family of Orange Park; Mr. and Mrs. Thomas Lewis, Jr. and family also of Miami; Mr. and Mrs. Richard Murray of No. Miami Beach; Mr. and Mrs. Frank Thurber of Miramar and with their family; Mr. K. McDermott of Miami; Mr. and Mrs. W.F. McLaughlin of Hialeah; Mr. and Mrs. William Thompson and family of Miami.

EARLY TO BED

This old maxim may put you safely in your own bed, if you live on Sanibel or Captiva and get home before midnight. The drawbridge span, which was first opened Tuesday a week ago from midnight to 5 a.m. and was only supposed to be kept open for that week, will be open for the rest of this week during those hours.

Theoretically, the work on the draw span will be completed by this coming Sunday, but to play it safe, you'd better be on island before the witching hour, or you may find yourself mosquito and sand flea bitten on the Punta Rassa side till early morn. 'Nuff said.

Fascinating meeting Monday

by Virginia N. Brown

The ISLANDER was told there was a scientific meeting being held Monday

afternoon at the Island Inn with members of the Sanibel Captiva Conservation Foundation members and John Clark of

the Conservation Foundation in Washington, D.C.

Shortly after our arrival, some members of the meeting expressed concern at the presence of "The Press."

We assured those present that the ISLANDER would respect any requests to withhold any off-the-record statements.

We were then informed that the entire meeting was off the record, so we can't tell you about it, except for the fact it was fascinating.

Don Whitehead, editor of the Island Reporter, was there, he told us, not as a reporter, but only as a member of the Conservation Board.

Another busy week for police

The Sanibel Police force logged another very busy week, ranging from found keys to lost persons, three breaking and enterings, three accidents, a found person and so forth. The log showed over 30 calls since we checked it last Monday.

The only surprise here to the old timers could be, of course, the breaking and enterings.

We're a fine lot of fellows, as Professor Higgins might say, but please remember Sanibel and Captiva are no longer the isolated Islands they once were.

Andy Rosse and Clarence Rutland once told us that in the olden days, if there was anyone around who wanted to cause any trouble. "Well,

we just rounded up some of the boys and told whoever it was to get off the Islands—and if he didn't get, we'd help him."


Those days, unfortunately, are gone forever. It may seem that we're belaboring a point, but PLEASE don't leave anything of value in your car, locked and unlocked, and don't leave your property and, or home unwatched and unlocked.

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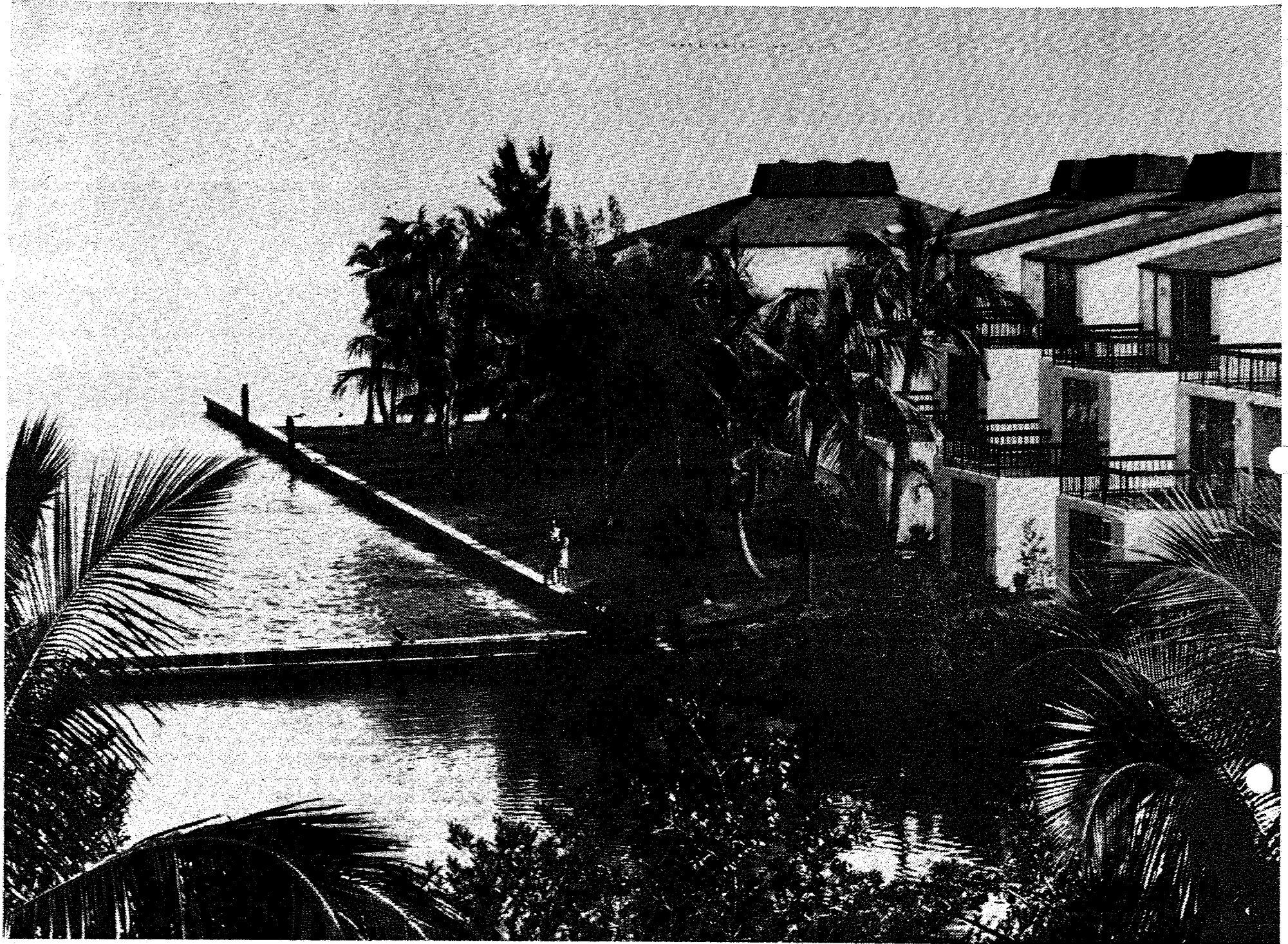
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Special Council meeting draws crowd Thursday

by Carol Quillinan

The city council played to a standing room only house at last Thursday's special meeting to consider the occupational license ordinance.

Mayor Porter Goss opened the ceremonies by asking the audience to let the council have their say without interruption after which the audience would have their turn. He explained the various methods of raising revenues saying that the occupational tax was the only one left open to the city to collect money to carry the city over an anticipated "crunch."

The city had asked the finance committee to put together a fee schedule which would gross the city \$50,000 to \$60,000. The finance committee was commended for their work.

Roger Berres then explained the legalities of the ordinance itself. Under Florida Statutes, the city can ask for "reasonable" business regulatory fees. However, these fees cannot go into the city's general operating fund which, it seems, is where the "crunch" is.

The city can also, by its own charter and by Florida Statutes, issue an occupational tax for the "privilege" of engaging in a business. However, these taxes are not without certain restrictions, but when collected, can go into a general operating fund.

One of the first questions asked by Vernon MacKenzie was an explanation of U.S. Constitutional and Florida State exemptions which were referred to in the ordinance.

Berres said that he did not have those handy but suggested that they had something to do with cripples, invalids, aged and also interstate commerce and non-profit religious organizations.

Florida State Statute Chapter 205 also exempts, up to \$50, Disabled Veterans of the Spanish American, Korean and World Wars. It also exempts all veterans of all wars up to \$50. It also exempts remarried widows of deceased veterans.

