



The Sanibel Plan

July 19, 1976 - July 19, 1977

Conservation and Controversy

by Rich Arthurs

One year ago today, the Sanibel City Council adopted a comprehensive land use plan for the Island city, culminating almost a decade of labor undertaken by Islanders who felt that increasing development would soon eclipse the scenic natural beauty for which Sanibel is internationally famous.

The desire for land use planning on Sanibel was evident long before November 5, 1974, the day on which the voters and property owners of the Island voted to incorporate Sanibel as Lee County's third municipality, with a city charter that was unequivocal in its emphasis upon the need to plan for the future growth of Sanibel Island.

As the State of Florida's youngest municipality, the City of Sanibel was immediately recognized as the only city in the nation created for the sole purpose of sensible land use planning.

In this respect, Sanibel soon came to be regarded as the national prototype, and perhaps even guinea pig, in the field of local growth management.

Traditionally billed as the bitter struggle between developers and environmentalists for control of one of Florida's last relatively undisturbed barrier islands, the Sanibel story has attracted the attention of the national news media, not to mention scientists, scholars, professors and journalists from all corners of the United States.

But for those who live on and love Sanibel Island, the young city's planning effort over the past almost three years of home rule represents more than a passing fancy.

Since its formal adoption by the city council on July 19, 1976, the Sanibel Comprehensive Land Use Plan has sent out repercussions which have reached every sector of the Island community, as virtually everyone who visits, live or tries to make a living on Sanibel has been either directly or indirectly affected by the plan's provisions.

IWA gets permission for two wells

Water ban end expected in late fall

Late November or early December is the latest estimate for the lifting of the now six-week old ban on new water hook-ups. Without permission for a water hook-up, prospective builders cannot receive a building permit from the City of Sanibel.

The estimated time schedule was elicited from Island Water Association (IWA) general manager Larry Snell last week after the IWA and City of Sanibel officials had met with members of the South Florida Water Management District (SFWMD).

The Sanibel delegation included Vice-Mayor Zee Butler, Councilmen Duane White and Francis Bailey, and city manager Bill Nungester. The IWA representatives were Board President Jim Robson, Vice-President John Cook, directors Joe Winterrowd and Jack Ronk and general manager Larry Snell.

At the West Palm Beach meeting, Sanibel representatives were told that, while the IWA will be granted permission to drill two new wells, these wells will only maintain water usage at a level consistent with previous years and that the Lower Hawthorne Aquifer, the source of the Islands' present supply, should be considered a finite source of treatable water. The SFWMD told the group that they are very worried about the Islands' long-range water supply needs.

Dr. Pat Gleason of the South Florida Water Management District said the IWA could sink as many wells as it needed in order to maintain current usage and keep the present electrolysis water treatment plant going, but to serve future customers.

(cont. on page 2)



There's plenty of water above ground

(cont. on page 11)

Water . . . from page 1

he agreed with the IWA's proposal to investigate the Suwanee aquifer—a lower and more brackish source of water but one with an apparently limitless supply. Any testing program into the lower aquifer recommended by the IWA's hydrology consulting firm of Geraghty and Miller would be acceptable to the SFWMD, according to Dr. Gleason.

A new and different plant will be required to treat source water from the Suwanee aquifer, but IWA board president Jim Robson emphasized that the current plant would not be abandoned and that it would be integrated with any future plant.

Larry Snell told the ISLANDER last weekend that the IWA had requested a proposal from Geraghty and Miller for a test program into the Suwanee aquifer. Snell hopes to have those test results by the end of October if all goes according to schedule.

Should the results of the testing program bear out the opinion that there is, indeed, enough water in the Suwanee aquifer to supply Sanibel's future needs, the IWA would immediately start accepting enrollments for future water hook-ups from Island property owners with buildable lots. When the IWA has received 2,000 paid

enrollments, construction will begin on the new plant and the moratorium will be lifted, according to Snell.

Privately, there have been indications that Snell's estimate may be a little optimistic and may have been generated by pressure from several of the Islands' major developers whose projects have been stymied by the water moratorium.

Meanwhile, construction is expected to start this week on the two test wells into the Lower Hawthorne Aquifer. If the results are satisfactory, one of these wells will be converted into a production well and a second well will be drilled to ease the strain on the water supply for next year's tourist season.

The cost of the new water hook-ups is going to be higher than the original estimate of \$1,300 but Snell would not say how much higher.

(Ed. Note: Simple mathematics, however, should give you a fairly good idea of the cost. Divide a four million dollar plant by 2,000 units and the unit cost averages out at \$1,900.)

The Bank of the Islands has agreed to finance the cost of the hook-ups for those who wish to avail themselves of this service.

What's happening at City Hall

9:00 a.m. 1) Invocation and Pledge of Allegiance (White). 2) Approval of Minutes of previous Meetings (Regular meeting held July 5th, 1977 and continuation of meeting held July 6th, 1977).

9:10 a.m. 3) Planning Commission Report. a) First year Evaluation of CLUP. b) Recommendations for cistern construction and installation.

9:30 a.m. 4) Public Hearing and Second Reading of an Ordinance Repealing Ordinance No. 75-63; To Provide for the Levying of an Occupational Tax for the Privilege of Engaging in or Managing a Business, Profession, or Occupation in the City of Sanibel.

10:00 a.m. 5) Continuation and reconsideration of previous action accepting offer by the State of Florida to sublease a 186 acre botanical site in Sanibel.

10:15 a.m. 6) Consider approving a Resolution approving and accepting a certain lease agreement between the Island Water Association and the City of Sanibel to lease Real Property for housing public works equipment and other necessary items.

10:30 a.m. 7) Sanibel Causeway Bond Issue Report as prepared by Howard, Needles, Tammen and Bergendoff, presented by the City Manager.

11:15 a.m. 8) Further discussion on offer for property acquisition at Bowman's Beach for parking purposes as proposed by Carol Quillinan.

11:30 a.m. 9) City Attorney's Report. 10) City Manager's Report.

12:00 noon Recess for Lunch
1:30 p.m. 11) Public Hearing and First Reading of an Ordinance Amending Ordinance No. 76-21, The Comprehensive Land Use Plan, Section(s) 3.3.1: Residential Densities, and 3.2.2: Development Intensity Map, as submitted by Nationwide Realty Corporation. Comprehensive (General) Amendment.

2:00 p.m. 12) Public Hearing and First Reading of an Ordinance Specifically Amending Ordinance No. 76-21, The Comprehensive Land Use Plan, Section(s) 3.1.3: Coastal Construction Setback Line; 3.9.1: Development in the Gulf Beach, Gulf Beach Ridge and Special Blind Pass Zones; 3.4.2: Gulf Beach (Permitted Uses); and 3.2.3: Permitted Uses Map to permit construction of a six unit multi-family building seaward of the CCSBL, on a parcel in Gov. Lot 5,

Section 27 and Gov. Lot 2, Section 34, Township 46 South, Range 22 East, Sanibel, Lee County, Florida (located on Gulf Drive between Beachview Cottages and West Wind Inn); as submitted by Richard John Brodeur, Attorney for Frank A. and Edward Dassavell.

2:30 p.m. 13) Public Hearing and First Reading of an Ordinance Specifically Amending Ordinance No. 76-21, The Comprehensive Land Use Plan, Section 3.3.2: Residential Yard Requirements to permit construction of an addition to an existing residence 20 feet from the front property line on Lot 7, Kearn's Subdivision, Sanibel, Lee County, Florida (220 Hurricane Lane), as submitted by Claire A. and E.W.P. Smith.

2:45 p.m. 14) Public Hearing and First Reading of an Ordinance Specifically Amending Ordinance No. 76-21, The Comprehensive Land Use Plan, Section(s) 3.3.1: Residential Densities and 3.2.2: Development Intensity Map, to permit development of an eleven (11) unit multi-family dwelling on a parcel comprised of Lots 118, 119, 120 and 121 of Shell Harbor Subdivision, 1st Addition in Section 2, Township 46 South, Range 23 East, Sanibel, Lee County, Florida (Seawind Condominium on Gulf Drive), as submitted by Edward A. Graesser of Porto and Graesser Corporation.

3:00 p.m. 15) Public Hearing and First Reading of an Ordinance Specifically Amending Ordinance No. 76-21, The Comprehensive Land Use Plan, Section 3.9.4: Development in the Mangrove Forest Zone.

3:15 p.m. 16) Public Hearing and First Reading of an Ordinance Specifically Amending Ordinance No. 76-21, The Comprehensive Land Use Plan, Section(s) 3.3.5: Commercial Yard Requirements, 3.9.5: Development in or Affecting the Bay Beach Zone, and 4.9.5: Council Action.

3:30 p.m. 17) Public Hearing and First Reading of an Ordinance Specifically Amending Ordinance No. 76-21, The Comprehensive Land Use Plan, Section(s) 3.1.28: Structure, 3.4.4: Special Blind Pass Area, 3.4.5: Interior Wetland-Uplands, 3.4.2: Gulf Beach and 3.4.3: Gulf Beach Ridge.

3:45 p.m. 19) Mayor and Councilmen's Reports.

4:00 p.m. 20) Public Inquiries and Comments.

Adjournment

CORRECTION

Channel Dredging in error

In the July 12 issue of the ISLANDER, we related a report from the U.S. Army Corps of Engineers to the effect that their Jacksonville office is currently reviewing a request for permission to perform routine maintenance dredging of the channel into

the Sanibel Marina as submitted by Mr. and Mrs. Robert Rizer, Jr. of Sanibel. According to Russ Mattson, manager of the Sanibel Marina, the aforementioned channel dredging is not included in the Rizers' request, which asks only for permission to dredge an

area large enough to accommodate the construction of a pier for the Rizers', a 68-foot boat catch. Mattson said that the proposed pier is intended only for the private use of the Rizers and not for commercial use by the marina.

Children's fashion show scheduled

The Fort Myers Pilot Club is sponsoring a Children's Fashion Show on Saturday, August 6 at 10 a.m. at the Fort Myers High School Auditorium.

The fashions presented will be for preschool through middle school age children. The admission fee is \$3 for adults and \$1.50 for children.

Refreshments will be served.

The Pilot Club's projects are in aid of mental health for school age children.

