

Handout Wednesday August 17, 2011
Captiva Height Public Workshop
Captiva Yacht Club

Proposed Modifications to Policy 13.1.2:

POLICY 13.1.2: No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. Due to the nature of a barrier island, the height of buildings and structures is dependent on conditions such as elevation of the site above sea level and FEMA minimum mandatory flood elevation requirements. In response to these conditions, the height of buildings and structures may not exceed the least restrictive of the two following options:

- a) 35 feet above the average grade of the lot in question or 42 feet above mean sea level measured to the peak of the roof, whichever is lower; or
- b) 28 feet above the lowest horizontal member at or below the lawful base flood elevation measured to the mean level between eaves and ridge in the case of gable, hip, and gambrel roofs. If lowest horizontal member is set above the base flood elevation the 28 foot measurement will be measured starting from the base flood elevation.

Notwithstanding the above height limitations, purely ornamental structural appurtenances and appurtenances necessary for mechanical or structural functions may be permitted to exceed the maximum height allowable by this policy extend an additional four (4) feet above the roof peak or eight (8) feet above the mean height level in the case of gable, hip, and gambrel roofs, whichever is lower, so long as these elements equal 20% or less of the total roof area.

Please provide comments to:

Robert Stewart at rstewart@leegov.com,

or

Matt Noble at noblema@leegov.com.



Captiva Island

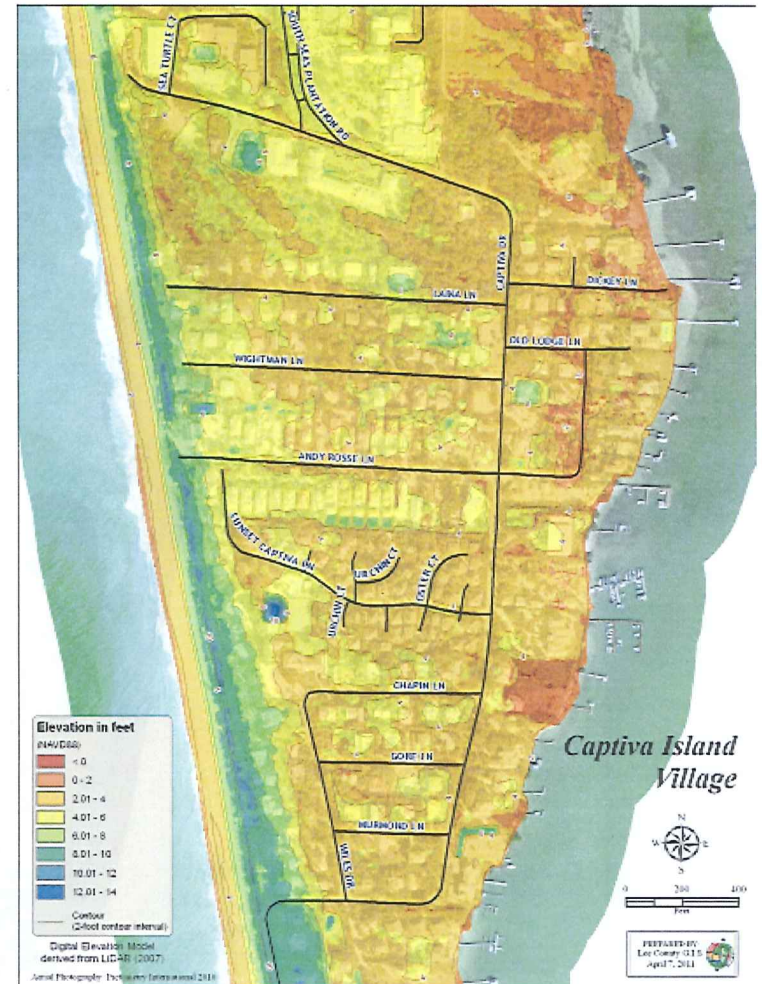
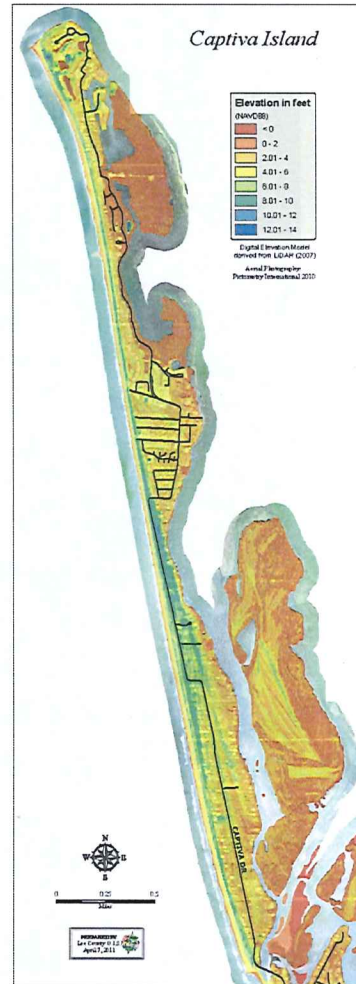
Building Heights