It also exempts all farm products except intoxicating liquors, beer and wine. Religious tenants and certain school activities are also exempt. Public fairs and expositions; "traveling shows, exhibitions or amusement enterprises conducted or exhibited in a motion picture theater, restaurant, hotel or nightclub that pay the annual occupational license tax," are exempt. (F.S. 205.322) Also exempt are non-profit sponge cooperative associations.

MacKenzie objected strongly to Florida Statute 205.042 giving the city the right to issue a tax based upon the privilege of doing business, and asked that the paragraph in the ordinance be deleted. "It is an inherent right for anybody to engage in a business and not incumbent on any government to issue a tax for the privilege. The State Law is wrong."

The paragraph was deleted. (at least temporarily.)

MacKenzie plowed through the first few pages of the ordinance, changing the wording and adding paragraphs which (thank God for Mr. Mac), would spare many of the handcraft people, the workers and handymen.

Just before entering into a discussion of the fee schedule, MacKenzie said that the room rates were inequitable between the larger businesses and the smaller businesses. To get around this inequity, he offered for consideration by the attorney, an amendment to the proposed ordinance saying that a person who believes his fee is inequitable or which would work a hardship on him could elect to pay 1-3 or 1 per cent of the gross annual receipts minus a \$5,000 deduction.

Berres said that the city could not put that amendment in legally because of percentages of gross receipts on rooms might be construed as a room tax which was preempted by the State. However, Berres did not address himself to other oc-

The Mayor, anxious to get on with the "nuts and bolts" of the ordinance said, "We

are going to look at certain criteria; the cost of reasonable services factor, the equitability factor, the cost to the community factor and the ability to pay factor. Then we are going to ask ourselves what are we really trying to do? Dave Bretzke says that it will cost \$10,000 to administer this ordinance. That's \$25 for each business before we start, based on 400 businesses on the Island."

Bretzke was asked what the administration costs were specifically. He mentioned, 1) the cost of the license; 2) inventory of the business to be licensed; 3) mailing; 4) field measurements (insome cases) and added that in his opinion it would take one full time employee to handle the whole thing.

Berres asked Bretzke if he knew of any other cities watchdogging to the extent of taking field measurements, for example.

Bretzke said "Some." He then added that the cost of administration could be between \$5,000 and \$10,000.

At the outset of the discussion of fees, it was decided that all fees, with some exceptions, would be reduced 50 per cent. The council romped through the fee schedule changing some, keeping others, deleting others. After finishing the schedule, Goss asked John Cook how much the anticipated revenues had been cut. Cook said by at least 60 per cent which would be a new net figure of \$15,000.

The audience had grown larger. The walls were lined with people. A five minute intermission was called.

Goss again ran through the list of options open to the city to raise revenues; 1) ad valorem taxes at 3 to 4 mills would produce \$360,000 from the present assessed valuations; 2. Occupational tax; 3. utility tax (which is regressive and not desirable); 4) Bridge funds.

"It will be quite a while before any revenues come to Sanibel from the bridge," Goss said. He mentioned the law suits against the city as being a deterrent to collecting bridge moneys.

5. Revenue sharing; (not a possibility this year, according to the mayor.) "Bretzke and I are going to Tallahassee in September to try to work something out with the State, but it doesn't look promising."

6. Impact fees. . . "A possibility but not at the moment."

7. Double taxation. . . "looks good so far."

"We can run the city on \$360,000 but the cash flow of the city has been impaired by lawsuits against the city," said Goss. "We will have a crunch at the end of this fiscal year. The city will have police protection but not around the clock. We will be able to accomplish the land use plan this year."

"We may have long lines in the building department. Assuming a \$400,000 budget, 10 per cent from the business community does not seem unreasonable. Who wants growth? Is this a penalty to the business community?"


"We have to ask ourselves what are the consequences to the city if we don't come up with the additional money to carry us through the year. We also have the concern of going overboard. The city does not want to take on a bureaucratic posture to collect \$10,000 to \$20,000 in the face of all this opposition. But if we don't come up with the money, we will have a shortfall of community services."

MacKenzie added that there was a point of diminishing returns and a "dubious desirability" of the ordinance. However, he said that the city was talking to all the people on the Island and not just business.

"Part of the cost is coming back to you," he said. "If services are going to be

(Continued on p. 10)

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Letters to the editor

To The ISLANDER:

At several of the public hearings on the proposed Sanibel Occupational Tax, I have voiced an opinion that I believe is widely shared by many of the island's residents—including a significant segment of the business community. It holds that the additional and substantial financial burden imposed on the public treasury by tourism should be shared by the tourist more directly. Testimony given at the hearings led me to believe that the Occupational Tax was the only one of the seven possible revenue sources that could be relied upon to do that job in a satisfactory manner.

Mayor Goss had succinctly ticked off the other six alternatives as: an increase in the ad valorem property tax millage beyond the four mill target set prior to Incorporation; an Impact Fee on growth producers; an unpredictable share of Causeway tolls from the county; a remission by the county of taxes paid by Sanibelites for services which they preferred be provided by the city; the doubtful possibility of meaningful state and federal revenue-sharing during this first year of the city's life; and a Public Services Tax. He indicated that the federal, state, and county governments had by law and practice reduced our options to only those seven.

The documented briefing given by the city's legal counsel, however, opened my eyes a little wider to the potential of the Public Services Tax. There seemed to evolve from the hearings a set of criteria for judging the equity and efficacy of the local tax to be applied. Those criteria are: it must impose a fair share of the burden on the tourist and those who most directly benefit from that trade; it must be simple to administer; it must produce a high net yield; it must be virtually free of features that are the basis for court challenges and other contentions; it must be similarly free of the elements that could fracture our community

relations by setting group against group; and it must have a relatively light impact on those least able to pay the tax.

My appraisal of the three specific tax sources immediately available gives the nod to the Public Services Tax. Without a lot of hoopla, it indirectly has the tourist pay his fair share when he spends time on our island and uses the public services he is quietly charged for in his rent. It is simple to administer since the policing of collections is confined to a total reliance on the local utility companies' state-supervised accounting procedures. Its yield is high because its expense for collection is practically nil and exemptions are non-existent. Its impregnability from lawsuits is reasonably assured by its track record in the courts over the years and throughout the nation. It will fall on all segments of our community and permit each to tailor its impact to his willingness to promote the conservation of our fast diminishing energy sources. It provides an effective incentive for those living on fixed and low incomes to be frugal in the use of the basic utilities. The most compelling attribute, in my mind,

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however, is the elimination of the fierce contentions that are setting neighbor against neighbor over the proposed Occupational tax.

The recommended Public Services Tax is authorized to cities by Section 166.231 of the Florida Statutes. Its rate is limited to ten percent of the customer's bill and is to be collected by the seller of the service. It covers: purchase of electricity, metered or bottled gas, water service, telephone service, telegraph service, and cable television service, and services competitive with them. Sanibel's City Council has time now to reconsider its initial decision to go with the Occupational Tax. It would not take a great deal of committee research to establish a rate for the recommended Public Services Tax to produce the deficiency between the unavoidable ad valorem property tax yield and the city's proposed budget. The relatively minor revenues produced by permits, fines and forfeitures, could be considered as the necessary contingency figure.

This is the opportunity for Sanibelites to prove that they are fully capable of running their own affairs—that their decision to incorporate was not in vain.—Paul A. Howe.

To The ISLANDER:

I've been reading the ISLANDER for years and notice you have a new columnist (if you wish to dignify him with such a title) called the Sanibel Stinger.

I don't know who the gentleman is, and I'm not too sure I want to, but he wrote one column I truly resent. He may rave and rant all he wants about local politics and food stamps and such, but when he denigrates the possibility of growing things on what I consider MY beloved Island, my home away from home, I, for one, resent it.