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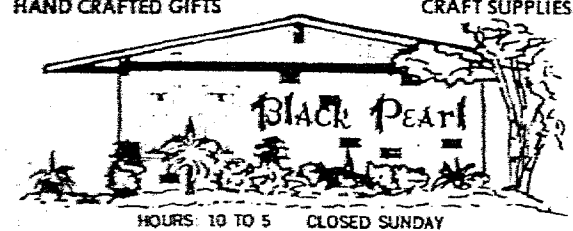
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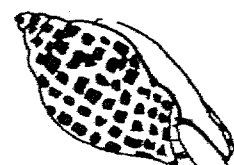
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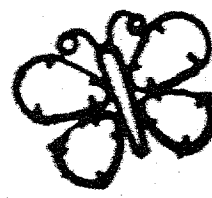


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Dual taxation workshop "productive" Lee County to supply statistics in dual tax dispute

Acting Mayor Zee Butler attended an hour and a-half workshop session Friday afternoon at the County Commission to register the City of Sanibel's dispute with the county over six county departments where the City feels they are paying twice for the same service.

The six departments identified by Sanibel as falling into this category are: Engineering, Planning, Drainage and Water Control, Recreation, Neighborhood Parks and the

Sheriff's Office.

Mrs. Butler's suggestion is to put these departments into a Multiple Services Tax Unit and then the departments would contract with each municipality for the services each city actually uses.

"That way," said Mrs. Butler, "we don't pay for services we aren't utilizing."

The County Commission agreed to go back and get the financial figures for the amount of money that has been spent on Sanibel in

those areas. "We would still, of course, pay for county services we do use, like emergency medical services," Mrs. Butler said.

"The County Commissioners didn't accept or reject our proposal," said Mrs. Butler. "The door is still open."

Although no time frame was specified, Mrs. Butler indicated that she hoped the City would have those figures by the time Sanibel begins its own budget deliberations in the fall.

Casa Ybel road under survey

Three accidents on the airport curve on Casa Ybel Road and three other accidents at different points along the same road in the last few months have prompted the Sanibel Police Department and the City of Sanibel to investigate methods of rendering the road less dangerous.

"We don't plan to restructure the road at this

time," John Goode, director of the Engineering and Public Services Department told the ISLANDER. "We are considering either signing it, installing reflectors, relining the road or studding it," he said. "We'll do what we have to do to keep people from having accidents on that corner."

Thus far, there have been only slight injuries

sustained by individuals who have missed the curve, but substantially more damage has been done to their automobiles.

Goode said that, working in conjunction with the Sanibel Police Department, they hope to have a firm plan by the middle of this week.



One of the unlucky mishaps on Casa Ybel Road's airport curve.

island weather report

Compiled by Walter Klie of the Sanibel-Captiva Chamber of Commerce weather station on Causeway Road, the ISLANDER's weather report for last week is as follows:

DATE	HI	LO	RAINFALL (In inches)				
				July 11	86	76	None
July 8	90	76	None	July 12	86	74	.05
July 9	93	78	None	July 13	90	76	.05
July 10	(No reading taken)			July 14	90	76	.20

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ISLANDER editor appointment announced

Gwendolyn J. Stevenson has been appointed to the position of editor of the Sanibel-Captiva ISLANDER.



Gwendolyn J. Stevenson

Ms. Stevenson, who has been assistant editor of the ISLANDER for several months, arrived on the Islands from Philadelphia last fall where she held the position of marketing director for New Market, a specialty center complex in Philadelphia's Society Hill.

Prior to that, she held the positions of marketing director for Paramus Park Shopping Center, Paramus, N.J., information officer for the University of California, Riverside and publications editor for the National Film Board of Canada.

She holds a Master's degree in English literature from the University of British Columbia and has completed a year's doctoral work in Mass Communications, specializing in journalism, at Wayne State University in Detroit.

Ms. Stevenson replaces Virginia N. Brown, former owner and editor of the newspaper who has left to pursue other writing interests.

The ISLANDER, founded in 1961, is the Islands' oldest weekly newspaper and was purchased by the Breeze Corporation in 1974.

COTI endorses new act

The Committee of the Islands (COTI) Board of Directors has voted to endorse a proposed County Environmental Control Act. The new Act would not set out more regulations, but rather give the County the tools and procedures which they need to effectively enforce the regulations they already have, according to Charles Martindale, Director of the Lee County Health Department. Martindale made his remarks at the last COTI Board meeting.

The Act proposes that an Environmental Hearing Board be set up, with representatives from each municipality and two from the County's unincorporated areas, putting enforcement in the hands of local people.

This Hearing Board will hear individual cases and hopefully, assess penalties up to \$500 per day, said Martindale.

He also told the Board of Directors that the passage

of the new Act would not require any additional staff in his department.

The proposed legislation is now in the county attorney's office.

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Wastewater to ease problem of water waste

In a special workshop session last Thursday in MacKenzie Hall, the Sanibel City Council agreed not to oppose the re-use of treated effluent produced by the Sanibel Sewer System.

The council's recent interest in the problem of effluent disposal on Sanibel was kindled by the fact that the Sanibel Sewer System is currently operating without the necessary operating permit from the State Department of Environmental Regulation (DER).

According to DER official Phil Edwards, the operating permit was withheld because the current method of effluent disposal employed at the system's main treatment facility off Donax Street fails to meet DER's proposed standards for effluent disposal.

Owned by Mariner Properties, Inc., the Sanibel Sewer System is at present pumping treated effluent into two polishing ponds on the site of the main treatment plant.

Islanders living in the vicinity of the sewage plant claim that effluent seepage from the polishing ponds is polluting the nearby Sanibel River, and Edwards agrees that the present polishing ponds are inadequate by DER standards.

According to Mariner President Bob Taylor, Edwards has stipulated that the sewer system can be brought into compliance with DER requirements and obtain the necessary operating permit simply with the addition of another polishing pond, and if Mariner succeeds in lining the existing ponds at the plant.

In a recent letter to Edwards, Taylor proposed to do just that as a temporary

solution to the problem, although he said last week that he is not committed to the proposal.

Taylor has persistently proposed that the treated effluent be viewed as a resource rather than a problem, and that the plant's wastewater be reused either by soaker irrigation, spray irrigation or some other method of landspreading whereby valuable nutrients are returned to the land.

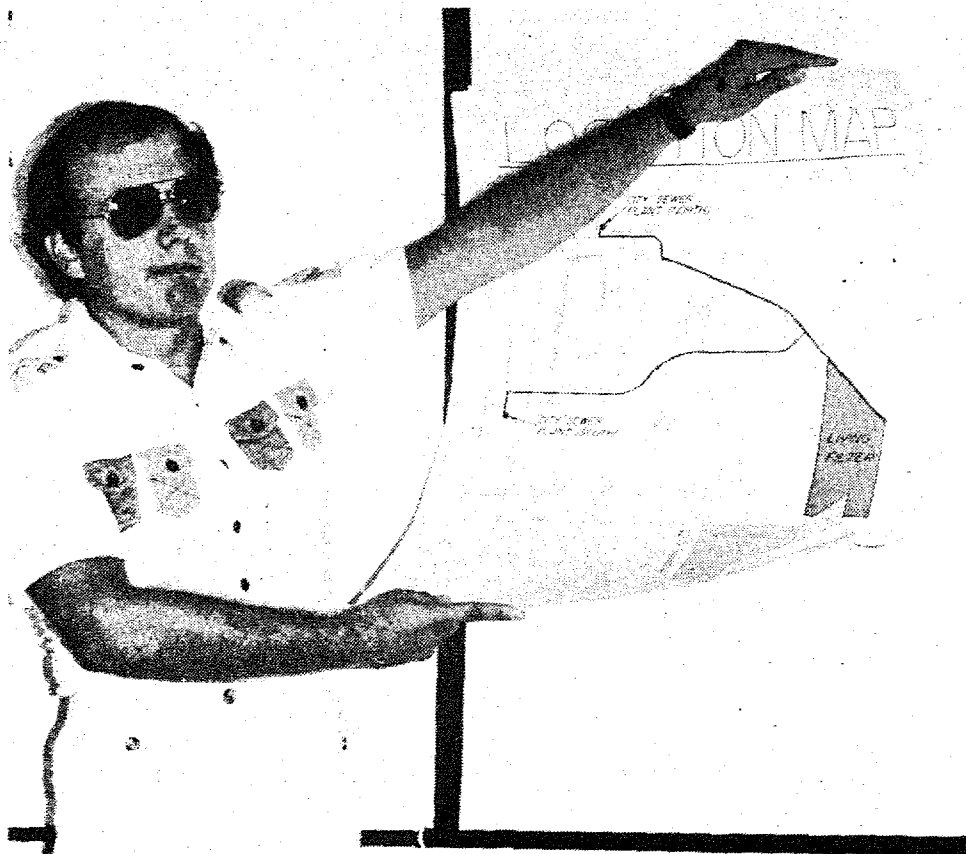
The one stumbling block to Taylor's proposal has been the Sanibel land use plan provision prohibiting the disposal of effluent by landspreading on Sanibel because of the possible health hazard this poses for residents and visitors.

For last week's workshop with the city council, Edwards was accompanied by Dr. Laura Mae Wellings and Dr. Jay Thabaraj, both experts in the field of effluent disposal and related health problems.

Together the visiting specialists assured the city council that there are ways to dispose of sewage effluent by landspreading or irrigation that pose only a very minimal threat to the health, safety and welfare of the general public.

Dr. Thabaraj explained the DER guidelines for the disposal of treated effluent by spray irrigation, which include additional filtering of the secondary treated effluent produced by the system, a higher level of chlorination than that which is currently employed by the system, and finally additional storage time in a polishing pond before the wastewater can be reused by irrigation.

"It's up to you whether or not you want to accept this method of treat-



Frank Balogh of the Lee County Environmental Laboratory explained the advantages of disposing of sewage effluent

by spray irrigation during a special workshop session of the Sanibel City Council last Thursday.

ment and its possible health hazards," Thabaraj told the council. "I can't tell you that any level of treatment will eliminate one-hundred per cent of the pathogens in sewage effluent."

"With only secondary treated effluent, spray irrigation is a real threat to the community," said Dr. Wellings, while adding that spray irrigation is relatively safe if the wastewater can be put through an advanced level of treatment such as that recommended by DER.

Biologist Frank Balogh of the Lee County Environmental Laboratory was also present at the meeting to argue in behalf of a spray irrigation program for Sanibel. Balogh said that Lee County is currently initiating a 3,000-acre spray irrigation program off State Road 82 east of Fort Myers.

Taylor has proposed that treated effluent produced by the Sanibel Sewer System be used for spray irrigation on the two golf courses on the Island, as well as for landscape irrigation at Island motels and condominiums, which have in the past used as much as half of the potable water on Sanibel for landscape watering.

John Kontinos, owner of the Dunes Golf Course off Bailey Road, informed the council that an average of 300,000 gallons of water is used daily in

keeping the greens and fairways at the Dunes. He added that he would welcome the opportunity to use treated wastewater of the Island's valuable potable water supply.