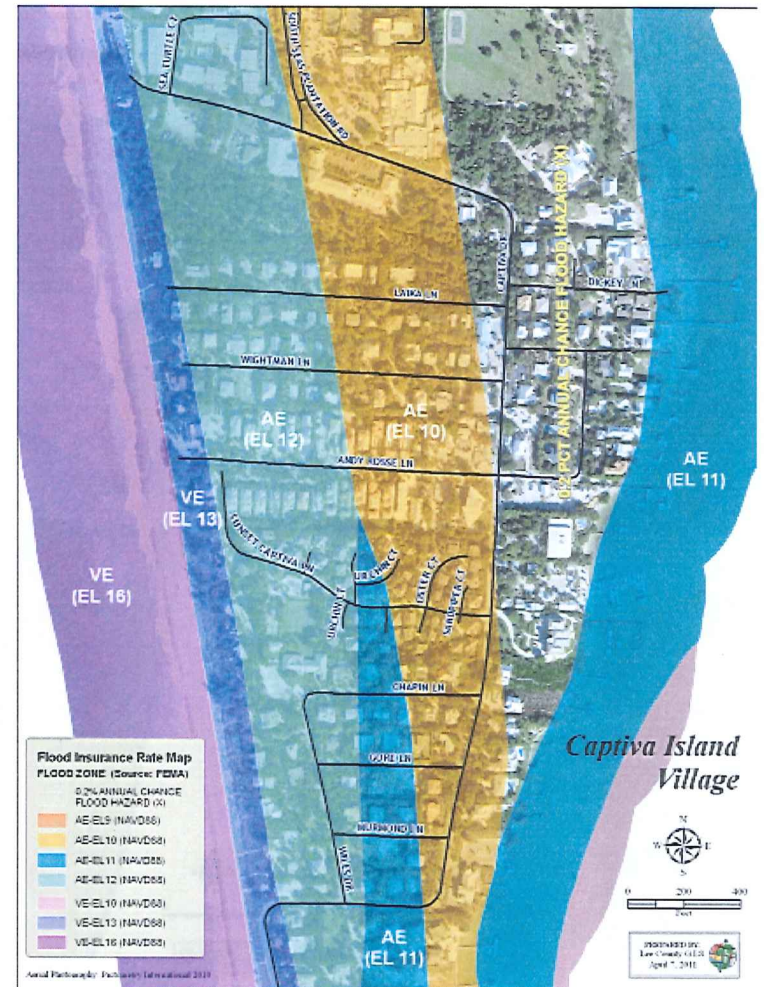
Height Regulations on Captiva Island

- Current:
 - **Policy 13.1.2:** No building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower.
- Proposed:
 - **Policy 13.1.2:** No building or structure may be erected or altered so that the peak of the roof, or the mean height level between eaves and ridge in the case of gable, hip and gambrel roofs, exceeds 28 feet above the lowest horizontal member at or above the lawful base flood elevation. In those areas of the island as specified in the Land Development Code only, no building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower.