So he can only grow pineapples by pretending they're not there, and that's the only thing he's been successful at. Ha!

I have seen many a flower garden, and I have eaten many a salad, the ingredients of which were all grown on Sanibel.

The fact that you need a greenhouse or have to grow the vegetables inside window boxes has nothing to do with it.

Anything, including growing vegetables, can be accomplished on Sanibel— if you really put your head to it. I'm sure Sanibel will even be able to come up with the money to run itself (although where it's going I'm not quite sure) as can any city, if they really try. —Elizabeth Wood, New York, New York

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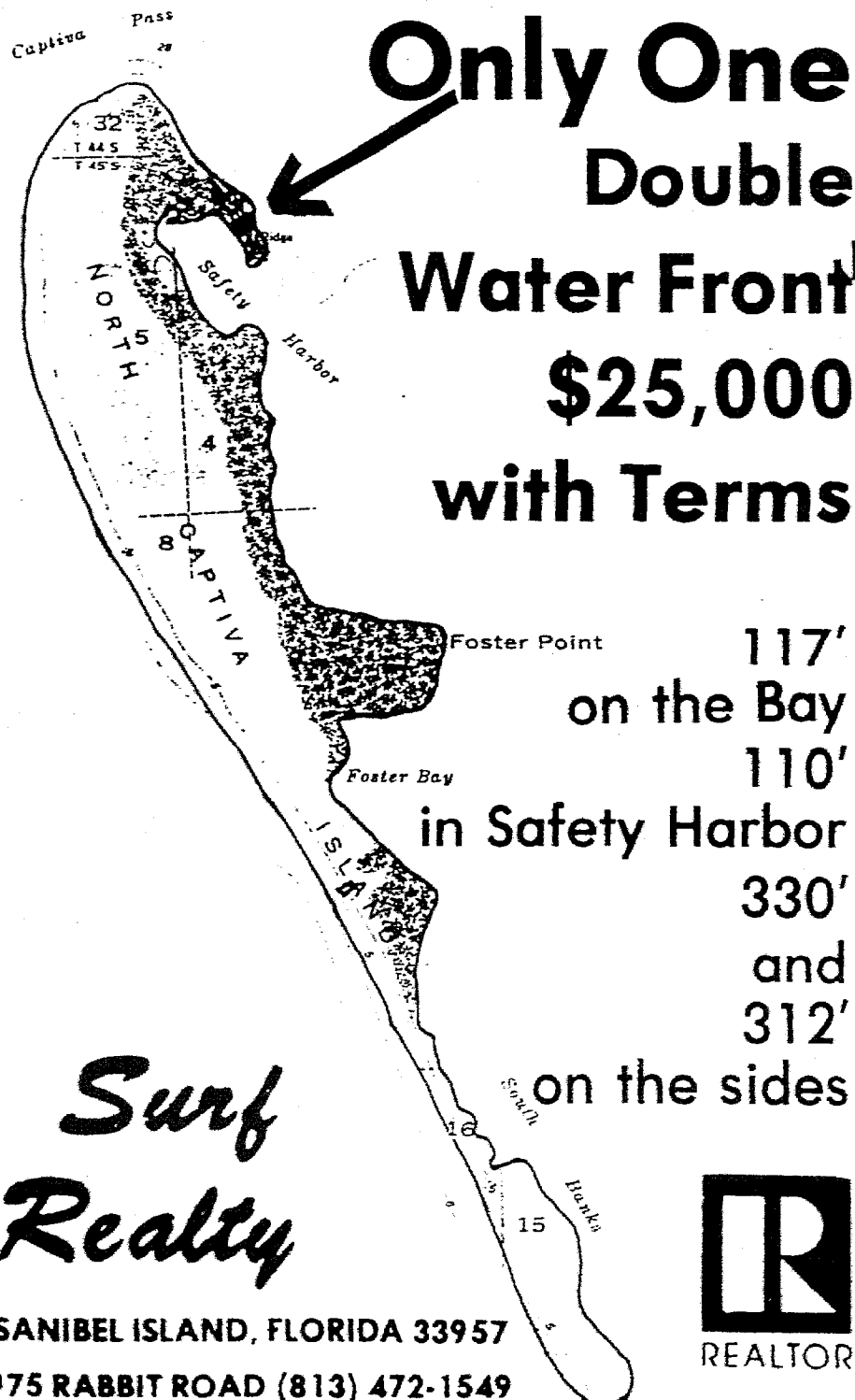
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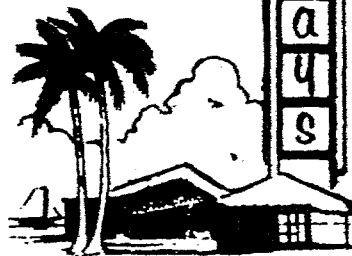
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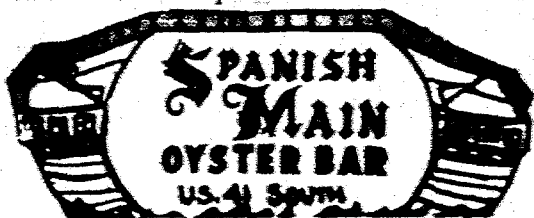
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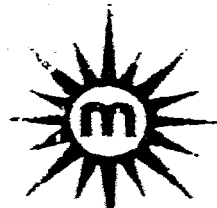
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Sanibel Stinger

Bets and me, we decided to take a walk up to Bailey's last Thursday. I needed a couple of things and she needed a couple of things, so a nice stroll seemed like the thing to do. We wasn't in any hurry or nothin, jest out fer an afternoon of doin not much of anythin. It was hot, but not so much as to be uncomfortable. There was plenty of shade along the way and a nice light breeze was playin around in the trees. We was goin along hand in hand, feelin good and talkin about nothin in particular til we got to Periwinkle, when it dawned on both of us that we didn't own the road.

I guess if one car passed comin along Tulipa Way, it was a lot, but the traffic on Periwinkle forced us to git to the side of the road in a hurry. It was then both of us missed a sidewalk. We had to quit holdin

hands and start dodgin trees and weeds and cans. We couldn't even manage to walk side by side some places.

"Hey, Bets," I hollered, "You feel like an Indian gal walkin ten paces behind?"

I didn't git no answer, so I turned round. She was bent over pullin sand spurs out of her pants leg with one hand and slappin mosquitos with the other. The cars was whizzin by, probably wonderin what a couple of dummies was doin out walkin.

"You wanna go back and git the car?"

"No, we're almost there, but we won't try walking again."

"Listen, why don't we stop in at city hall and talk to the mayor about gettin some walkin paths here and there?"

"O.K., I sure do miss having a sidewalk."

We near got run over gettin into Periwinkle Place.

"What's all the traffic about? Somebody have a sale on?"

"I don't know. Come on!" She grabbed my arm and headed fer a bench. We sat there watchin more cars pull into the parkin lot and a stream of people go upstairs to city hall.

"Must be a meetin?" I asks.

"Must be." She tiled her cute head sideways and says, "I know what's going on. The council is talking about that occupational license thing."

"Must be real important. . . look at all them people."

"You want to go listen?" she asks, her eyes flashing.

"It don't concern me any, but if you wanna, o.k."

"What do you mean, it doesn't concern you? Why, if all those business people have to pay, don't you for one minute think that they aren't going to raise their prices on everything you buy!" she scolded.

"You mean the price of gas is goin up again?"

"More than likely."

"Well, that's jest so much more the reason to git us some sidewalks, huh?"

"You can't be serious about anything, can you?"