"There are very few days that the two golf courses on this Island couldn't use almost all of the effluent produced by that system," Kontinos said.

Island naturalist George Campbell suggested that the treated effluent be spread in the interior wetlands near the headwaters of the Sanibel River and in the freshwater area of the J.N. (Ding) Darling National Wildlife Refuge to recharge the Island's precarious freshwater system, but DER regulations prohibit the discharge of effluent into water bodies.

The upshot of Thursday's discussion was that the council voted to officially drop their objections to the idea of reusing wastewater produced by the Sanibel Sewer System, provided that the level of effluent treatment at the sewer plant conforms in all respects with DER's proposed regulations.

Edwards stipulated that Taylor now has two weeks in which to submit a proposal for disposing of effluent at the Sanibel Sewer System for DER officials to review in deciding whether or not to issue an operating permit for the system.

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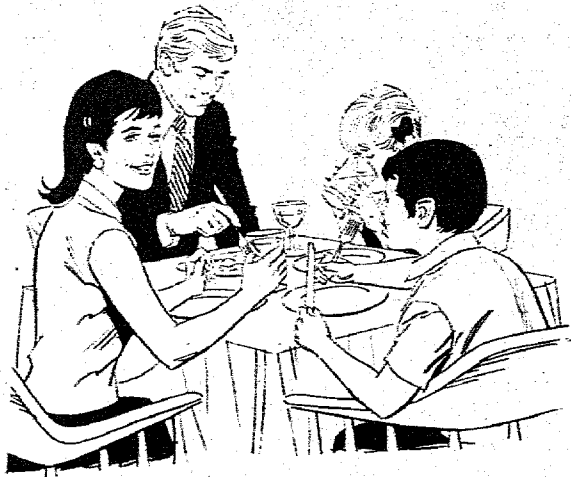
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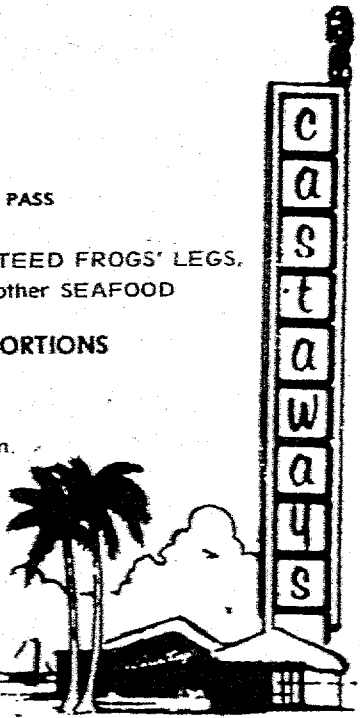
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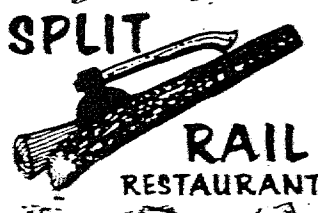
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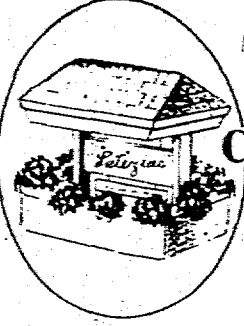
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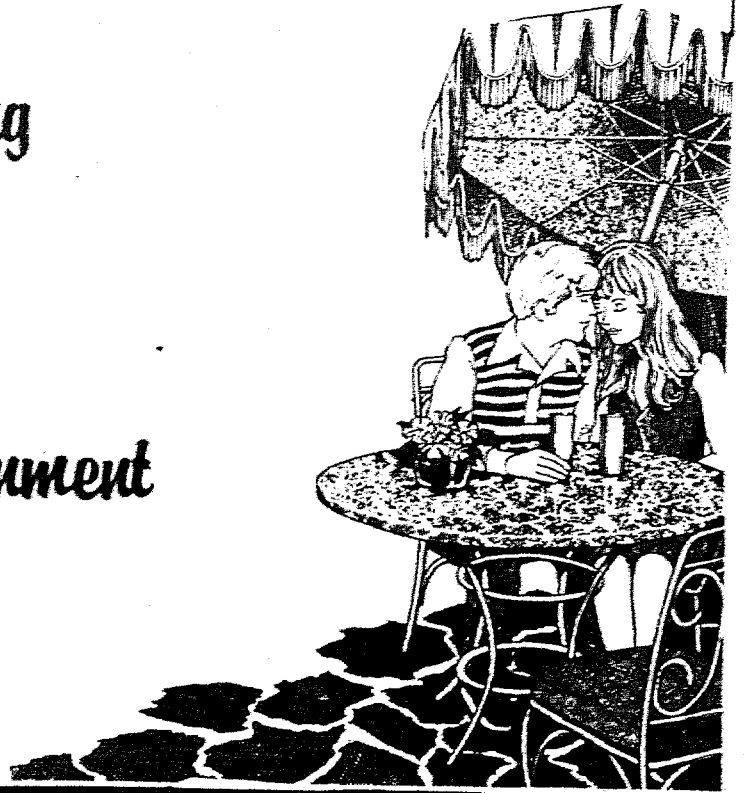
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Softball meeting scheduled for Monday, July 25

A softball meeting has been scheduled for all teams on Monday, July 25 at 8 p.m. at the American Legion on Sanibel-Captiva Road.

"This is the usual mid-

season meeting," Dick Muench told the ISLANDER, "where we find out if there are any complaints or suggestions."

Muench said that he will also be bringing the collection of gloves and other softball paraphernalia he has collected since the start of the season.

Garage sale Aug. 6

The American Legion has scheduled a garage sale for Saturday, August 6.

If there is something in your garage you don't need, you can dispose of it and help a good cause.

Items may be dropped off anytime before the sale at the American Legion Hall on Sanibel-Captiva Road, or if you call 472-9979, someone will come by and pick it up.

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Causeway property reviewed by site committee

In a meeting last Friday morning, the city's three-member Site Selection Committee reviewed the proposed city acquisition of about 29 acres of land along Causeway Road on Sanibel.

Basing their review on criteria they have used in evaluating more than a dozen pieces of property offered for city acquisition as the site of a proposed municipal services office complex for Sanibel, the Site Selection Committee decided that the Causeway property should be eliminated from consideration as a possible city hall site because of the excessive size and gross cost

of the land.

Although the property was not officially offered for city acquisition, the city council decided recently to investigate the feasibility of acquiring the land because its owners, represented by William Hoffman as trustee, have filed suit against the city alleging that the city has confiscated the land without compensation.

In the lawsuit, Hoffman claims that the property was originally purchased for \$1 million, the figure used by the Site Selection Committee in their negative review of the site last week.

In recommending that the city council consider

acquiring the site, city consulting attorney Fred Bosselman suggested that the city might want to install the offices of the Sanibel Police Department on the land, which is in effect the gateway to the Islands, to serve as a deterrent to crime.

"I really question the psychological effect of placing the police station at the entrance to the Island," said Site Selection Committee Chairman Fred Valtin last Friday.

The property lies on both sides of Causeway Road, with frontage on both Periwinkle Way and San Carlos Bay.

Matsumoto named design director for Conservation Center

At their meeting last month, the board of directors of the Sanibel-Captiva Conservation Foundation named Island artist Ikki Matsumoto as director of design for the Foundation's soon-to-be-completed Conservation Center.

According to Foundation Director Dick Workman, Matsumoto will act in an advisory capacity to coordinate exhibits design, publication layouts and

other design aspects of the Conservation Center's operation.

Workman said that the preparation and construction of exhibits will be carried out by Center staff and volunteers under the direction and guidance of Matsumoto.

A successful commercial artist working in advertising and independent projects, Ikki Matsumoto established his own studio in Cincinnati, Ohio in 1972, where he

contributed his talents to the Cincinnati Nature Center with the design of special educational and promotional materials.

While his work has taken many forms and is seen frequently as in the new edition of the "Joy of Cooking," Matsumoto is most noted locally for limited-edition prints of his paintings and drawings, many of which are on display at the Schoolhouse Gallery on Sanibel.



Ikki Matsumoto




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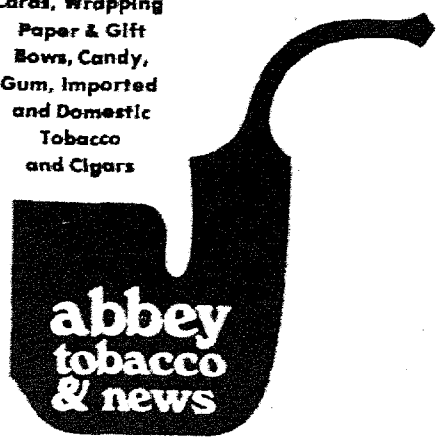
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Letters to the ISLANDER

The following have been given to the ISLANDER for publication:

Mr. Harry Schooley
Assessor Lee County
Fort Myers, Fla. 33901
Dear Mr. Schooley:

It seems from recent news reports that the procedures used in your recent revaluation of Sanibel properties may have created serious inequities and discrimination against those taxpayers who will be

asked to shoulder an unfair share of 1977 taxes to the County. You probably know the Courts have frowned on such unfairness.

Your quoted remarks in the local press indicate your intention to start in October to correct the five-year hiatus in the mandated countywide evaluation.

The Sanibel Rocks Civic Association, by action of its Board on July 9th, respectfully requests,

therefore, that you revoke the assessment change notices recently sent to Sanibel property owners. We suggest, rather, that the proposed countywide evaluation review starting in October include Sanibel and that your previous Sanibel findings be tempered with those of the countywide findings.

Respectfully yours,
Jack Stormer, Pres.
Sanibel Rocks Civic Assoc.

Porter Goss, Mayor
City Hall
Sanibel, Fla. 33957

Dear Mayor Goss:
The Sanibel Rocks Civic Association, in a meeting of

its Board of Directors on July 9, 1977, does hereby recommend that entire costs be paid from general taxation for maintenance, repairs, and improvements

to all roads dedicated to the City or County.

Respectfully yours,
Jack Stormer, Pres.
Sanibel Rocks Civic Assn.

City Council
Sanibel, Florida

The Sanibel Rocks Civic Association, in a meeting of its Board of Directors on

July 9, 1977, does hereby endorse your actions relating to the improvement and use of the County Park at the foot of Bowman's

Beach Road.

Respectfully yours,
Jack Stormer, Pres.
Sanibel Rocks Civic Assn.

