

Beach Subcommittee report on options for alternate beach usage in the event PLCA Big Hickory Beach is deemed unusable for residents

The Beach Subcommittee of the Unit Owners Committee has been charged with investigating temporary, alternate beach locations in the event that the Big Hickory beach cannot be used. Below is a chart that lists various options should the PLCA Big Hickory beach facility no longer be viable. The Beach Subcommittee chart includes a description of the process needed for residents to utilize the said facility, along with some of the comments (“pros” and “cons”) of each option. This is not an attempt to sway anyone, but rather to identify opportunities and/or issues of each.

Furthermore, based on a December 3 UOC meeting that passed another motion, this report also briefly provides a preliminary recap of some of the land options south of our island property to Bonita Beach Park. (The December 3 motion from the UOC to the BOD recommended investigating other permanent alternatives and options such as joint ventures with other community’s -West Bay for example or outright purchase). It is suggested that this list be a starting point by another committee that would be established to include volunteers that have experience in real estate and local laws in order to research these options. That committee, in tandem with the Beach Erosion Task Force which is gathering data on costs associated with long term options for our Big Hickory Beach facility, can then report their findings with both sets of options. This provides comparisons from experts in their fields to facilitate the PLCA Board in making such an important a decision that faces our community.

While all these above options are being researched, other short-term options such as a reciprocal alliance with a partner such as West Bay need to be addressed as soon as possible. This sub-committee feels it should recommend such to the UOC.

While this report is primarily focused on ensuring that PLCA residents continue to have a positive beach experience, the subcommittee feels it is important to point out that PLCA residents still enjoy the boating experience. Thus, the boat ride plays a large part in the over-all beach experience amenity. Therefore no matter what options ultimately are selected, hopefully the boating experience can continue to be a part of the PLCA amenity package, even if it might be offered only as sunset cruises/eco-tours/etc.

**COMPARISON CHART
STATE/LOCAL COUNTY BEACHES, AND OTHER SITES**

	OPTIONS	GENERAL COMMENTS	
	AREA / DESCRIPTIONS	PROS	CONS
1	LOVERS KEY/MAIN ENTRANCE		Not private beach facility
	Cost is \$1pp when brought in by vehicle (bus max is \$40). Individuals may buy family annual pass for \$84 which is good at all state parks.	Cost is minimal.	Cumbersome multi-transferring system & fee. Travel time would be over an hour each way by boat and probably 45 minutes if by ground (Bus).
	Process would be for residents to park in PLCA parking lot.	Parking similar	
	Transfers via boat would be to bus to marina, take boat to bay side Lovers Key Island and drop off residents. Another bus would transport residents to entry.	Bus transfer/entry could start at any time.	
	Transfers (ground) could be to take the bus to Lovers Key.	PLCA bus operation can be used	
	Entry fee (\$1) must be paid at time of entry by bus driver or individuals. A credit card can be used. Upon arrival residents must walk or take tram to beach. All features offered at Lovers Key are available, some free (ranger tours) or have additional fees (lounge chairs/umbrellas/food /bikes/kayaks/etc.).	The residents can take advantage of the ranger tours.	Other services such as umbrellas /chairs are an extra fee.
	Return would be reverse of either one of the above, based on which mode PLCA sets up for residents		
	LOVERS KEY/NORTH BEACH		Not private beach facility
	Cost is \$1pp	Cost minimal.	No Facilities / services within 1 mile
	Transfers would be via boat which would pick up at our marina and drop off on the north end of Lovers Key beach (no dock available)		Transfers by boat must be via <u>state approved boating vendor (only 2 currently contracted)</u>
2	BONITA BEACH/LITTLE HICKORY BEACH ACCESSES	No charge for beach usage	Parking is limited, no services and not a private beach – cost is pay as you park or if Bonita Resident \$5/year if you get sticker with ID.
	There are ten access locations to Bonita Beach and Little Hickory Beaches. Residents must pay for parking or have a parking pass (\$5 annual fee). PLCA could run bus transfers to/from the beaches. Facilities are available at the southern Bonita Beach location and have 2		

	parking lots (north and south of Doc's Restaurant. Going north from the above mentioned location there are 8 other county beach accesses but all are limited parking. Access 10 is at the far north end (just south of our island) and has two small lots, and is across the street from Big Hickory Grill & Marina.		
	North Bonita Beach Park on Little Hickory This facility may be a way to use PLCA boat operation to take residents via boat to marina. Residents would walk across the street (less than 5 minutes) at the cross walk to access this northern beach area. Two restrooms are located in the parking lot and small shower is available at the beach access cross-over from parking lot to beach area. A deal can be negotiated with Marina to bring in our boats.	Less than 5 minute walk from a marina on east side of road @ Big Hickory Grill and Marina.	Not a private beach and would not have normal umbrella/lounge chair set up with our ranger staff.