"Sure, I can, but I don't like to. Come on, let's go see what's happenin." I figured I was way ahead of the game goin along rather than sittin workin our way into an argument. We got upstairs. People was standin in front of the door, in back of the door, around the door and sittin all over the

place. We squeezed in with a couple of more.

Mr. MacKenzie was right in the middle of objectin to somethin. You could tell he was mad. He was so mad, he could hardly get the words out. He wanted to take this out and rearrange that and put in somethin else. I stood there and got to wonderin.

I recollect Bets tellin me that the city had got together a finance committee. Maybe he was upset about how they was rearrangin our money fer us. Maybe Bets was right about this thing concernin me.

I got to listenin and takin an interest. There was some purty fancy footwork goin on and a lot of talkin against the ordinance. I guess what with standin on one leg and another fer three hours or so put me in a mood fer sittin and drinkin.

I kept waitin fer the council to make up their minds what they was goin to do with the ordinance, but they couldn't agree to agree except to continue talkin about it. Bets had to stay til the last word was spoke and that much I know about her. She never went to a movie late or left early in her life. I reckon that went fer meetins too, so I didn't even nudge her til the mayor said "Meeting adjourned."

A friend of mine was hangin around at the meetin, too, so I asks him if he's drive us on up to Bailey's. I sure didn't feel like walkin anymore and neither did Bets. We went on over to the Grove and had a drink. She didn't say a word fer the longest time.

About halfway through the second round, I

(Continued on p. 14)

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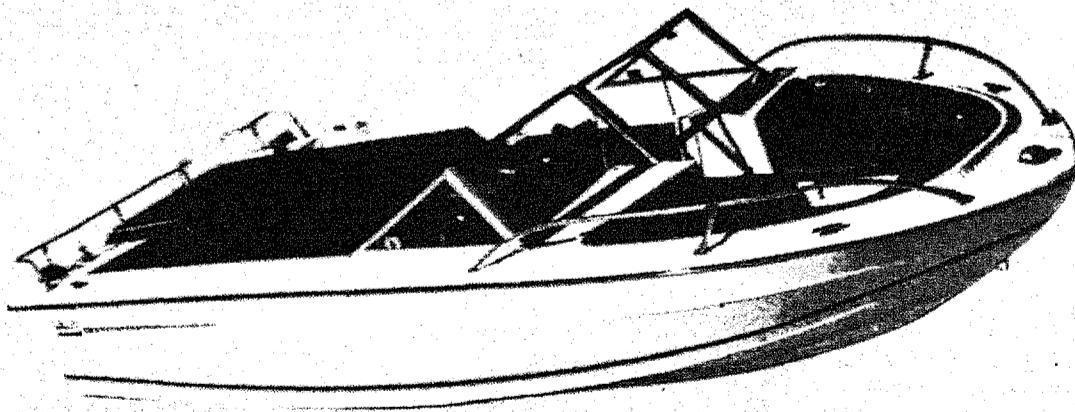
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by glini

Here are two recipes which provide a meal for tonight and in the first case, two other nights, and the second, one other night—depending, of course, on how many people you're feeding. They are perfect recipes for people who go on cooking jags (say, early in the morning or late in the evening) and want to cook a whole lot, with the smug satisfactions of knowing the one to two and a half hours it takes will take care of at least five meals.

The first is meatloaf, for which you need three small disposable aluminum loaf pans (or, if you're going to be in a hurry about the whole thing, three square shallow cake pans.)

Mix up around two and a half pounds of ground chuck or half ground chuck and half ground round with 1 package Lipton's dried onion soup, 1 package Lipton's dried beef and mushroom soup, about four handfuls of bread crumbs (plain or Italian seasoned), a quarter cup of milk, about a quarter cup of ketchup and four to six eggs so the feel is neither stiff nor runny, but sort of in between.

Divide mixture between three pans (if you use the loaf pans, it will take about an hour and a half to reheat after they're frozen; the cake pans take about 30 minutes—both at a 450 degree oven—whichever pan you use depends on how conventional your family is and how much of a hurry you're going to be in the next time you want meat loaf) and top with a third of a can of Campbell's cheddar cheese soup, undiluted.

Put all three in a 350 oven for an hour—serve one that evening, and cover the other two with foil and freeze, or freeze all three for later use.

The next recipe is for quick lasagna,

which, if you feel so inclined, you can cook at the same time, since it requires the same temperature oven, but half the baking time.

OK? So, now you have the meat loaf in the oven, and you're already hot, so you might as well do the lasagna, too. Brown 1 pound of ground chuck or round with two cloves of crushed garlic. Add 1 2½ size can tomato sauce (optional, a pinch of oregano and a half tsp. of basil) and stir well. Boil one 8 oz. package of lasagna noodles (we prefer the kind with the curly edges, and since we've never had a pot big enough to cook them in without breaking them, we boil them in a roasting pan placed over two heat elements).

Before this, decide whether you're cooking for 3 to 4 people or 6 to 8 people. If the latter, layer the noodles in one pan with the meat sauce, slices of Mozzarella cheese (8 or 16 ounces, depending on how much cheese you like) and a cup of cream style cottage cheese ending up with meat sauce as the top layer, which you then sprinkle with a half a cup of Parmesan or Romano cheese.

All this will probably have taken you about a half an hour, so just put it in the oven with the meat loaf and cook for 25 to 30 minutes.

If however, your decision is to feed 3 to 4 people, divide the recipe between two more of those loaf or cake pans, and freeze one.

Whichever you do, if you're going to eat the lasagna that night, let stand AT LEAST 15 minutes before serving. If possible, cool, refrigerate and re-heat a few hours later.

If you're like me, by the time you're finished with all this, you'll freeze all five units and talk your spouse into taking you out for dinner—ANYTHING but a hamburger!

Real eel tips . . .

By Skip Purdy

How to find fish

The most important factor in catching a stringer full of fish is locating them. The fish's lifestyle is tailored to the environment. Its survival depends on adequate food supply, protection from natural enemies and physical comfort within the fish's tolerance limits.

Have you ever wondered how a local fishing guide knows what kind of fish will take a certain route at a particular stage of tide? Through much experience, the guide has found various patterns of fishing.

To find out these patterns you should keep a log full of data on every fish you catch.

Be observant and alert at all times. There are many considerations, one of them being the type of terrain which is merely a matter of observation. Also check the type of bottom next time you catch a fish. Is it sand, grass, rock or mud? (Ed Note: Glad you made that clear, Skip!)

Maybe you caught the fish at a border where the bottom changes from one type to another. Remember to jot this all down in your log.

Record the water depth and temperature zone. Use a depth sounder or a navigational map for finding the depth and a temperature gauge in determining the temperature zone.

Check and list your bearing where you catch something. This will make it easy for you to locate the same spot on your next fishing trip. Use known landmarks or points of land for positioning.

Seasonal patterns and weather conditions will show certain patterns, too.

Write down everything you observe, not only your successes, but your failures as well.

This will help you find a pattern for locating the fish and better your chances for catching them.

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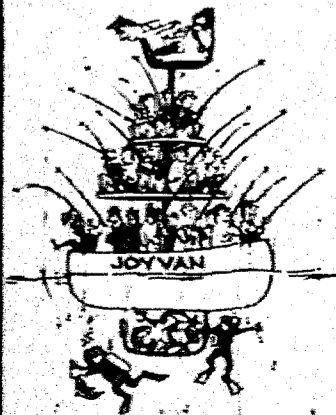
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City council

(from p. 5)

demand, the money will have to come from somewhere. It is incumbent upon us and the citizenry to determine how revenues are to be made."

He also said that the demands of the land use plan for services to be rendered by the city may be in excess of the 4 mill capability.