Mr. Harry Schooley
Property Appraiser Lee County
Fort Myers, Fla. 33901
Re: 20-46-23-J4-00000-0190
Re: 20-46-23-J4-00000-0200
Lot 19 and 20 Sanibel Estates
Unit 3 Rev. Pb 14 PG 7₈—

We are objecting about the unfair and unreasonable treatment while in your office. Also your refusal to

give the name of the person or persons who appraised the values of the condominiums on Sanibel.

We are registering an official complaint about the excessive assessment on our property on Sanibel. Actually the assessment on our property should be lowered since all of Lee County is not being

assessed, only Sanibel and a few lots elsewhere.

The property appraiser did not take into consideration Section 4, Article VII, Moratorium which has restricted the development and improvement of land and property on Sanibel.

Frank F. Herndon
Zelma L. Herndon, M.D.

SPD nabs suspects in robberies

The American Legion and Wegryn Clinic were both robbed Sunday night, July 17. One suspect is in custody and has been charged with burglary.

William Blaufuss was apprehended by officer Betty Weir inside the Wegryn Clinic. His wife,

Mary Elizabeth, escaped on foot and was still at large at press time.

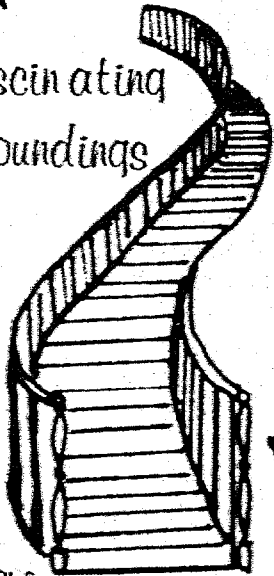
Blaufuss was taken to Lee County jail and charged with burglary.

A minimal amount of money was taken from the Legion. The Wegryn Clinic was still in the process of taking an inventory Monday

afternoon and no dollar value had been established for the Clinic's loss.

A passerby became suspicious when he noticed the Blaufuss automobile entering the Clinic parking lot several times Sunday evening and alerted Sanibel Police.

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THE SANIBEL PLAN:

STATE'S FIRST COMPREHENSIVE
PLAN SURVIVES A TROUBLED
BIRTH AND A STORMY YEAR
OF PASSION AND POLITICS.

Graphics by Don Moody

Sanibel Plan — from page 1

Ultimately, the land use plan represents the conglomerate dream of all Sanibel residents as to how their city should grow. It is above all else a tool for regulating growth, to ensure that development on Sanibel is sensible and does not outstrip the city's ability to provide necessary public services to residents and visitors.

After a full year of operating under the development guidelines contained in the plan, the question which immediately comes to mind is has the plan succeeded in its primary function, which is to regulate the growth of the Island?

In the months prior to the plan's adoption last July, many Islanders and particularly the Island's real estate community and construction industry were apprehensive that the plan would serve as an iron curtain to growth, its minimal density allocations making undeveloped land on Sanibel almost worthless, while denying Island property owners their vested right to use their land as they see fit.

The plan's proponents, on the other hand, said that it would serve only to slow the growth of Sanibel to a sensible pace, and that the low densities allocated to land on Sanibel would tend to increase the value of Island real estate dramatically.

The latter theory seems to have been somewhat borne out by the recent reassessments of Sanibel property conducted by the office of Lee County Tax Appraiser Harry Schooley, while neither proponents nor opponents of the plan were able to accurately predict the Island's developmental trend in the wake of the plan's adoption.

According to records kept by the Sanibel Planning and Building Departments, a total of 233 dwelling units have been constructed on Sanibel since July 19, 1976, under the development guidelines set forth in the comprehensive land use plan. Of these units which have been permitted by the city under the plan's provisions, 111 were single-family units, while multi-family dwellings accounted for 122 units.

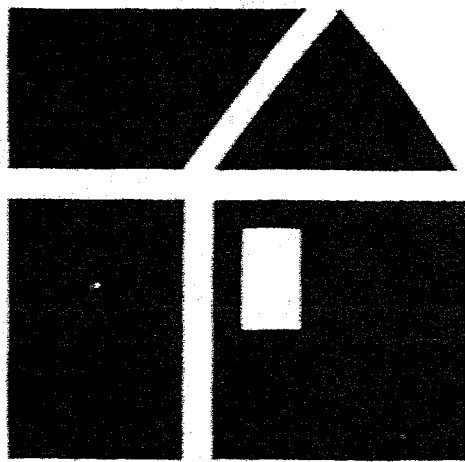
City records reveal that in the eighteen months between the city's incorporation and the adoption of the land use plan, a total of 347 dwelling units were constructed on the Island under both city permits as well as permits issued by Lee County prior to Sanibel's incorporation. Of these, 162 were single-family homes, while 185 were multi-family units.

According to city records, the number of dwelling units currently existing on the Island is about 4,300, while the land use plan imposes a density ceiling in the vicinity of 7,800 units for Sanibel.

In the attempt to ascertain the im-

portance of the plan, the city solicited comment responded with language that we are unable to print in a family newspaper.

"I think generally the plan has worked better than we thought it would," said Sanibel Vice-Mayor Zee Butler last week. "The growth of the

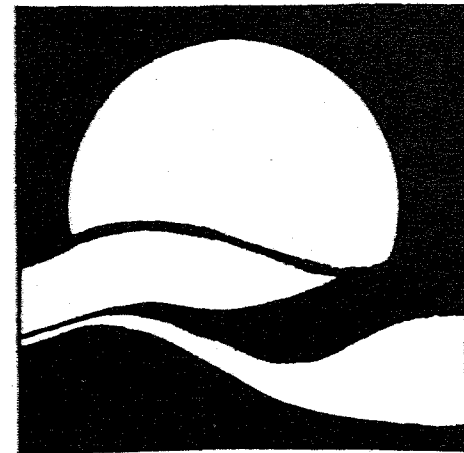


Housing under the plan:

A total of 233 dwelling units have been constructed on Sanibel since July, 1976.

Most important contribution to conservation are the standards set forth for vegetation removal, site preparation . . .

*Dick Workman
Director, S.C.C.F.*



"The comprehensive land use plan is a road map to follow."

*Keith Trowbridge
Developer*



plications of these figures in regard to the success or failure of the plan itself, the ISLANDER sounded various members of the city government and other prominent Islanders as to their views on the subject.

While outlooks on the Sanibel Comprehensive Land Use Plan vary drastically from Islander to Islander, as they did in the days prior to the plan's adoption, it is worth noting here that only a few of those we approached

Island has been tremendous in the past year, and it seems obvious to me that many of the fears that people had about the plan halting growth were unfounded."

"But there are problems with the plan," added Vice-Mayor Butler, who as an original member of the city council, was deeply involved in the preparation and more recently, implementation of the comprehensive land use plan.

"We've had many requests for specific amendments which point out specific problem areas in the plan," she continued. "The plan is alive and it requires constant revision and updating to meet the needs of this Island as it grows. I like to think of the plan as a living document which has to grow and change to meet the needs of the people."

"My general feeling is that the plan has been far more successful than even I had anticipated," said Councilman Duane White, who was chairman of the city planning commission throughout the preparation of the comprehensive plan.

"By and large, I think the plan has proved to be what the people wanted and what this Island needed," White added, "but it's obvious that there's a lot more work to be done in the way of clarification and refinement."

"It's hard to assess what impact the plan has had on the Island's natural systems, as those things are measured in terms of generations rather than in months or years," said Island naturalist Dick Workman, director of the Sanibel-Captiva Conservation Foundation.

Workman went on to remark that "growth doesn't appear to have been slowed down by the plan all that much, and I think this area deserves attention by the city so more stringent growth controls can be developed."

Island realtors and developers, as was to be expected, tend to view the plan's success with somewhat mixed emotions.

"Basically, I think the plan has worked very well," said developer Bob Taylor, president of Mariner Properties, Inc. "But I think there are deficiencies in the administrative area. I think the plan's biggest impact on developers, property owners, and just about everybody has been the necessity of working through the administrative procedures to get something done. It takes a lot longer now to put a development together than in the past."

"One of the concerns about the plan that I've heard mentioned pretty often is the idea that it would control density but at the same time stem growth," Taylor said.

"What's happened this year was an unnatural spurt of activity caused by the recession and then the building moratorium. It was like letting the air out of a balloon, and I think development on Sanibel will be slower in coming years. All of those developments which were in the gestation period have hatched by now and I don't think we'll see so many hatchlings in the years ahead."

"I think the city has tried diligently to work out situations which involved prior commitments," Taylor continued. "I think they've been very equitable in applying their judgments in those cases. They've tried to be consistent and I think they have, and I think the years to come will see the city council making even more sensible modifications based on experience."

"But there's no doubt that the plan has made the Island a more unique place to live," Taylor added. "In areas such as contiguous lots and the density allocated to interior land, however, the plan has been grossly unfair. It's not functioning well in those areas and ought to be corrected. And I would assume that steps will be taken to iron out the administrative problems."

"I think the plan has been good for the Island," opined Casuarina Corporation President Keith Trowbridge, developer of Sanibel Beach Club and other innovative multi-family projects

(cont. on 12)

Sanibel plan —

from page 11

on the Island. "The plan has accomplished its objectives by and large, although I think there are some inequities in it, specifically in the area of projects that were underway and in which large sums were expended in architecture or site work. In those cases, I think the city must negotiate a settlement, as they have done on some occasions in the past year."

"I think the plan is a road map to follow rather than a blueprint to build upon," Trowbridge added, "in that circumstances, public needs and welfare are dynamic and not static."

"I think the plan has worked as anticipated," said realtor Burt Jenks, manager of Sanibel Realty and vice-president of the Concerned Property Owners of Sanibel. "It has made property scarce, driven unit prices up and has driven tax assessments up considerably."

"The plan is a good thing," Jenks went on to say. "It has improved the quality of life on Sanibel, but there's no such thing as a free lunch, as we've been advised in our recent property reappraisals."

Another fear among realtors and developers in the months prior to the plan's adoption last summer was that the plan's density restrictions might tend to increase the cost of land and dwelling units on the Island to a point that would be detrimental to the local real estate market.

"The plan and associated building requirements peculiar to Sanibel have increased the cost of building on the Island rather significantly," said Burt Jenks, "probably in the neighborhood of five per cent over and above normal inflation."

"However, the real estate market has been very active," Jenks reported. "We've been doing probably twice the volume of last year, but I think that's a result of the better economic and political climate all over the country."

"I think that the plan has had some dramatic effects on per unit land costs," observed Keith Trowbridge, "although I don't think it has had much effect, if any, on the price of land."