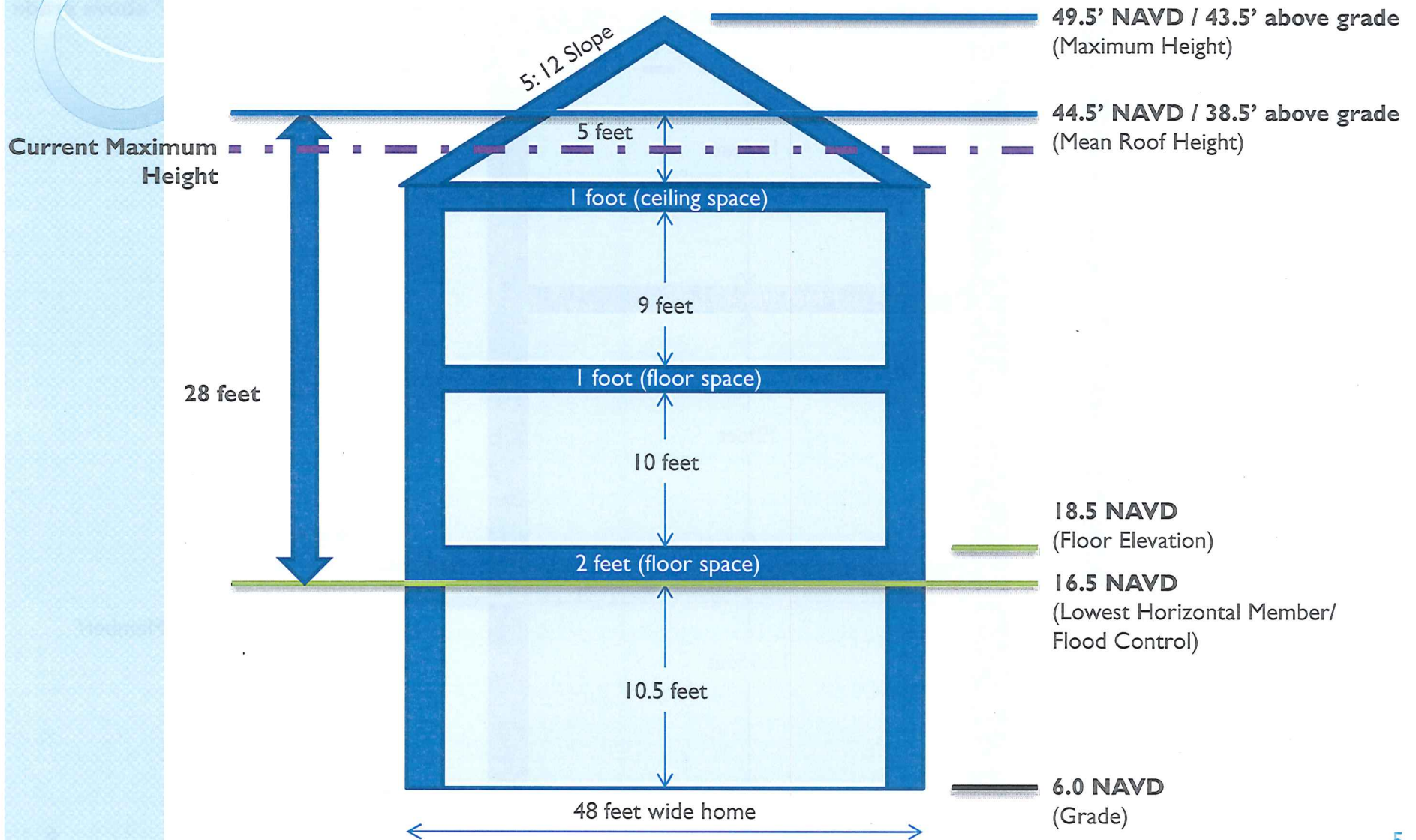
Captiva 2007 LiDAR Elevations:



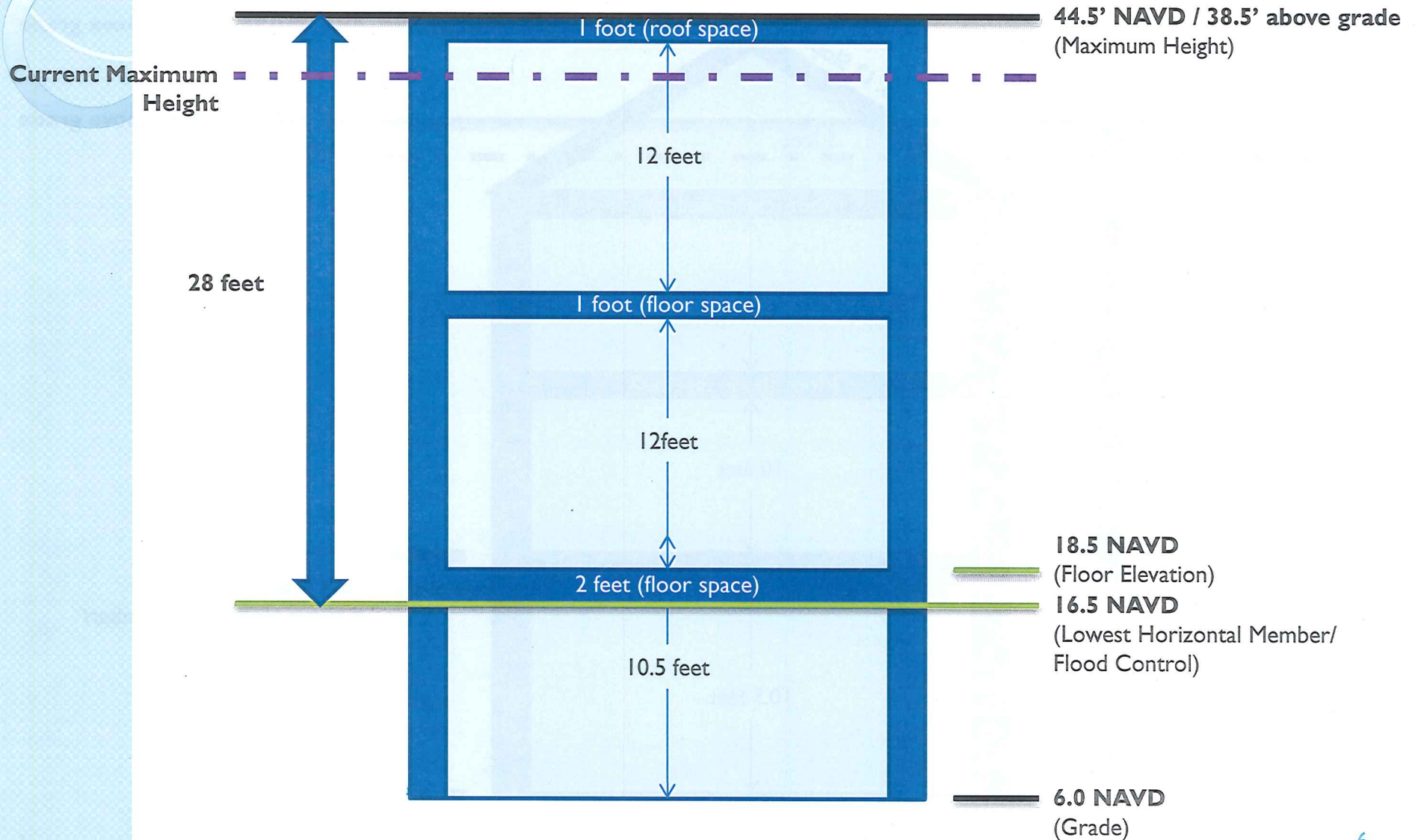
Captiva FEMA Flood Zones:



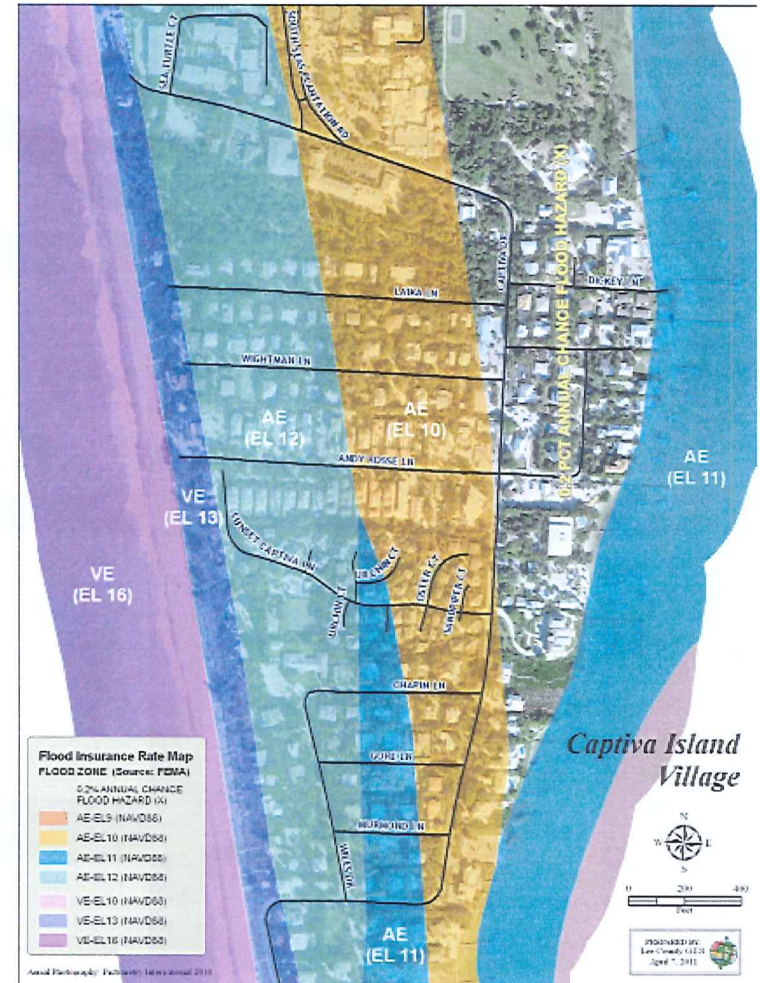
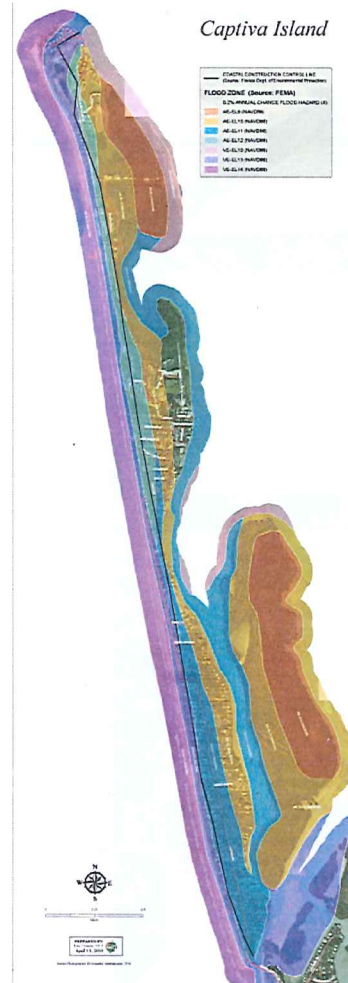
VEI3 Zone (16.5' required elevation)