Butler began her summary by saying that the city was prohibited by law or events or the council's unwillingness to do so... "to get money." "The city is faced with a real possibility of a financial crunch. We are in no way going to go broke, but we have a cash flow problem." The fair thing to do, she continued, was to ask the businesses to share in this burden. She said that the finance committee tried to make the ordinance as fair as possible. The committee did not want to base the fees on gross income she said but since there was a tourist burden, the money should come primarily from the tourist related businesses. However, she added "the enforcement of the ordinance for a minimal amount of money doesn't make sense. I don't agree with the 50 per cent reduction. There will be three months when the city doesn't have any money."

Mackenzie: "Are you asking to restore the fees to the original?"

Butler: "Yes."

LeBuff: "I want to hear from the public."

Bailey: "Every city has a taxing fee for business. It's just a question of whether it's \$15 or \$1,000. We do need to make money, but if we lower the fees too low, we're running around a wheel."

Public discussion was called by a request that remarks be factual and unemotional and confined to three minutes each.

Bob Buntrock began by stating that 10 per cent of the budget, \$40,000, was not the question. A millage raise was more realistic since business pays more than half of the property taxes. Critizing the ordinance page by page he said that his business encompassed three locations and on page 4 he would be paying for three places... for one business. On page 6, he questioned what was "proper" investigation of a business. On page 12, he said that he had an ad agency in Fort Myers that was going to be paying another \$200. He objected to fees being placed by room count. "You throw out baths and kitchens... but what about laundries and closets?" Page 17, "I don't like the penalty. The ordinance says I have to regulate every person who rents a room. You tell me I better had and better get or I better will... get fined \$500 and spend six months in jail. That's harrassment."

"All condominiums are licensed by the state," he continued. "We are already very well regulated by several state agencies. We need more regulation? You should bury this thing so I can do business so I can pay the

millage when it goes over four mills."

Mike Perceri, speaking for the Hotel, Motel Association, said that they did not oppose the ordinance in principle, but were opposing inequities. "Back three years ago we had a different situation. The roads were not clogged, the beaches were not crowded. We had 700 motel units then and we have 700 now. At a maximum density of 3.5 for motels, you can see that the real impact is not coming from the motels. On East Gulf Drive there are 300 to 400 condominium rental units on the market versus 150 motel units. The motel business is not creating the impact."

Paulette Burton: "Anything that creates more government we should be against. These fees will be passed down to you and me." She raised the question as to what percentage of fees were regulatory since the regulatory fees do not go into the general fund.

Berres answered that most cities did not separate out regulatory fees from privilege fees so he was unable to determine what percentage.

Grady Edmonson said that he wanted the ordinance clarified as to his various businesses at Tarpon Bay. He said that according to his calculations he would have to pay upwards to \$1,000 and at that rate, "I'm out of business, gentlemen."

Butler: "That's not the intent of the ordinance."

Edmonson: "If this ordinance is passed this way, some clerk is going to interpret this and I'm out of business. I want it clarified."

A voice from the back of the room: "I'm in the general maintenance business. My costs will be conferred back to the residents of Sanibel."

Joe Beebe: "The business people are going to leave. How about putting a second toll booth on this side of the bridge?"

Answer: "It's not legal."

Lady: "Isn't a 1,000 per cent increase in license fees over county fees going to discourage business? Who's going to regulate Fort Myers businesses who work on Sanibel?"

Butler, somewhat non-plussed at all the comments: "Where were you at the finance committee meetings? We could have had a lot of these questions ironed out before now."

Allen Ten Broek, representing the Chamber of Commerce, began by saying that the Chamber members had attempted to give input into the finance committee but since that effort had been unsuccessful, the Chamber was now recommending that they undertake a detailed study of the ordinance. He said that a comprehensive approach to total city revenues was needed and that perhaps the cart was before the horse in this case.

"The budget should come before occupational fees," Ten Broek said. "We shouldn't rush in and make mistakes. The ordinance now has a lack of consistent definitions, it is trying to do too much and needs simplification. There are inconsistent relationships between categories which the ordinance does not deal with effectively. There is no known data base for the ordinance. It must have an overall approach. It must provide for all businesses, for unusual occupations, have minimum fee categories and be legally beyond reproach. The city does not need another law suit."

Lady: "People have to work everyday. I can't afford to take off from my business. Why can't we have night meetings?"

Goss explained that it was more costly to have to pay time and a half for employees to attend evening meetings but agreed that it would be a good idea to have at least one.

People who agreed with the ordinance were few. Arthur Hunter said "Keep it high enough to be meaningful."

George Campbell and Eli Dormer, who both agreed since the fees had been reduced 50 per cent, they were in favor of the ordinance.

Goss asked specifically to hear from Al Muench.

Muench said, "I have nothing to say."

Goss: "Do you think that \$10 a space for your trailers is a fair fee?"

Muench: "I didn't say that. Since you removed mobile homes from the list, I'll tell you about the \$10. Make it \$7.50."

John Kontinos said that the city council shouldn't have reduced the fees by 50 per cent. "We'll come up with the money, but make it equitable."

The meeting ended on a note of question. Another meeting, which was agreed upon as being a night meeting, was not scheduled. The ordinance, as it now stands, goes to Berres for revision of wording and awaits information from the Chamber of Commerce which should be forthcoming in two weeks.

Opinion: Since some of the business people feel that occupational fees are of benefit to themselves and the city is in dire straights, it would seem appropriate considering all the information now coming to light, that the 400 businesses donate \$100 each to the city to defray expenses for this year. This will allow time for additional study. Also the money need only to be recorded and put into circulation thus saving \$5,000 to \$10,000 of additional administrative costs which the city seemingly can ill afford.

Girl Scouts

Seventy four Girl Scouts from 35 states, Puerto Rico and Japan, arrived on Sanibel yesterday for a ten-day study of shells. The girls range in age from 13 to 14, and were selected from 175 applicants. They are staying at Island Inn.

"Our Council has one of the three great shelling beaches in the world at Sanibel" said Elisabeth Ethal, executive director of Gulfcoast Council and assistant director of Sanibel Shelling. "We will try to help them plan a lifestyle based on the belief that people can enjoy—rather than destroy—the world around them."



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The Mini Page



Distinguished Achievement Awards Winner 1974

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By BETTY DEBNAM

The Big Vacation Question:

What To Do With Fido?

What to do with Fido? This is a question many families ask when they get ready to go off on vacation.

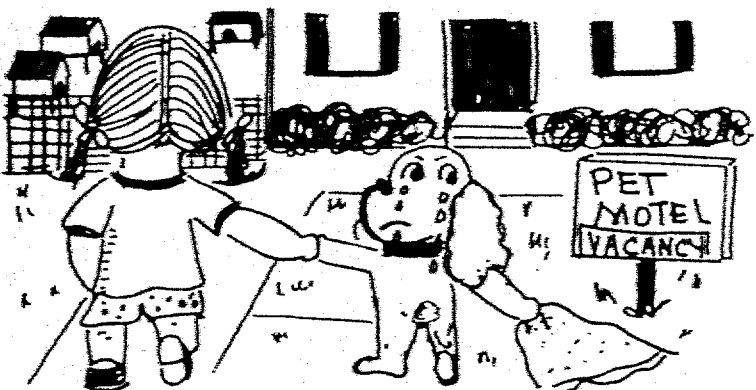
The Mini Page visited a boarding kennel that has a most unusual member of the staff. For the past six years, a mut named Kay has been a kind of receptionist who welcomes guests as they arrive. She has never had a fight with any of them. It wouldn't be good for business.

Kay was a stray who was brought in by a dog catcher. She was about to be put to sleep when the regular receptionist adopted her.

In order to find out more about kennels, The Mini Page talked with Kay's boss, vet, Dr. Ralph Williams.



"A room with a view," this Irish Setter seems to be saying as he checks in with the canine receptionist, Kay, and a helper.