"Therefore, I think Schooley's reassessment of land values is completely in error," Trowbridge continued. "Take Gulf-front land, for instance, on which you could previously build 18 units per acre as opposed to only 5 units per acre under the land use plan. The cost of that land has not changed, while the land costs per unit have increased over 300 per cent."

"This tripling in land costs per unit has caused a dramatic increase in the price of the finished product," Trowbridge said. "I think the real estate market is in the process of adjusting to the land use plan, and it will take three to five years to fully integrate all of the economic consequences of the plan."

"I felt that there would be a period where developers would have to feel their way more cautiously," said Zee Butler, "but judging from many of the projects built in the past year, it seems that developers finally crossed that boundary of what they thought people would pay for a unit on Sanibel. Once they realized that people were still willing to pay the higher prices for housing on the Island, they have proceeded with development at a rapid pace."

"The biggest concern people had when the plan was being formulated was that the plan would drive up land costs so much that the market couldn't

accommodate it," said Bob Taylor. "In beachfront areas, this hasn't happened, even though the per unit cost of Gulf-front land has more than doubled since the plan's adoption."

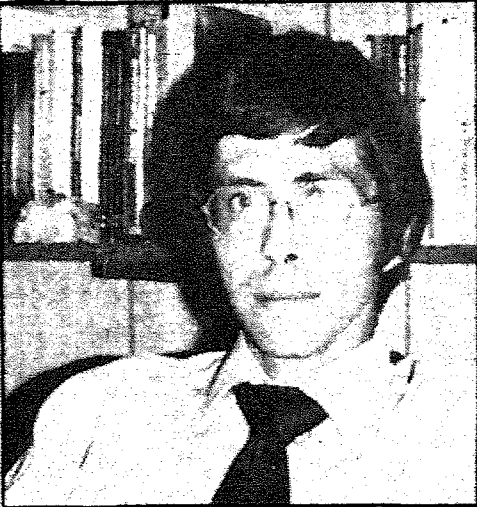
"The value of beachfront land has certainly not gone up," Taylor added. "To my knowledge there has not been any significant change in what it takes to buy a piece of beachfront property, although to buy any given unit on that property is a different matter."

"The price of Gulf-front units on Sanibel has taken a fairly standard jump of about \$30,000 all across the board this past year, but I think people have tended to pay these increased prices because they'll be on an Island that has a more controlled situation," said Taylor.

Taylor is of the opinion that the land use plan has exacerbated one of the Island's most acute housing problems—the lack of low and moderate cost housing to accommodate the moderate income segment of Sanibel's population.

"The only practical place to develop moderate cost housing on Sanibel is interior land," Taylor said, "and that's where the lowest densities have been allocated in the land use plan. A lot of interior land, particularly in the mid-Island ridge, just doesn't match up with the density allocated to it, and the plan has made that land practically unusable."

Taylor said that Mariner Properties purchased a parcel of interior land on Sanibel prior to the plan's adoption in hopes of developing moderate cost rental units on the site, until the plan's density reduction for the property made the project economically infeasible.



"If you can find some way to let people live here and still protect the amenities they come here to enjoy, you've gone a long way!" Sanibel Planning Director Carleton Ryffel

"The plan hasn't done anything to solve the problem of moderate cost housing on the Island," responded Zee Butler, "but the plan didn't create the situation either. That's an element of the plan that we're still looking into very carefully."

"I'm convinced that the only way to get moderate cost housing on Sanibel is with the cooperation of Island developers and perhaps the granting of some increased density on the part of the city," she added.

In looking back to those busy weeks and months of hearings and revisions which preceded the adoption of the land use plan last July 19, another contention that was heard fairly often in city hall was that the plan would be indefensible from a legal standpoint and would never stand up under the many legal challenges that have threatened the city throughout its existence.

"The worries that there would be a

deluge of lawsuits attacking the plan just haven't materialized," said City Attorney Neal Bowen last week. "From the legal point of view, the plan really seems to be pretty stable right now."

"A number of the earlier lawsuits were filed before the plan's adoption and really didn't deal with the basic issues in the plan," Bowen reported. "However, those suits seem to be going favorably for the city."

"One significant trend that I've noticed is that many of the lawsuits filed recently are moving from the vested rights area into the realm of attacking the validity of the plan itself," Bowen added. "I really don't know what the significance of this trend is, except that maybe the vested rights cases have run their course."

Like Bob Taylor, many of the Island businessmen interviewed remarked about the cumbersome procedure employed to administer the land plan's provisions, but for city officials and staff the job of implementing the Sanibel comprehensive land use plan over the past twelve months has been almost as monumental a task as that of drafting the now-historic document to begin with.

According to statistics compiled by Sanibel Planning Director Carleton Ryffel, the city planning department had processed 64 petitions for amendments to the plan by June 1, 1977.

Ryffel indicated that 16 of the proposed amendments were withdrawn before reaching a final decision by the city council, but of those applicants who negotiated the long administrative hearing route from planning department to planning commission to city council, 18 were approved, 12 denied, while 18 amendment proposals are still on the treadmill.

He added that none of the six general

amendments (involving more than 20 acres of land) proposed to date have been adopted into the plan by the city council.

"Probably the most difficult time to administer any plan is in the first two years," said Ryffel, "and the first year is the worst. That's when you get all of the wrinkles out of it."

"Many people had real doubts whether this plan would work," he continued. "They thought it would be destroyed in the courts, but this hasn't happened. However, one of the critical elements of the plan is already in trouble—water! And the hurricane evacuation problem still hasn't been solved."

"The plan would have been a lot easier for me if I had been here when it was formulated," said Ryffel, who inherited the job of implementing what has sometimes been termed the plan's "incomprehensible" provisions from the city's original planning director, Sam Shannon.

Nevertheless, Ryffel expressed admiration for the authors of the plan he has inherited.

"The plan is very responsive to various systems, like environmental systems, transportation systems, water—all the elements that went into the plan. I think that the people who drew up the plan where honestly trying to encourage development on the Island without destroying the resources that people come here for."

"If you can find some way to let people live here and still protect the



use plan over the past year has not been an easy one for either the city or those members of the public who have attempted to work within its guidelines. From all indications, it seems unlikely that the job of planning for the growth of Sanibel Island will get much easier in the years ahead.

Despite the wishes of many of the proverbial "old timers" on Sanibel, the Island's population seems destined to continue growing at a rapid pace with or without the density limitations imposed by the Sanibel comprehensive land use plan.

But "necessity is the mother of invention," or so the saying goes, and the residents of Sanibel seem equally committed to meeting the challenge of growth—a commitment plainly spelled out in the city's charter as well as in the city's comprehensive land use plan.

Still, the question remains as to whether or not Sanibel's landmark planning effort can adequately

preserve the unique characteristics of the Island which the city was created to safeguard over the years and decades ahead?

In all of the interviews the ISLANDER conducted for the purpose of this report, only Dick Workman addressed this final question.

"I know the plan hasn't done what many people expected it to do," said Workman. "A year ago when the plan was being developed, what most people wanted was something that would protect the Island's natural systems and somehow preserve things as they were when people first came here. That really is an impossible objective when you look at the Island in terms of the State of Florida or the nation's growth trends."

"I think a lot of people were looking for a panacea," Workman concluded, "and it hasn't been manifested in the land use plan. The plan has worked very, very well, but it isn't going to solve all of our problems."

THE SANIBEL PLAN

The land use plan — one year later —

by Gwen Stevenson

Usually New Year's Eve is the accepted time for reflections on past actions and prognostications about future ones. But today, July 19, seems to be more appropriate for the Island City as it marks the first anniversary of the adoption of Sanibel's comprehensive land use plan (CLUP).

A glance over past newspapers on and off the Islands and interminable sessions in meetings makes one wonder what on earth the reporters would have had to write about, editors to philosophize about, planning commission members debate about or city council legislate about if there were no CLUP!

But there is the plan and the year past has seen the interpretation of a controlled growth program that has been generally lauded and only occasionally lamented by Island residents.

The year's work has not been easy for the Planning Department and Commission nor for City Council as they have grappled with the plan's many provisions. They have done an outstanding job. It has been time consuming and it is worthwhile reminding ourselves that, with few exceptions, none of those who sit on these Boards are being reimbursed for the considerable amount of time required. And, most of these people have businesses of their own to administer.

There are faults in the plan that have been identified and should be remedied—particularly the provisions for contiguous lots whereby the density on adjacent lots owned by the same individual is different than if three different people owned the lots.

A case where the Planning Commission and City Council exercised proper judgment in our opinion was where the Arnolds were granted a specific amendment to the plan allowing them to construct their retirement home on one of the three contiguous lots they own in Sanibel Shores. (Several years ago the Arnolds built a duplex on the middle lot for their retirement income and could not afford to live in the duplex.) Had the lots been owned by three separate people, one house could have been constructed on each lot.

city council was compelled to impose a brief moratorium on the processing of applications for development permits to give the staff time to catch up with the formidable work load.

"It's not a plan that you can administer sitting behind a desk," he said with a somewhat weary grin. Ryffel noted with satisfaction last week that to his knowledge, the planning commission's agenda for yesterday's meeting included fewer amendment hearings than any other meeting since the plan's adoption last July.

"The work load should slow down in the coming year and give us more time to spend on the various projects set forth in the plan," he added. "One of our main concerns now is the ecological zone clarification."

Ryffel reported that his budget proposal for the coming fiscal year will include a request for funds necessary to hire an assistant city planner to bear a position of the heavy demand for planning services in the city. He added that his department's budgetary needs will increase substantially in the next fiscal year.

"The level of business which the city does in planning seems to dictate an increase," he said.

"The city is based on planning," Ryffel concluded. "That's what we're here for. If you look at it from a broad perspective, planning is the focus of the city government. Everything the city does is subservient to planning, and the need to plan for the growth of the Island generated all of the other city functions."

So the job of working within the land

amenities they come here to enjoy, you've gone a long way," Ryffel commented. "And that's what has happened here."

"The Sanibel land use plan is an embodiment of environmental planning at its highest and most responsive level. It really comes down to this: the plan is the most appropriate instrument to guide the development of Sanibel given the physical character of this Island.

"Anything less would result in the degradation of this environment."

At one point in the past year, the chaos of planning for the growing Island city caused such an overload on the city's professional staff that the



Lost in reverie? No, Sanibel Mayor Porter Goss is studying the comprehensive land use plan—a familiar sight around city hall during the past year.