VEI3 Zone (16.5' required elevation)

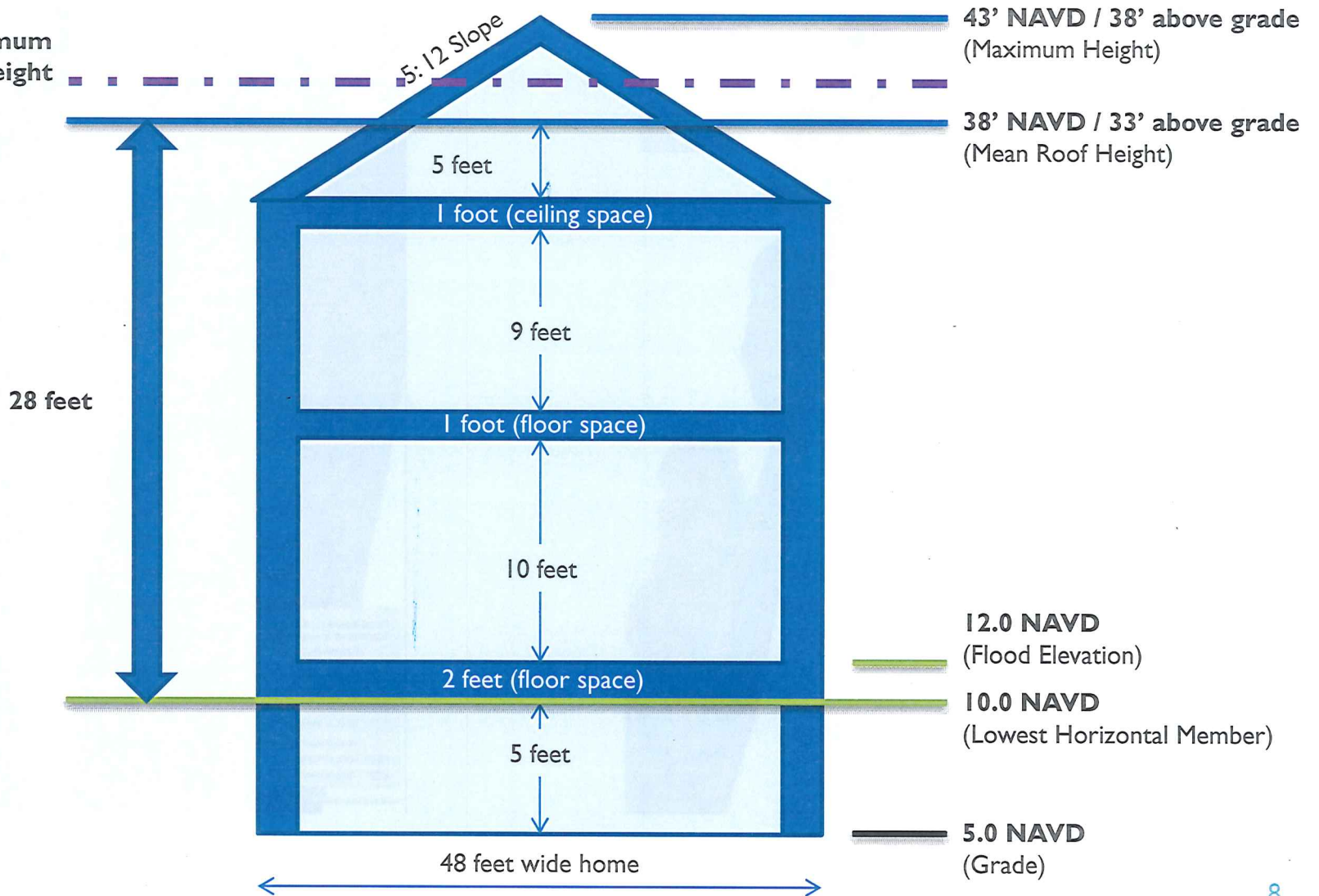


Captiva FEMA Flood Zones:



AEI2 Zone

Current Maximum Height



AEI2 Zone

Current Maximum Height

28 feet

40' NAVD / 35' above grade
(Maximum Height)

1 foot (roof space)

10 feet

1 foot (floor space)

