

Dear South Seas Club Owners,

Your South Seas Club Board of Directors is writing to share with you our deep concerns and reservations regarding a proposed land development code change pending before the Lee County Board of Commissions that would repeal current building height and density restrictions proposals on South Seas Island Resort. We suspect that many of you have seen the article available on WINK news, or other Sanibel/Captiva websites, or posted in many social media related feeds.

Lee County has set a public hearing on June 20<sup>th</sup> to consider changes to the county's Land Development code that would:

- Eliminate the three-units-per-acre density restrictions inside South Seas, with no new density restrictions cited to replace them;
- Exempt South Seas from Captiva's building height restrictions;
- Raise the permitted heights on Captiva by 11 feet -- allowing the construction of three-story buildings above base flood elevation; and
- Create a path for South Seas Island Resort to plan a new, larger development with buildings up to 75 feet high

As owners, we can all agree that South Seas Island holds a special place in our hearts, serving as a sanctuary of natural beauty and tranquility. Its pristine beaches, unique wildlife, and breathtaking landscapes have long been cherished and enjoyed by generations of South Seas Club Owners. The decision to potentially allow increased development threatens the delicate balance between progress and preservation that has been carefully maintained on the Island. As custodians for our portion of this remarkable destination, your Board is committed to seeking to uphold the core values that have made South Seas Island a cherished retreat. We believe that responsible and sustainable development, one that respects the Island's sensitive ecological integrity and safeguards its natural resources, is crucial for its long-term preservation and the enjoyment of future generations.

For these reasons, we are of the opinion that increased density and elimination of height restrictions will have adverse effects on the existing infrastructure and on the quality of life of residents, owners, and visitors. To that end, the Board is advocating against the proposed amendment. We are working with legal counsel, Hilton Grand Vacations, and other South Seas Island Timeshare Property Boards of Directors to voice our concerns to Lee County; **but this is not enough.**

**We need your help!**

**Here is what you can do:**

Call or send an email to each of these Lee County Commissioners using the template below, or your own variation:

- District 1: Kevin Ruane – dist1@leegov.com or (239) 533-2224
- District 2: Cecil Pendergrass – dist2@leegov.com or (239) 533-2227
- District 3: Ray Sandelli – dist3@leegov.com or (239) 533-2223
- District 4: Brian Hamman, Chairman – dist4@leegov.com or (239) 533-2226
- District 5: Mike Greenwell, Vice Chairman – dist5@leegov.com or (239) 533-2225

*I am a property owner on South Seas Island Resort and I oppose the proposed increases to Captiva's building heights and the elimination of the longstanding density and height limitations at South Seas Island Resort that will be presented at the upcoming June 20 public hearing. These proposed changes run counter to Captiva's historic pattern of low-rise and low-density development and will allow more and higher buildings on a fragile barrier island. These changes do not increase storm safety and resilience, and do not protect the environment. They do the opposite. These sweeping changes are also being pursued without the necessary and sufficient public input, notwithstanding the single public hearing scheduled for June 20, and with apparent disregard for the residents, owners, and visitors on Captiva. We encourage you to serve the interests of the entire Captiva community, not just those who wish to change the rules in order to build more units with bigger buildings. I urge you to reject the proposed changes at the June 20 public hearing, and vote for protecting Captiva's future.*

Additionally, the Captiva Community Panel is holding a Zoom meeting on Tuesday, June 13 at 9:00 a.m. EDT to discuss its opposition to the pending proposal. If you wish to participate, the details are:

**When:** Jun 13, 2023 09:00 AM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81193040028?pwd=eUgyV1k1bmMwbU81YTc5MDFHR1pMUT09>

Passcode: 858257

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We believe that by engaging in open dialogue and collaborating with all stakeholders, we can achieve an outcome that balances progress and preservation of the Island's natural beauty, serene views and unique charm.

Thank you,

South Seas Club Board of Directors

Keith Arnott  
Richard Fennessy  
Mary Struzziero  
William Kaufmann  
Nathan Bradley