ISLANDER
CLUP delayed
...lagging last week

ISLANDER
And the Council keeps on it

ISLANDER
First known official reaction to plan — "hogwash"

ISLANDER
Plan passed by council

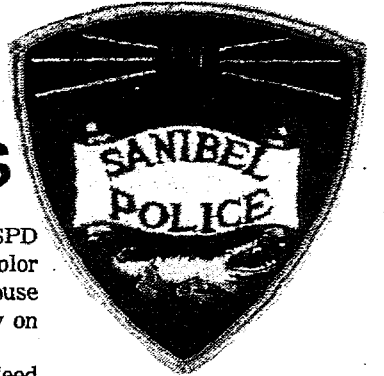
ISLANDER
Coincidence... or Confiscation?

ISLANDER
Post plan building boom

An aerial view looking west down Periwinkle Way reveals the heavy development trend experienced by Sanibel's east end in the past decade.

*Reams of newsprint
has been given
to the
comprehensive
land use plan —
before, during,
and since
its adoption.*

Police reports



Complainant phoned SPD to report the theft of a color television from a house whose owners are away on vacation.

This vacation was indeed a sorry turn of events for their television, which is still missing while the investigation continues.

A complainant called the station to complain that the electricity to his home had been unaccountably cut off.

After 35 minutes of trying to reach the Lee County Electric Cooperative by phone, the dispatcher finally succeeded in getting through to Co-Op officials, who assured him that work crews were already en route to fix the downed power line on West Gulf Drive.

An Islander condominium manager called in to complain of a small boat left at his dock for two days without his permission.

SPD's investigation of the matter revealed that the boat had changed hands a number of times in recent months and that the boat's most recent owner was a blood relation of the owner of the dock and did not think that the dock-owner would mind if the boat were left there.

As it turned out, the dock-owner didn't mind at all, and neither did SPD.

Some Islanders were surprised last week when they were confronted with door-to-door surveyors who claimed to be conducting a survey for Lee County government.

As the would-be surveyors could furnish no proof of their employment by Lee County or the consulting firm the county had hired to perform the survey, some Islanders called SPD for an explanation.

SPD then rounded up the mysterious surveyors and after making a few calls to county officials determined that the surveyors were truly empowered to act on behalf of Lee County.

SPD's Chief Butler, however, asked them not to resume their survey until they are furnished with the appropriate documentation from the county.

A group of juveniles kindled a bonfire on Sanibel's beach last week in flagrant violation of city statutes, but a concerned Islander called SPD to report the conflagration.

This was ill luck for the unthinking juveniles, who were soon apprehended by SPD and rebuked for their volatile behavior, which they averred they did not know was against the law.

SPD finally convinced them that this is indeed the case, and the flames were ultimately quenched.

Complainant called the station to report a large dog running loose in his neighborhood.

SPD dispatcher tried to contact whom he assumed to be the dog's owner, but by this time the whereabouts of the canine were unknown.

A member of Caretta Research called SPD to complain of an unidentified jeep which was driven on the beach over a loggerhead turtle nest.

As the operation of motor vehicles on the beach is prohibited on Sanibel, a patrolman was dispatched to investigate the incident, but the offending jeep had disappeared.

SPD is still searching for the indiscreet operator of the vehicle.

An Island woman reported having received a suspicious phone call from an unknown caller last week.

SPD is still investigating the report.

A humane Islander picked up a stray Irish setter last week which was wandering along Sanibel-Captiva Road.

Fearful lest the dog might get hit by a car, she took the dog home and called the SPD to lend assistance with finding the dog's owner.

SPD received a report of illegal dumping of palm fronds and other organic debris.

SPD's investigation revealed that the debris was indeed dumped, although the report doesn't indicate who got stuck with the job of cleaning it up.

An Island resort manager phoned the station to report some mischievous mischief and vandalism perpetrated at the resort.

Although the damage was minimal, the investigation continues.

SPD investigated a traffic accident on the Island last week only to find that the drivers had sustained minor injuries and were more in need of a tow truck than medical assistance.

A complainant phoned SPD to report a large truck blocking an Island thoroughfare.

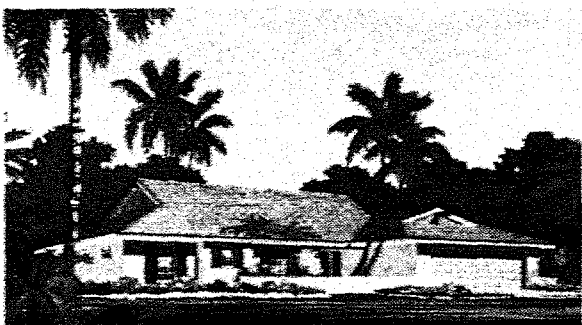
Upon arriving at the scene, officers learned that the truck, which had lost its brakes, had already been safely relocated to the roadside.

Traffic returned to normal.

An Islander called SPD to complain that an unidentified jeep had run over one of his lawn chairs while driving illegally on the beach.

A lengthy investigation revealed that the jeep was driven by a Sanibel patrolman who was in the
(cont. on page 19)

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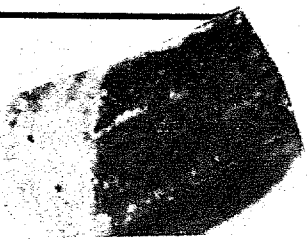
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You can inspect Michigan Homes models furnished by Robb & Stucky Furniture in Fort Myers (Tanglewood), on Sanibel Island, on Marco Island, in Naples Lely Golf Estates and Naples Park Shore (Neapolitan Way).

With common procedures, better for less defies logic. But, better for less is possible with uncommon procedures effected by Michigan Homes. We have unequalled control of the entire building process, from design and drafting through construction to warranty service after occupancy. Prime control stems from our own full-time employee building specialists who participate in a profit-sharing program that stimulates innumerable benefits to buyers of Michigan Homes. Volume purchasing is another factor. For the full Michigan Homes story of better for less visit one of our model home centers.

Ways with Watermelon

by Gwen Stevenson



Tripping through the supermarket at this time of the year is a real delight for fruit lovers—there are good buys right now in all kinds of fruit, but watermelon, at \$1.79 each, at Bailey's has to be one of the best!

While we're used to oval watermelons in this country, the fruit found in the Near East is usually round. They are used overseas both as a staples and as thirst quenchers in drier lands. They were grown here in Florida as early as the mid-seventeenth century.

as early as the mid-seventeenth century. When buying watermelons, look for fruit that is symmetrical in shape and firm to the touch. If you wrap exposed surfaces with wax paper, the watermelon should keep one or two days. Watermelon is a good source of Vitamin A and a fair-to-middling source of Vitamin C.

Watermelon is a favorite for salads, pickles and even in alcoholic beverages for those who prefer to drink their fruit rather than eat it.

WATERMELON DAIQUIRI

Make a daiquiri as usual (I cheat and use Bartender's mix) add rum and a cup of cubes of watermelon to the blender before whirling. For a low-cal version (100



calories) place a cup of watermelon chunks in the blender with 1½ ounces of light rum and ice cubes. Blend that concoction until slushy. Garnish with melon balls on a toothpick and a sprig of mint.

MOLDED WATERMELON SALAD

1 box (3 ounces) plain or strawberry-flavored gelatin
1 cup hot water
3 tablespoons lemon juice, preferably fresh
¼ cup fresh orange juice
½ cup cream sherry
2 cups diced watermelon
Salad greens
Sour cream

Dissolve gelatin in hot water. Add next three ingredients - Chill until slightly thickened. Fold in melon and pour into a one and a-half quart mold. Chill until firm. Unmold on greens and serve with sour cream.

WATERMELON PICKLE

4 quarts diced and seeded watermelon
5 cups of sugar
¼ teaspoon salt
½ cup cider vinegar
2 slices of lemon
1 tablespoon whole cinnamon
1 teaspoon whole cloves

Put the diced fruit in a colander and squeeze out as much of the juice as possible. Let drain for one hour. Put melon, sugar, salt, vinegar and lemon in large heavy kettle. Add spices tied in cheesecloth bag. Cook slowly for about an hour stirring every so often to prevent sticking. Pack at once into hot sterilized jar. Makes about two pints.

WATERMELON DESSERT

Scooped out and filled with balls of watermelon, cantaloupe, honeydew, blueberries and drizzled with cointreau, this makes an excellent dessert—it's also a nice change from ice cream for an adult birthday.

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on the water . . .

with mike fuery

Fishing and boating get most of the water sports attention here in the Islands, but there are a growing

hang of using the essential equipment and for about \$20, they can really see a different aspect of

rolling way along the beach in the mornings. This diving is in four to eight feet of water along the beach. The groins are easy to dive around and also act as a collection point for shells. Be careful though of brushing up against the barnacles on these underwater structures.

For open water diving, there are interesting rock formations, almost like reefs, off the southern Gulf shore of Cayo Costa and near the center Gulf side of Upper Captiva Islands. Look for dark forms in the water as you approach by boat, the only way to get to these islands. The diving is in about three to 10 feet of water and when it is clear, those rocks are good places for underwater photography and for speargunning snapper or grouper for the table.

Experienced divers I know wait for the slack tide and clear waters to dive in Redfish, Captiva and Boca Grande Passes. There are large rock formations in the passes which attract fish, but these same conditions make diving very hazardous. Leave these areas for the experts and stick with the shallow water diving until you can master the currents, the deep diving techniques and stay cool when coming nose to nose with a 300-pound jewfish.

Diving is a safe sport which opens up a new world to those who have never tried it and for those of us who dive regularly, it brings the kind of silent peace which relaxes the soul.

The waters won't be clear for much longer, so if you have the opportunity, get out there and shell or explore or whatever, but enjoy this sport while conditions are ideal for it.

(Mike Fuery is captain of Captiva Charters, offering both fishing and sailing from "Tween Waters Marina.)



number of snorkelers and Scuba divers who wait patiently for the area waters to clear.

Our Gulf and bay will never become as translucent as those in the Florida Keys or the Bahamas, but at this time of the year, diving becomes very good.

What I like about diving is that it's relatively inexpensive to get a snorkel, mask and fins, then cruise the beach waters. Getting into Scuba diving, with tanks, weights, wetsuits and related equipment still only goes up to \$300 to \$400 for the basics. That's about the cost of a set of golf clubs, shoes, clothes and golf balls.

And another thing I like about shallow water diving is that senior citizens can get into the sport. I find that it takes some encouragement to get older residents and visitors to try the mask and snorkel because they have not had the opportunity to learn in their younger years. It doesn't take long to get the

Florida—from the bottom up.

I know that using diving equipment can greatly increase your shelling collections. Covering the grass flats this way is faster than walking and opens up new areas that most collectors can't get to.

Other guides and myself offer to take out divers in our boats, but we are leary of the potential dangers of Scuba diving. Most guides require that all divers show that they are certified to use the equipment before the boat ever leaves the dock.