11 feet

2 feet (floor space)

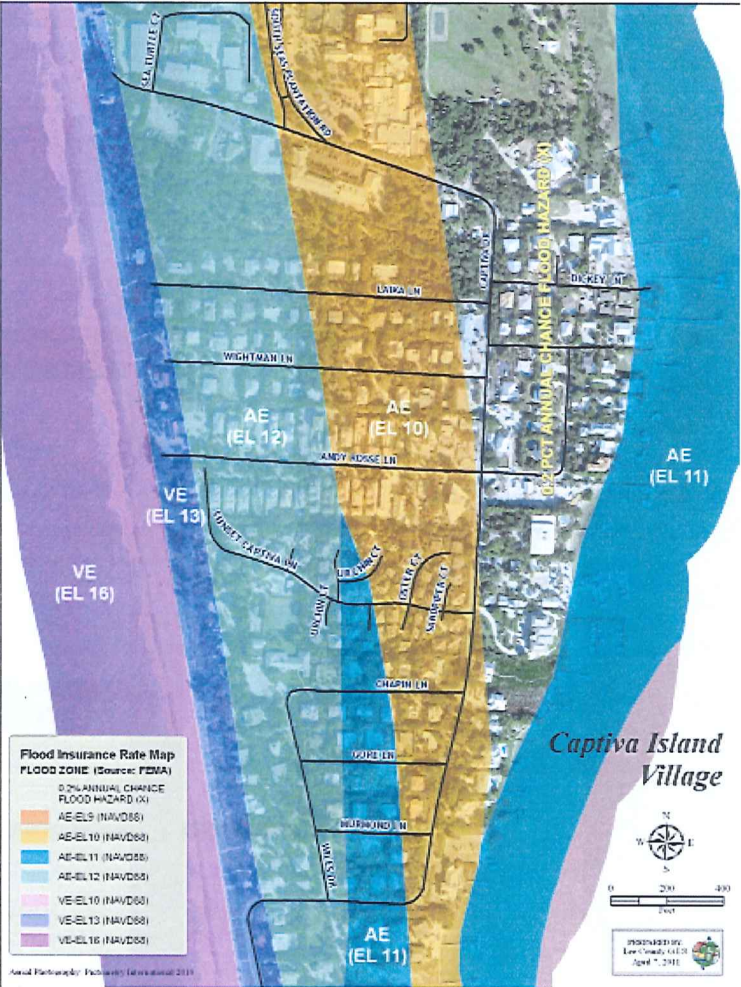
15.0 NAVD
(Lowest Horizontal Member)

