

MARINER PRESERVATION AND DEVELOPMENT PLAN **AT SOUTH SEAS RESORT**

1. **Mariner has prepared a comprehensive Preservation and Development Plan for all of its remaining undeveloped land and density rights - to conclude its development activities at South Seas.** This plan:

- Covers 78.1 acres of land owned by Mariner / Plantation Development Limited - none of it is owned by MeriStar.
- Is a result of 2 years of detailed evaluation of the property - with the assistance of land planning, engineering and environmental consultants.
- Reflects the initial South Seas Master Plan approved by Lee County in 1973 - and reconfirmed in 2002.
- Involves the filing of applications for permits with various local, state and federal regulatory agencies - starting this month.

2. **The Preservation and Development Plan has 2 main elements:**

- **Preservation of 70.7 acres** B more than 90% of the land owned by Mariner - and includes:
 - Submerged lands, wetlands and the archeologically significant "Chadwick Mound" area
 - Removal of 1/2 mile of existing roadway along the bay - which will restore natural vegetation and improve tidal flow into 36 acres of adjacent wetlands
 - Putting the land under a permanent preservation easement - which will preclude any development of the property by Mariner in the future

- **Development of the remaining 7.4 acres of land** - less than 10% of the land owned by Mariner - including:

- Existing uplands area and 4.8 acres of wetlands
- Maintaining the existing mangrove fringe around the property
- Consolidating development adjacent to existing uplands
- Access to the site provided by a new drawbridge - which will maintain unobstructed access to and from Bryant Bayou - and meets fire department and EMS requirements

3. **The Plan is designed to address historical community concerns - and to comply with all development regulations applicable to Captiva and specified in the approved South Seas Master Development Plan:**

- 6 low rise buildings of 4 units each.
- The total of 24 units completes the build-out of South Seas to the approved total of 912 units.
- No “lock off units” are involved with the 24 units.
- Buildings have been situated to maintain the views from all existing units at South Seas.
- Building heights will be at or below the 42 foot height limitation for Captiva.
- Traffic impact will be minimal - just a 2.7% increase in the total number of dwelling units at South Seas. This traffic impact has already been included in the Lee County Concurrency Management Plan for Captiva.

4. **The impact on wetlands has been kept to a minimum - and will be subject to comprehensive regulatory review and approval:**

- The preservation area is about 15 times as large as the wetlands impact.
- The permitting process will require the approval of a host of Regulatory Agencies - including:
 - Local - Lee County Hearing Examiner and Board of County Commissioners
 - State - South Florida Water Management District - and Florida Fish and Wildlife Commission
 - Federal - Army Corps of Engineers - and several other agencies which review and provide input

5. **Details of the Preservation and Development Plan will be presented in a number of public forums:**

- Captiva Community Panel
 - March 9th
 - Again on April 13th (if requested)
- Captiva Civic Association
- South Seas Resort property owners
- Public hearings before the Lee County Hearing Examiner and Board of County Commissioners

6. **The impact of Mariner=s Preservation and Development Plan is to:**

- Deal with all of the remaining density rights and undeveloped land owned by Mariner at South Seas.

- Complete the build-out of the 912 total units approved for South Seas by Lee County in 1973 - and again in 2002.
- Preserve 90% of the land owned by Mariner - nearly 71 acres - and preclude future development of that property by Mariner.