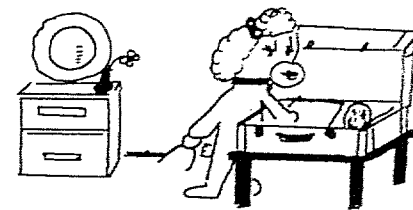
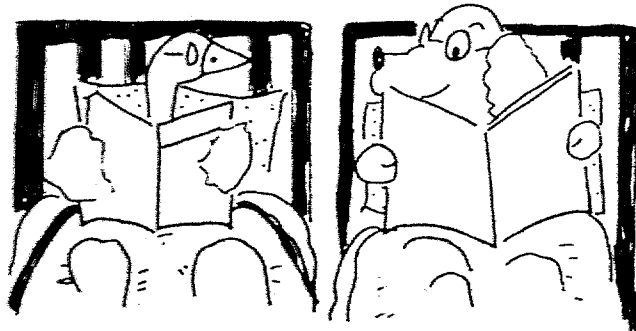


Q. Are dogs happy at kennels? They often look so sad when they check in.

A. "Most adjust very well. They might be homesick for a day or so. But, when they meet their neighbors, they have a good time visiting and smelling and barking. They can just relax and be dogs. Nobody says 'don't do this' or 'keep off that' or 'quiet.'"

Of course, the kennel must be well run and clean. Good food and water are important. Dogs should have a chance to exercise every day."

Can you tell us about some unusual guests?



A. "A very interesting guest was a dog who checked in with a duck. They shared a room and were the very best of friends."

A. "One time a poodle arrived in with a suitcase. In it were her hair brushes, combs, baby shampoo, cotton balls, ribbons, and baby aspirin."

Q. We know you take cats and dogs, but what other animals stay with you?

A. "We have had birds, gerbils, hamsters, ducks, goats, a mountain lion and a little baby pig."

Q. Do owners ever write their pets?

A. "Yes, and when they do, we read the letters to them. We usually wait until no one is around. We feel a little silly, reading to a dog."



Quick'n Easy Pizza

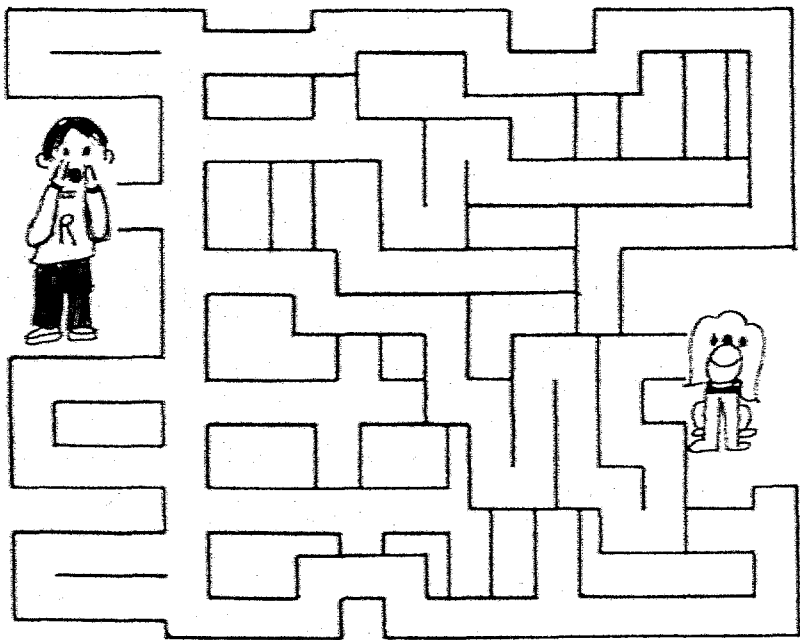
Get Mom to help since you'll use a hot oven. You'll need:

- 12 slices of bread
- Mild thinly sliced cheese
- 8 ounce can tomato sauce
- 1 tablespoon oregano
- 1/4 cup grated Parmesan cheese



1. Toast bread on one side under the broiler.
2. Place cheese on the untoasted side.
3. Cover with tomato sauce and sprinkle with oregano and Parmesan cheese. Broil until lightly browned.

Mini Maze!



Help the little boy find his dog. The family is packing up to go on their vacation, and he's going with them.

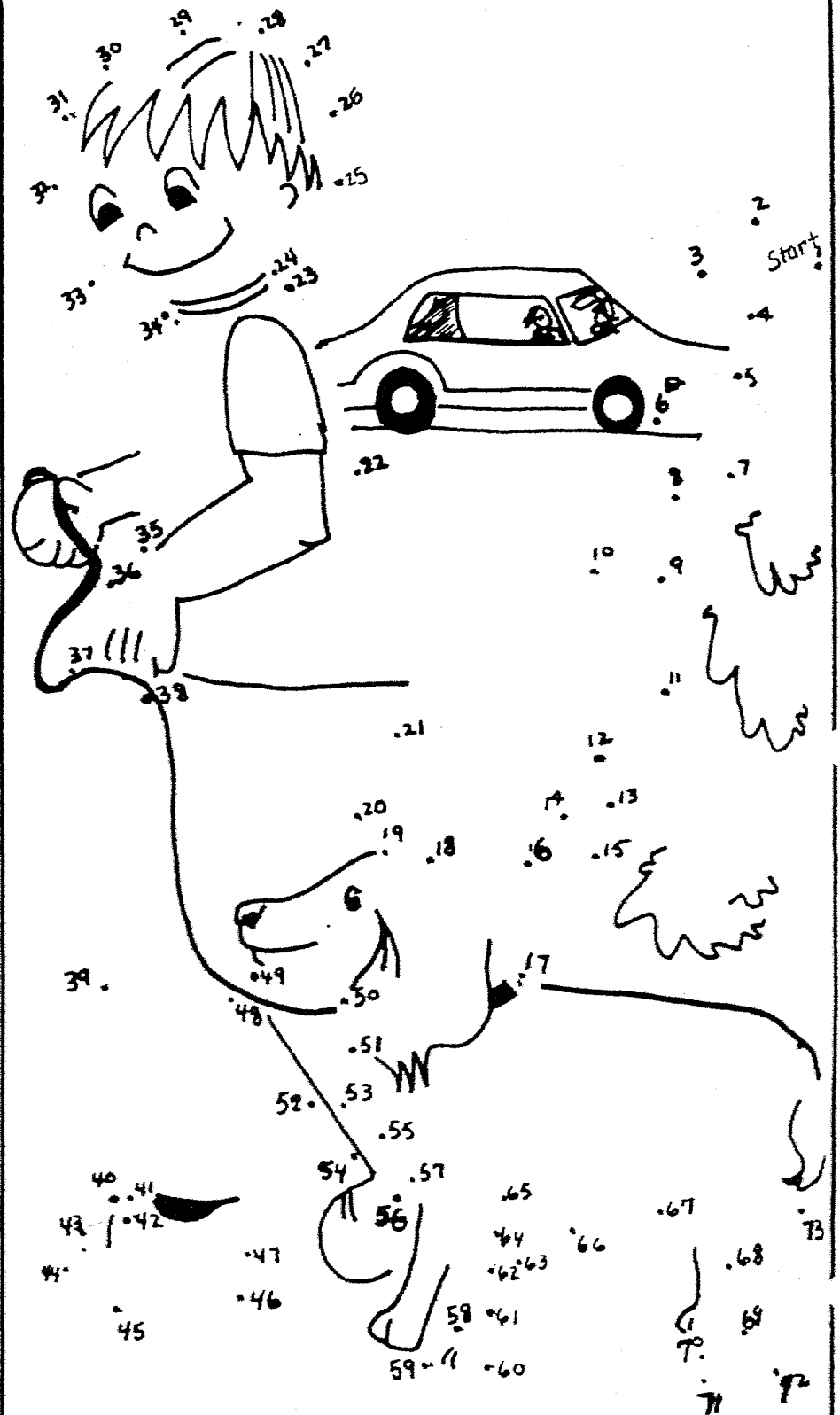
Try 'n Find: Dog Care

Dog care words are hidden below. Can you find: water, training, love, exercise, bed, collar, shots, grooming, leashes, vets, food, attention, care, walking, tags, bones, house, combing?