The YMCA and several private individuals and dive shops offer classes to certify divers for using the Scuba equipment.

One of my favorite snorkeling areas is along the many groins on the Gulf side of Captiva Island. These zig-zag cement structures are home for many finds of fish including sheepshead, whiting, trout, rays and snook. And don't be surprised to see a wandering tarpon making his slow,

Free tennis clinic this week on Sanibel

Free tennis clinics will be offered on Sanibel this week for both children and adults. The clinics are sponsored by the Lee County Recreation Department under a federally funded grant and will be given by Bill Fous, Laraine Fous, Rose Radtke and assistants at the Sanibel Elementary School tennis courts on Wednesday and Friday.

In conjunction with the clinics, the recreation department will also be holding a series of junior grand prix tennis tournaments this summer.

Competition will be in A, B and C skill groups, singles only, for both boys and girls. The entry fee is \$1.50 per tournament and entry forms may be obtained at local clubs, county facilities, or clip out the one in the ISLANDER. The first tournament is slated for July 23rd and 24th.

All tournaments are under the aegis of the LCTA and will count toward local ranking points. Entries must be returned to the host club or your club pro the Thursday before the tournament.

For more information, contact Bill Fous at 549-1435.

Sanibel Free Clinic schedule is as follows:

WEDNESDAY

Sanibel - July 20
8:30 - 10:30 Beginning Adults
10:30 - 12:30 4th - 6th Grades
1:30 - 3:30 7th - 12th Grades

FRIDAY

Sanibel - July 22
Organized Open Play 8:30 - 3:30
Sanibel - July 22, August 5, August 19

Events: There will be A, B and C divisions for both boys and girls singles. If there is confusion concerning your classification, check with your pro or instructor. Types of matches (2 out of 3 sets or pro sets) will be determined by host clubs. (Check schedule for dates)

Schedule: Play will begin each week at approximately 9:00 a.m. Saturday and continue to completion

Sunday.

Draws: All entries must be received each week no later than 6:00 p.m. Thursday evening. No entries will be accepted after that. Drawing will then be made and starting times will be available after 12:00 noon on Friday.

Entry Fee: There is \$1.50 entry fee for each tournament. If there is an

economic problem see your instructor or call Bill Fous.

Entry Forms: Entry forms are available at all local clubs and county facilities. Entries may be turned in to your own pro or instructor each week or to the host club. (Check schedule)

Trophies: Trophies and/or ribbons will be awarded to winners and finalists.

Grand Prix Schedule

July 23 - 24: Cypress Lake Country Club - Aror Persons - 482-0220 L.C.T.A. Event - Local Ranking Points

July 30 - 31: Page Field - Bill Fous - 549-1435 L.C.T.A. Event - Local Ranking Points

Aug. 6 - 7: Rangoon - Sara Mae Turber - Club: 936-5683 L.C.T.A. Event - Local Ranking Points

Aug. 13 - 14: Estero Bay C.C. - Richard Albertine - 463-4473 L.C.T.A. Event - Local Ranking Points

Aug. 20 - 21: Landings - Charlie Roberts - 482-0515 L.C.T.A. Event - Local Ranking Points

Aug. 27 - 28: Y.M.C.A. - Dave Hill - 939-0637 L.C.T.A. Event - Local Ranking Points

Sept. 3 - 4: Lehigh Racquet Club - Lance Goodell - 334-2500 L.C.T.A. Event - Local Ranking Points

Sept. 10 - 11: C.C. Yacht Club - Bob Fizer - 542-2185 L.C.T.A. Event - Local Ranking Points

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Today's date _____ Date of Birth _____
 Name _____ Age _____
 Address _____ Sex _____
 Phone _____
 Where you usually play _____

Your instructor's or pro's name _____

Events (Check one (1)) —

- Boy's A _____ singles Girl's A _____ singles
 Boy's B _____ singles Girl's B _____ singles
 Boy's C _____ singles Girl's C _____ singles

Entry fee: \$1.50

Turn entry in at the host club where tournament is being held, or your own pro.

Entries close 6:00 p.m. Thursday.



South Seas Marina

South Seas Marina expansion announced

Construction will begin in September to expand the Marina at South Seas Plantation to more than double its present capacity.

An additional 2,000 feet of dockage, configured in four 280-foot piers is planned. The new addition will not interfere with current marina operations, according to South Seas officials.

The new facilities, which will include showers and restrooms and an expanded Ship's Store, are expected to be completed by January 1978. The former Ship's Store will be transformed into a lounge for visiting crews.

PAPA NUI

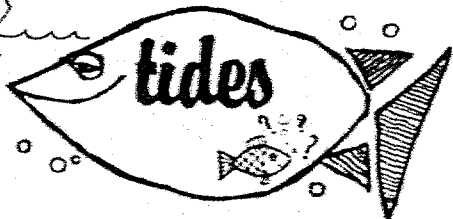
DAY SAILS 10 A.M. - 2 P.M.
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JULY

Day	Date	3:31 AM H	8:51 AM L	** 2:29 PM H	10:14 PM L
Tue	19				
Wed	20	* 4:03 AM H	9:48 AM L	** 3:18 PM H	10:46 PM L
Thu	21	* 4:35 AM H	10:51 AM L	* 4:11 PM H	11:20 PM L
Fri	22	* 5:14 AM H	12:07 PM L	5:19 PM H	11:55 PM L
Sat	23	* 5:59 AM H	1:33 PM L	6:49 PM H	---
Sun	24	12:31 AM L	** 6:47 AM H	3:06 PM L	8:55 PM H
Mon	25	1:09 AM L	** 7:46 AM H	4:29 PM L	---

Tides courtesy of Priscilla Murphy, Realtor, Inc.

Conversion table: The above tides are for the lighthouse point of Sanibel only. To convert for Redfish Pass (north tip of Captiva), add 55 minutes to the time shown for every hi-tide, subtract two (2) minutes for every low tide. (NO, we don't know why, but it works. Instructions following are even less sense-sical but as we stated, they do work.)

For Captiva Island, Gulf side, subtract 20 minutes from each high tide, and subtract 1 hour and 16 minutes for each low tide.

For Captiva Island, Pine Island Sound (Bay) side, add 1 hour and four (4) minutes for each high tide, and add 52 minutes for each low tide.

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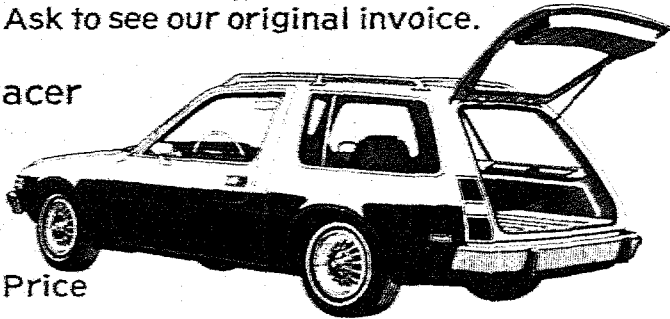


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Water Special Next Week

Confused about Islands' water situation? Where it is, how much there is and what it is going to cost to get it? Why there is a moratorium, when it is likely to be lifted and how it happened to us? This in next week's ISLANDER and what other municipalities have done when faced with a similar situation, how effective their measures were and how much it cost the consumer. Don't miss the next issue of the ISLANDER, on your newstands Tuesday morning, July 26.

City files appraisal suit

The City of Sanibel has filed a suit against Lee County Property Appraiser Harry Schooley, the County's Property Appraisal Adjustment Board and the State Department of Revenue declaring that Sanibel's property reassessment was discriminatory, denies Sanibel equal protection under the law, due process of law, and uniformity of taxation contrary to the Florida constitution.

The City has alleged that, until the remainder of Lee County is assessed according to land use plans, Sanibel's assessment is unlawful. Thus far, Sanibel is the only municipality in

Lee County to have adopted a land use plan.

City attorney Neal Bowen told the ISLANDER that the Sanibel property owners should NOT regard the City's action as a substitution for their own remedies.

"We don't want anyone to forfeit their own individual rights of redress," Bowen said. "This litigation, when settled, may or may not affect the individual taxpayer."

"The response to the City's action has, overall, been favorable and there has been quite a bit of response," he said. One or two condominium associations and some in-

dividuals are considering joining the suit.

"It's a nice change of pace to be the plaintiff instead of the defendant," Bowen concluded, somewhat ruefully.

The city attorney was asked to file the suit at an emergency city council session called on July 11 by Acting Mayor Zee Butler. During the session Spitzer emphasized that the suit was in no way a personal vendetta against Assessor Harry Schooley who, she told the Council, was only doing his job as he saw it.

The defendants in the case have twenty days to frame a reply. A hearing date will be set after that.

Sanibel Softball Association Summer Schedule

July

19th — Teams 9 - 10	20th — Teams 5 - 8
21st — Teams 11 - 12	22nd — Teams 1 - 4
24th — Teams 6 - 7	24th — Teams 13 - 14
25th — Teams 10 - 12	

Key of number denoting
TEAM NAMES

- | | |
|---------------------|-------------------|
| 1. WEST WIND INN | 8. SOUTH SEAS |
| 2. KIWANIS | 9. FOXES |
| 3. NAVE PLUMBING | 10. ANGLES |
| 4. IWA | 11. LIONS (WOMEN) |
| 5. LIONS | 12. E.S.I. |
| 6. TIMMY NOOK | 13. SEA HORSES |
| 7. WEEDS AND THINGS | 14. CEDER CHEST |

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Police reports

from page 14

process of maintaining surveillance on a boat suspected of drug smuggling.

Apologies and reparations were offered to the owner of the ruined lawn chair, while no smugglers were apprehended.

A complainant called the station to inform the SPD that his small dogs were being unduly harassed by a larger canine of fierce mein.

The larger dog's owners were called and asked to control their beast.

Sanibel patrolmen assisted Lee County Sheriff's officers last week in the investigation of a stabbing incident on Captiva.

The stabbing resulted from a knife fight, and the combatants were ultimately escorted to Lee Memorial Hospital.

Upon receiving a complaint of strange noises in the vicinity of an Island resident, SPD patrolmen were dispatched to the scene and found a damaged screen door but no prowler.

After searching the neighborhood, everybody went home to bed with the exception of the patrolmen, who were still on duty.

SPD received more

complaints about crank phone calls.

This anonymous caller calls again and again, says nothing, and hangs up.

Must have a lot on his (or her) mind.

Complainant saw flares near the Causeway and reported same to SPD, who relayed the information to the Coast Guard.

An Islander called SPD to complain of people feeding alligators in the neighborhood.