3	Other (Private) Beach facilities		
	There are at least 4 privately owned beach facilities: Bonita Bay, The Brooks (both are Bonita Bay Group operations), West Bay Club and Mediterra. All are operated by their individual home associations Similarities: Hours of operations 8 or 9 AM until sunset daily, provide services such as lounge chairs/umbrellas/food service/bus or boat transfer system/parking and restroom-shower facilities. For beach "ranger" operation" they check in members/set up & care for beach area and equipment. These facilities staff their operations with a few full-time staff, and both part-time year round staff, and seasonal part-time staff. When necessary some use staff from other club departments via "On call" for emergency situations and/or periods of heavy use. Note working hours (up to 12 hours/day).	Further research by another sub-committee would be needed for these options. A plus should PLCA consider purchase of land on Hickory Blvd is that <u>the value should always be increasing.</u> Also, noteworthy is that <u>the county beaches which are on both ends will most always be protected/re-nourished, thus beaches along this area benefit accordingly.</u>	Time sensitive issues: Short-term alliances with West Bay and/or land purchase should be investigated immediately, as these options are time sensitive and may not be options for long. Also, a lot of research will need to be done, not only for finding the land-and getting funding, but to work out any permitting/ commercial -rezone (but there are 4 other private beach facilities with services, i.e. restaurants, which set precedence). Experts in real estate and county permitting/etc. should head up special committee.
A	Bonita Bay has a good bus system year round used by residents/guests. Residents with parking passes allowed to park during season as parking is limited. Food service in season has been subcontracted out to "TIKI HUT" Restaurant.		
B	The Brooks has limited parking. Rosie Spoonbill's provides some food service.		

C	Mediterra has built their own multi-story facility, which provides storage of beach equipment in the building along with a full service restaurant and underground parking for residents. Parking lot is gated, entry via swipe card.		
D	West Bay 200FT FRONTAGE has a small parking lot but also uses a boat. Their boat transfer takes about an hour, as it must travel Estero River before reaching Estero Bay. Boat drops off residents at marina on Bay side across from facility and they use a cross walk to beach facility. A cute Florida style decorated restaurant is currently run by their golf restaurant staff. Due to West Bay being in bankruptcy the restaurant operation has been curtailed (currently only 2 or 3 days in low season), and TBD in upcoming peak season. The restaurant building's lower facility is used for beach equipment storage. Their beach facility (length of beach) is one of the smallest	Currently used by West Bay Residents, but due to developer (Lehman Brothers) bankruptcy filing, services have been curtailed. If PLCA were to pursue a reciprocal relationship with the beach/ Restaurant facilities, both would benefit. A PLCA committee should be appointed immediately to meet with West Bay.	

4	CURRENT PROPERTIES FOR SALE ON HICKORY BLVD.	OUTRIGHT PURCHASE OPPORTUNITY	COSTS AND REZONING TO BE CONSIDERED
	There are double digit properties for sale along this section of Hickory. Listed below are just a couple of examples of property for sale side by side as well as several properties adjacent which have older homes. PLCA could purchase 2+ side-by side properties and carry mortgage over 20+ years (or find other financing options). Use one or more existing buildings for storage/food service and restroom-shower facilities. Use lot for parking. Similar to West Bay operation.	Purchasing on Little Hickory can be considered an investment. As such, a long-term investment might be of more value than risk of spending money for renourishment every few years at cost that may escalate in the future. Also county/state parks are on both ends of island whereby the county tends to renourish their beaches periodically as needed. This benefits all beaches along this island.	PLCA prior to purchase would need to have property re-zoned. Many other lots along this stretch of Hickory have been changed so precedent has been set for such.
	27600 Hickory (50ft frontage) - listed @ \$1,125,000 (Assessed \$1,788,440) owner address is Mammoth Lakes, CA	Same owner as 27608, so buying two side-by side can be a negotiating tool	

	27608 Hickory (50ft frontage) listed @ \$1,125,000 (Assessed \$1,765,400) owner address is Mammoth Lakes, CA (same owner as 27600 property)	Same owner as 27600 so buying two side-by side can be a negotiating tool	
	ADJACENT PROPERTIES/MISC.		
	27624 Hickory (100ft frontage-adjacent to 27608) just purchased in 2006 for (Assessed \$2,979,510) owner address is at this address		
	27592 Hickory (50ft frontage-adjacent to 27600) just purchased in 2006 for \$2,950,000(Assessed \$2,126,540) (owner address listed in Evergreen Park, ILL)	Possible interest in selling as owner not living at site	
	26301/07/11-13/23/33 Hickory - GINN (Quail West) owns 5 lots on bay side and 1 lot on the gulf side 23170; None are developed and/or used.	These lots are part of a chapter 7 bankruptcy filing which may need watching in the immediate future.	
	27250 Hickory - Bonita Bay beach park (approx 350' frontage (7 lots)		
	26110 Hickory - Mediterra 200ft		