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 H U I T L C T W G J K R M O
 A D N S H O T S B U V Z R N
 F O G C Q M R S C O L L A R
 W A T E R C O M B I N G L P

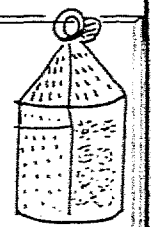


Draw dot-to-dot and color this little boy who is taking his dog on a trip.

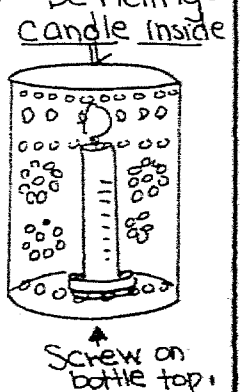


Mini Do: Tin Lanterns

In colonial times, tinsmiths made beautiful round lanterns with designs punched in them. Here's how you can make one today.

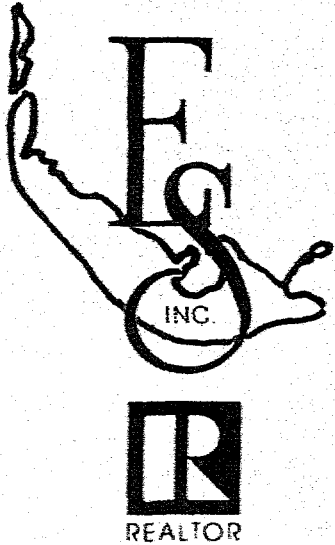


1. Fill tin cans with water and freeze. The frozen ice will prevent bending.
2. Make designs by punching holes with nails and a hammer.
3. Glue a screw-on bottle cap in the bottom of the can to hold the candle.
4. Add wire or string if the lantern is to be hung.



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on Nerita Street (off Donax)

STINGER

(from p. 8)

asks her what she's thinkin. That was a mistake cause her head was full of all kinds of things, none of them pleasant. About at the beginnin of the third round, she gets out a pencil and a paper an says, "Look here."

She draws out a circle an puts five little circles inside. "This is the council. A five-headed being. o.k.? Now they have an arm

going to the planning commission." She draws out a circle an puts seven circles inside. "That's a seven-headed being." Then she draws seven lines attached to the planning commission and puts circles on the end. "These are the committees, like the finance committee. Do you understand up to now?"

"Aw, come on Bets, I ain't that much of a dope."

"O.K. Now this is what I think is really happening. The city council, we voted in. You and I went to the polls and voted for those people. They are responsible directly to us. They are bound by laws of the state and there are things they can do and things they can't. And if we don't like how they behave, we can vote them out."

"Right." I agreed.

Now, the planning commission is appointed by the city and subject to the same rules as the city. They have to fill out financial disclosure forms, but there's one difference. They aren't responsible to the people. They're responsible to the council. If the council doesn't like their behavior, the council can remove them, but the people can't.

"Then the task forces which are appointed by the commission are responsible to the commission and can be disbanded when

they're not needed or kept if they are. They are not making any laws, just getting information."

She looks up from her drawing an says, "Now, what about the committees? Those committees are making the laws; like the sign ordinance, the vegetation ordinance, the occupational license ordinance. They're dreaming up all those laws that are going to govern our lives for a long time. But they're not voted in and we can't vote them out. We can't fire them because they aren't hired. They are not subject to any of the requirements or restrictions like the council or planning commission.

"If we don't like their behavior, how do we replace them? They don't have a term of office, nothing. I don't even think we can petition them out. It's got to be a lifetime appointment subject to nobody, beholden to nobody."

"Is that legal?" I asks, finally gettin in my head where she's leadin.

"I don't know. The question I have is, who's running the city?"

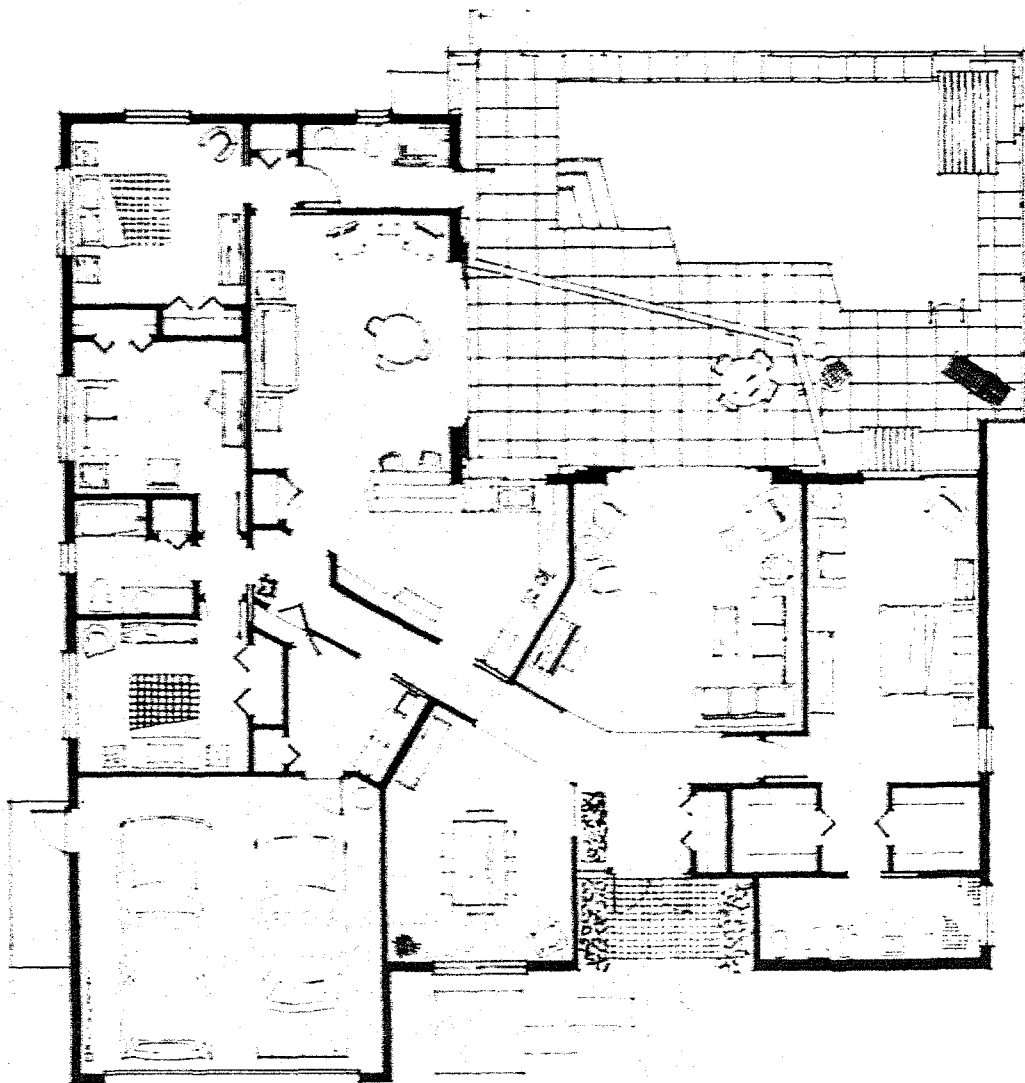
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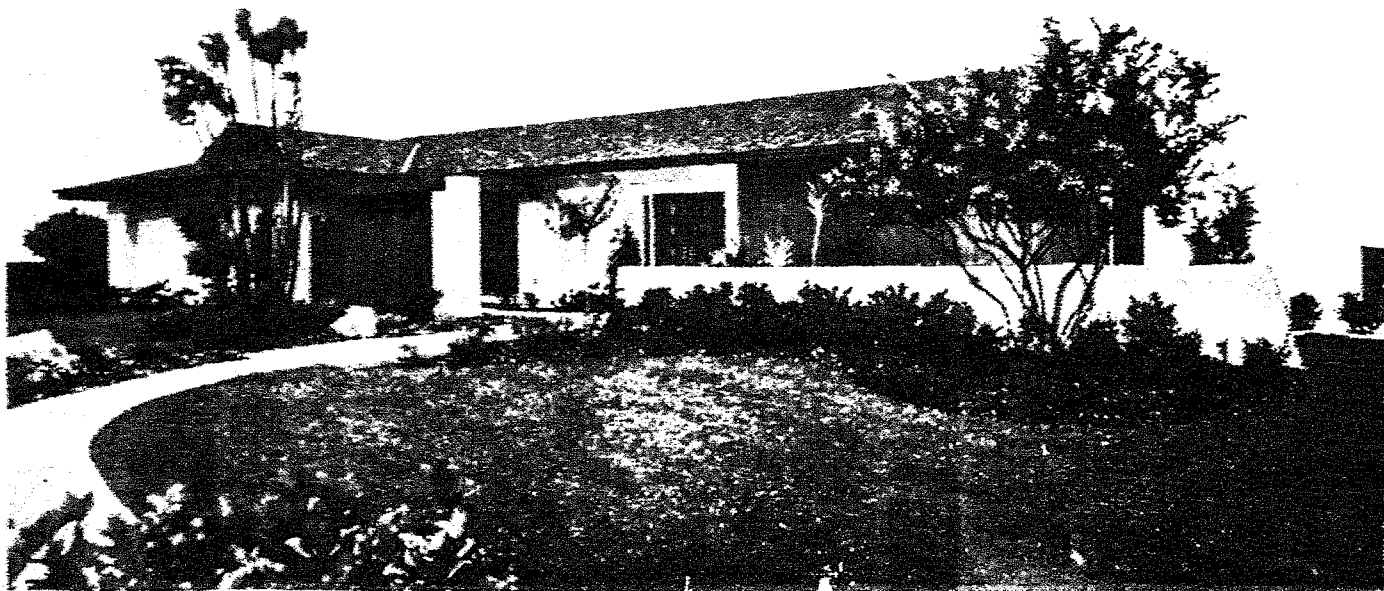
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The Catalina