Patrolmen were dispatched to inform the alleged gator-feeders of the perils of such actions, but the gator-feeders had disappeared.

Perhaps a nearsighted alligator mistook them for chili dogs and gobbled them up, which is, after all, the danger in feeding the alligators (which is also prohibited by law).

SPD officers were called to Blind Pass last week in reference to a possible drowning after a woman had called to report that her husband had swam far out into the Gulf in an attempt to retrieve their canoe, which had drifted off.

SPD relayed the call to Shore Patrol, Coast Guard and other interested agencies, but by the time they arrived the drowning

man had returned to shore of his own accord.

An examination found him to be in tip-top condition.

SPD was called to an Island resort last week to investigate a report of prowlers around the buildings.

Upon the arrival of officers, the prowlers fled in an automobile which soon disappeared, but not before keen-eyed patrolmen noted the license plate number.

A check of the license plate eventually revealed that the prowlers were harmless juveniles, who need not alarm anyone (most of the time).

Complainant called the station to report that a car had been vandalized while parked at an Island resort.

Patrolmen who were dispatched to the scene verified that this was the case.

SPD received a complaint of illegal parking in front of the home of an Island resident.

Officers were able to find the car and its owner, who was fishing nearby and who was warned not to park his car there again.

Evidently, he agreed.

A complainant called the station with the news that

she was disturbed by a barking dog in the neighborhood.

SPD located the dog and its owner, who proceeded to incarcerate the pet in its doggy home.

The neighborhood was then quiet, much to the satisfaction of the complainant.

Yet another Islander called SPD to complain of harassing phone calls of the repetitive variety wherein nothing is said.

The phone company has been asked to put a trace on the phone.

All in all last week, SPD answered two requests for officer assistance, issued

one traffic citation, and escorted 4 heavy trucks from the Causeway to Blind Pass.

Emergency medical technicians were called out at least three times last week.

In the opinion of SPD, however, it was a pretty slow week, all things considered.



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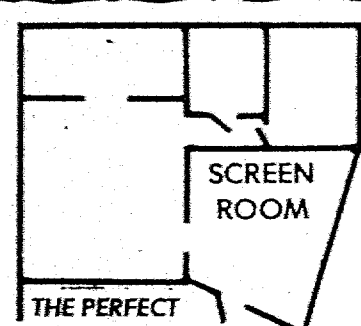
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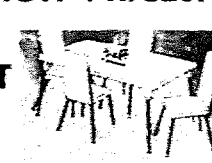
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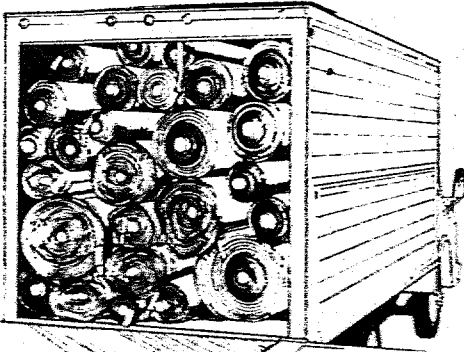
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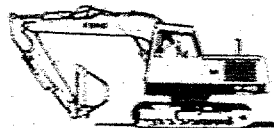
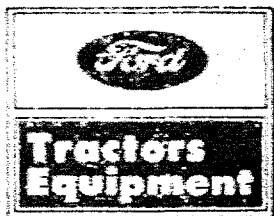
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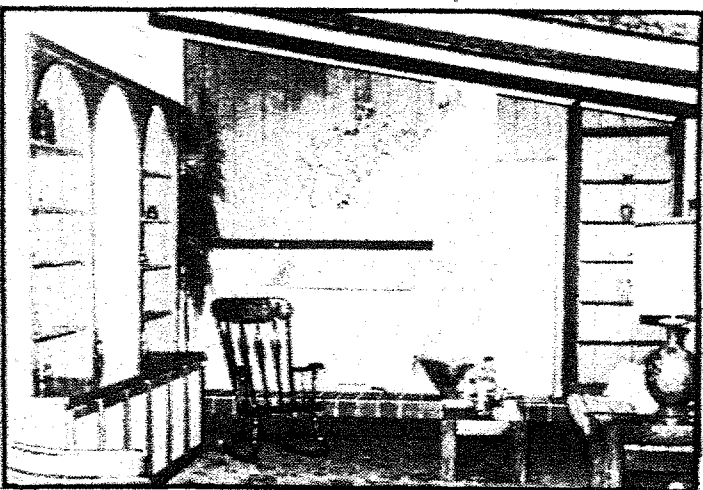
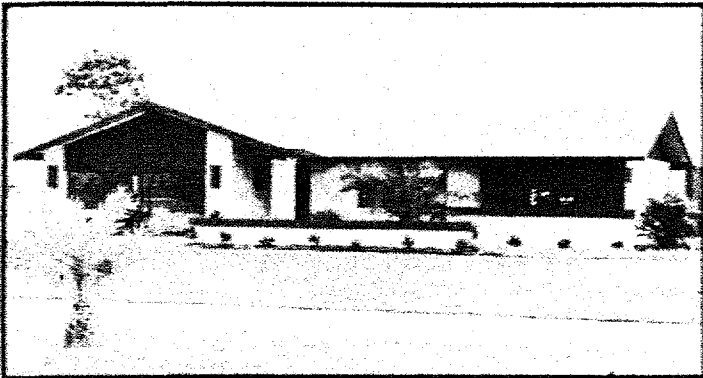
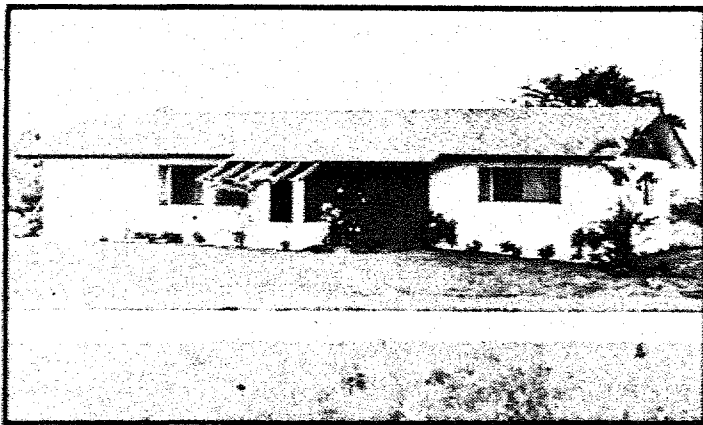
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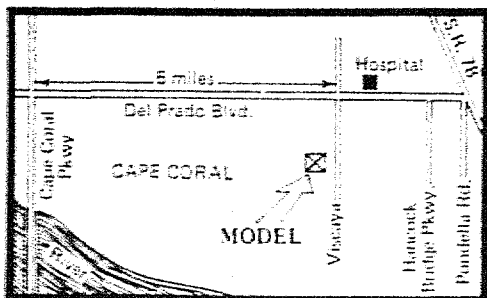
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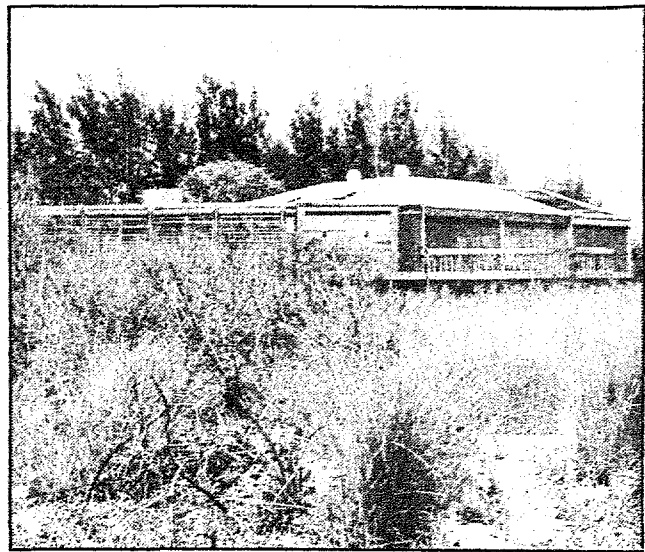
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Conservation Center

Gannett boosts Conservation fund

The Sanibel-Captiva Conservation Foundation received glad tidings last week.

At their meeting on Tuesday, the Foundation's board of directors learned that they are the recipients of a \$16,000 donation from the Frank E. Gannett Newspaper Foundation, Inc. The money is to be added to the building fund for the construction of the Foundation's ambitious Conservation Center, which is rapidly nearing completion on the Foundation's 207-acre Nature Trail property south of Sanibel-Captiva Road.

Prior to receiving Gannett's generous contribution last week, the building fund for the Conservation Center had been stalled at around \$141,000, according to Foundation Director Dick Workman.

Workman reported last week that the donation has boosted the building fund to within \$43,000 of the goal of \$200,000 needed to complete the construction and equippage of the Conservation Center.

Workman said that construction of an elevated wooden boardwalk across the spartina marsh which adjoins the Conservation Center will begin within the next few weeks. The boardwalk will connect the Conservation Center with the many miles of nature trails which transect the property.

Workman added that the grand opening of the Conservation Center is slated for November 1.

The Fort Myers News Press is a member of the Gannett newspaper group.

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ANNOUNCEMENTS

All Anon meets every Friday, 8 p.m., St. Michael's and All Angels Church. For information, call 472-2491.

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Debbie Hughes relaxes in the bleachers after winning her game Sunday.

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(Through Sunday, July 17)

Men's Division		WINS	LOSSES
First Place:	Nave's Plumbing	4	1
	West Wind Inn	4	1
	IWA	4	1
Second Place:	Weeds 'N Things	3	2
	Timmy's Nook	3	2
Third Place:	Kiwanis	3	2
Fourth Place:	South Seas Plantation	0	5
	Lions	0	4
Women's Division			
First Place:	Lady Lions	5	0
Second Place:	ESI	4	1
Third Place:	Cedar Chest	2	3
	Angels	2	3
	Foxes	2	3
Fourth Place:	Sea Horses	0	5



Al Poti said all he wanted to do was get to 2nd base so he could lie down!

This Week's Softball Scores

- July 11 Foxes vs. Sea Horses Rained Out
- July 12 Weeds 'N Things - 14 vs. West Wind Inn - 12
- July 13 Lady Lions - 13 vs. Charlie's Angels - 10
- July 14 Kiwanis - 11 vs. Lions - 9
- July 15 Nave Plumbing - 17 vs. South Seas - 4
- July 17 ESI - 13 vs. Cedar Chest - 10
- July 17 IWA - 12 vs. Timmy's Nook - 9

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