Planning commission

(Cont. from p. 2)

Gardens subdivision. The commissioners said that that area was under water a good deal of the summer and there would be septic tank problems since it was a very low area of the island. They recommended that Johnson have patience until the land use plan is completed.

The afternoon session was an informal, unscheduled meeting with Bill Roberts and John Sutton of WMRT who are here this week as part of their scheduled timetable of events.

Roberts said that everything was progressing according to plan and on schedule. He lauded the efforts of the task forces, saying that they had collected a monumental amount of data. He called this phase of the planning process "unglamorous and tiresome" but absolutely essential.

Pointing to the time chart on the wall, he said that there will be a major conservation report Wednesday (yesterday) from John Clark whose work with the ecological

aspects of the environment will be completed, although Roberts expected more information from the conservationists later on.

The timetable of public meetings was given. July 28. A one full day presentation by WMRT of "what is, what has happened...but not what will be."

August 18: The planners will tell us about our environments, which are stable, which are unstable and how the unstable ones are threatened and by what. Roberts said it was at this time that the planners and the people will fully understand what the problems are.

September 15: The planners will present options for solving the defined problems. They will tell us of the impacts of those options, make known regulatory measures for those options and ask the task forces and the planning commission to work together with the public in thinking about choices.

October 16 and 17: In a two day public session, the formal plan will be presented, including regulations. The planning commission will be charged with having to decide on "thorny options" with WMRT advisement.

November 11 and 12: The plan will go to city council for consideration.

Roberts stressed that the plan is not one of

those established in the beginning and kicked around for four months which, he said, would be doomed to disaster. Rather, it is a plan which is evolved over a period of time based on verified, documented data. He said that "every effort is being made for the people by the people."

As the planners became more acquainted with the data, Roberts found that planning Sanibel would normally take from one to two years. However, he said that everybody is exerting every effort to do the plan in six months because there are vast amounts of money tied up in real estate; there are those worried about jobs; there are individual and collective concerns. He said that because everyone was pulling their own weight, the plan will continue on schedule and meet the November deadline.

"The plan is going to try damned hard to be a good plan for everybody. So many people are trying so hard, to do so much, so well and so quickly."

Roberts was asked several times and in several different ways how the planning commission is supposed to behave during this time period. He said that the gun was not at his head and that he realized that the commission was in a makeshift posture of putting their fingers in the dike but

suggested that they concentrate all their efforts toward getting the plan done.

"You are going to be armed with totally new regulations. You should stop doing regulations. The proposed subdivision regulations were not fair and in some cases more restrictive that they should be or would be under the plan and were building up resentment and factions in the community."

He said that the commission should forget extracurricular activities. "All of us want to give most of our attention to the plan - not to stop-gap solutions which in many cases are, in fact, obstructing the plan."

But, he continued, "you must use common sense in relief cases of extreme hardship. Anyone else should be asked to wait and if they can't wait four months, they better find another island."

White expressed the fears of many people who have come before the commission that there will be a "non-use" of their land. Roberts replied that the citizens have said, through establishing the City of Sanibel, through the council, the press and the appointed officials, that they want a plan that looks after the general interest. He said that the plan will only recommend changes that

(Continued on page 16)

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Planning (from p. 15)

have demonstrable reason that something exists now that should be changed. He stressed the need to avoid negative impact by the public.

White said that the plan would protect the general health, safety and wellbeing of all the residents...."that all would get a fair shake." Roberts quickly added, "within the mandate of the city charter and within the capabilities of the natural systems."

Although Roberts was intent on not giving away any data collected up to this time, he relented by saying that the firm was staggered by the amount of real estate activity since 1970. In 1970, there were 900 dwelling units and a population of 1,160. In 1975, there are 4,000 dwelling units existing on an approved 4,000 more in developed subdivision lots and condominiums.

He then said that there were areas zoned but not yet platted for another potential 20,000 dwelling units based on 15 units per acre for RU 3 zoning. He presumed another

35,000 units if the business zoned areas were built not to business but into condominiums. Then he added the "hideous specter" of further divisions of lands adding up to a grand total of 45,000 to 60,000 dwelling units. He said that Sanibel already has the real potential of having 28,000 to 35,000 units.

Sanibel is committed emotionally and intellectually to a way of life, he said, and asked whether we were going to fight to preserve 30,000 to 60,000 dwelling units.

He said that WMRT had already had a confrontation with maps, grid patterned subdivisions and mangrove areas and had decided to put "our noses to the wheel even more diligently than we were..." "There's no doubt about it, you have a real hairy problem."

He stressed the necessity of summarizing the data and getting the information out to educate the public.

White wound up the meeting by saying that Sanibel is indeed fortunate to have Wallace, McHarg, Roberts and Todd working on the plan.



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Monday - Thursday 8 a.m. to 6 p.m. Friday & Saturday 8 a.m. to 8 p.m. Sunday 9 a.m. to 6 p.m.