12.0 NAVD
(Flood Elevation)

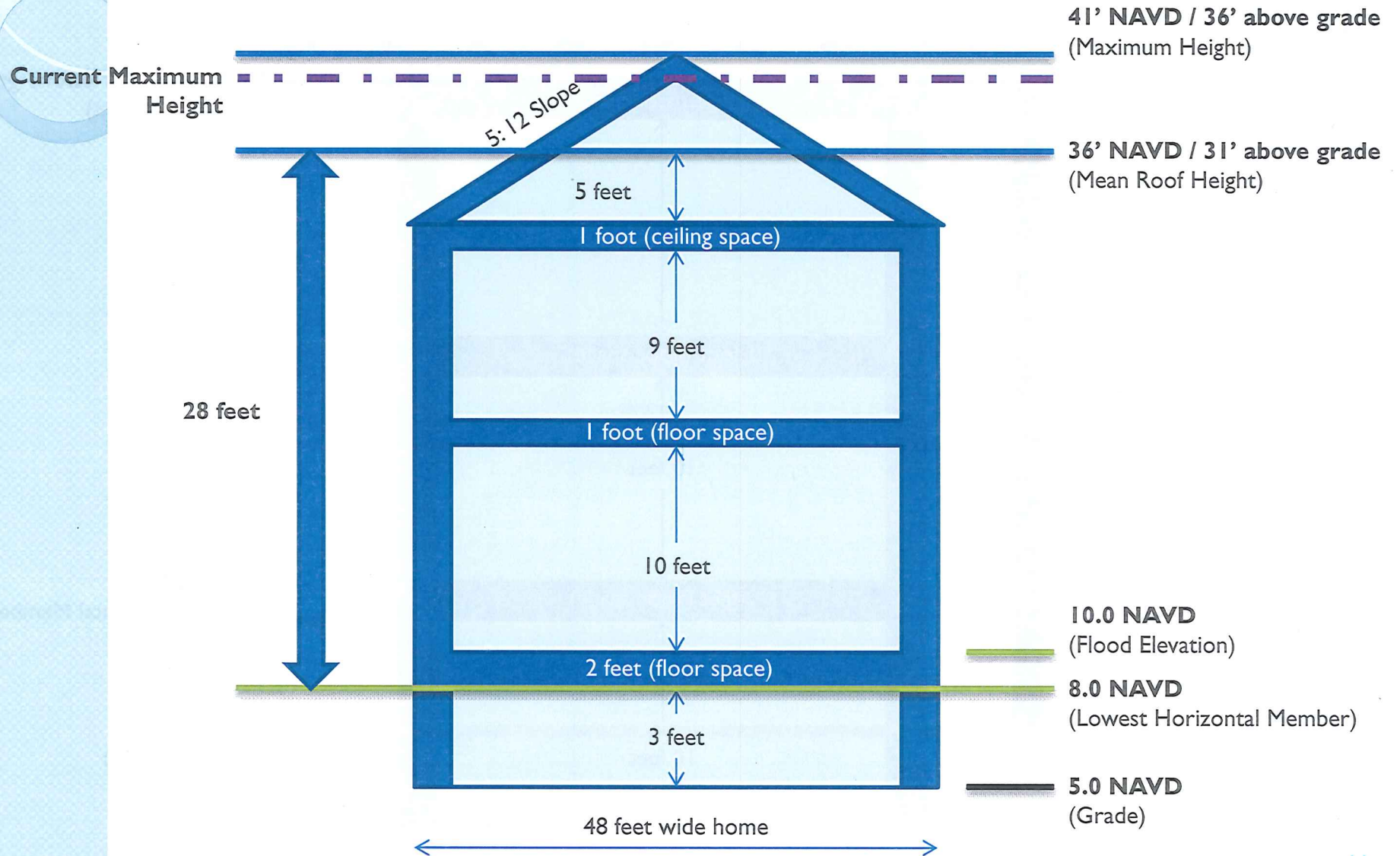
10 feet

5.0 NAVD
(Grade)

Captiva FEMA Flood Zones:

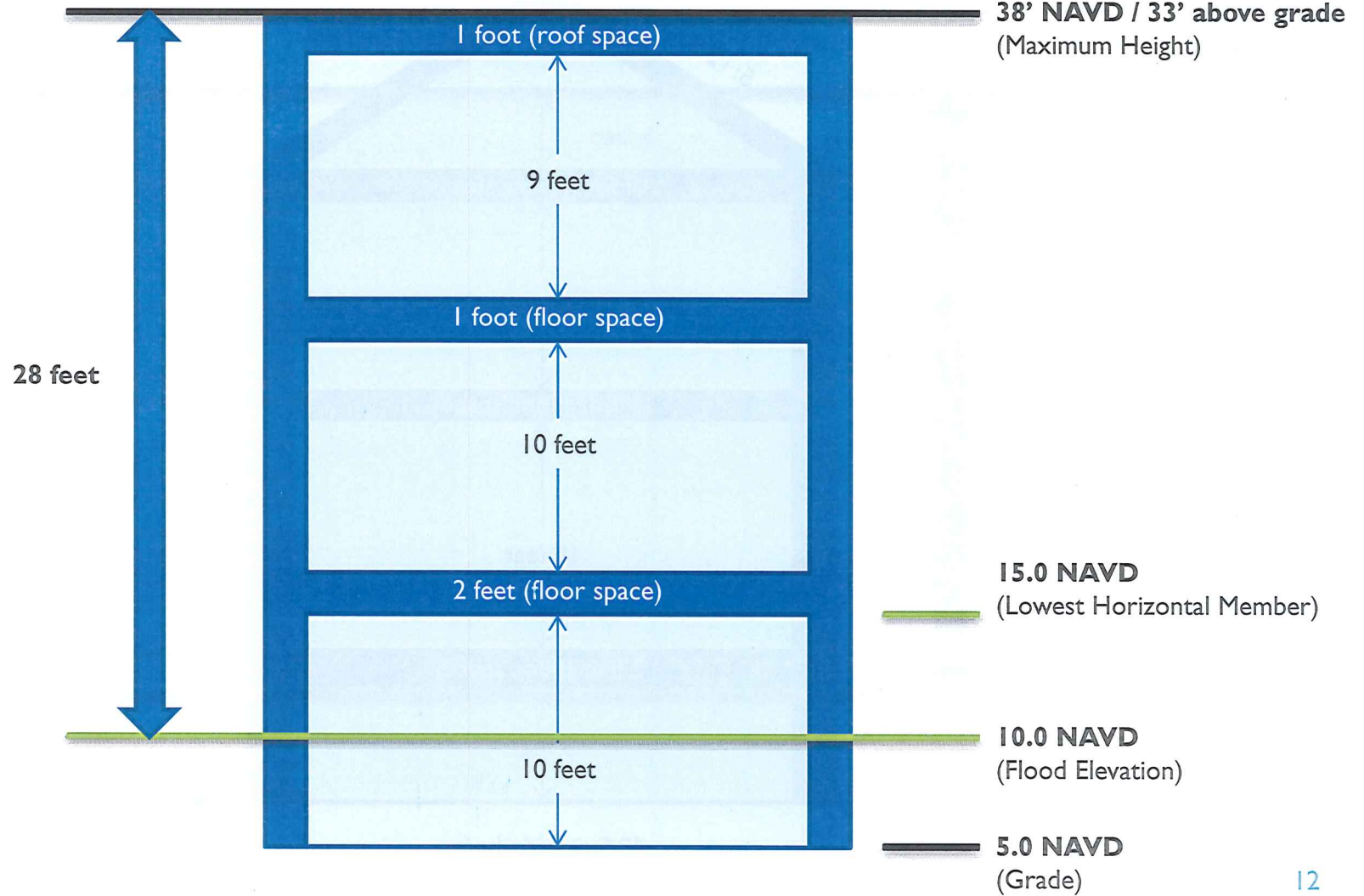


AEI0 Zone

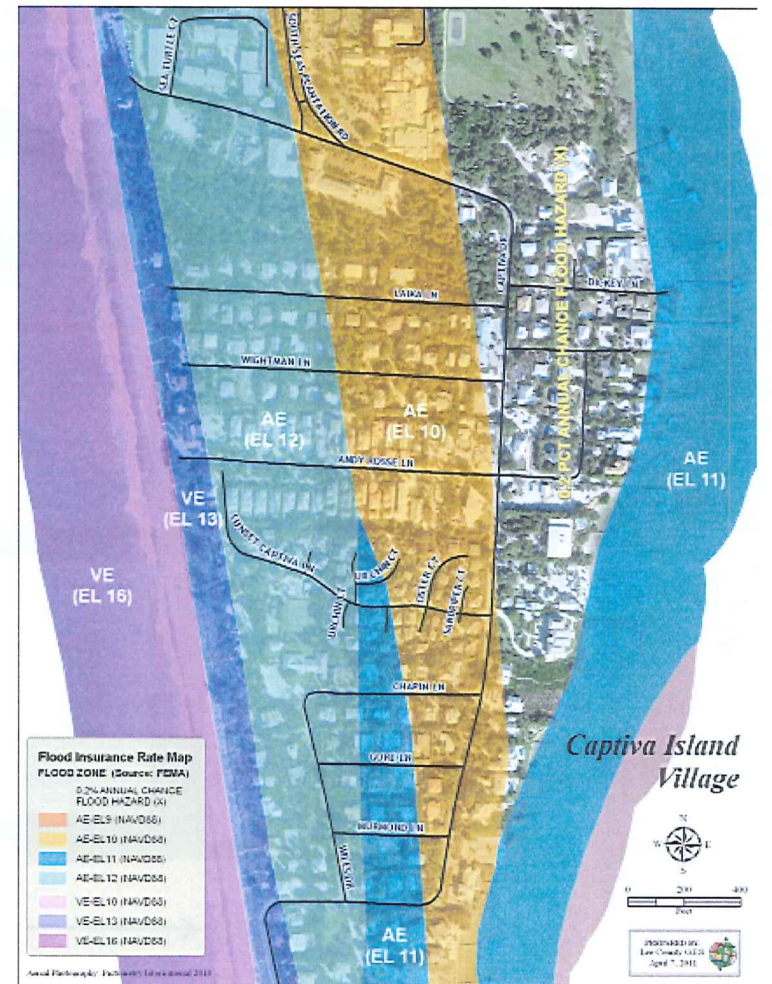
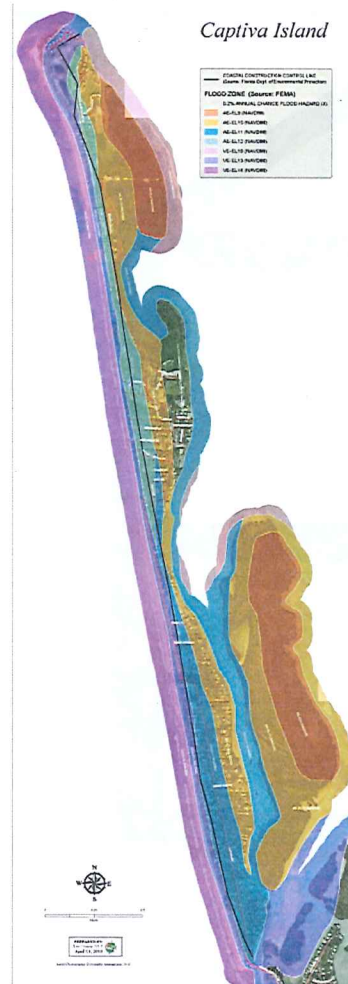


AEI0 Zone

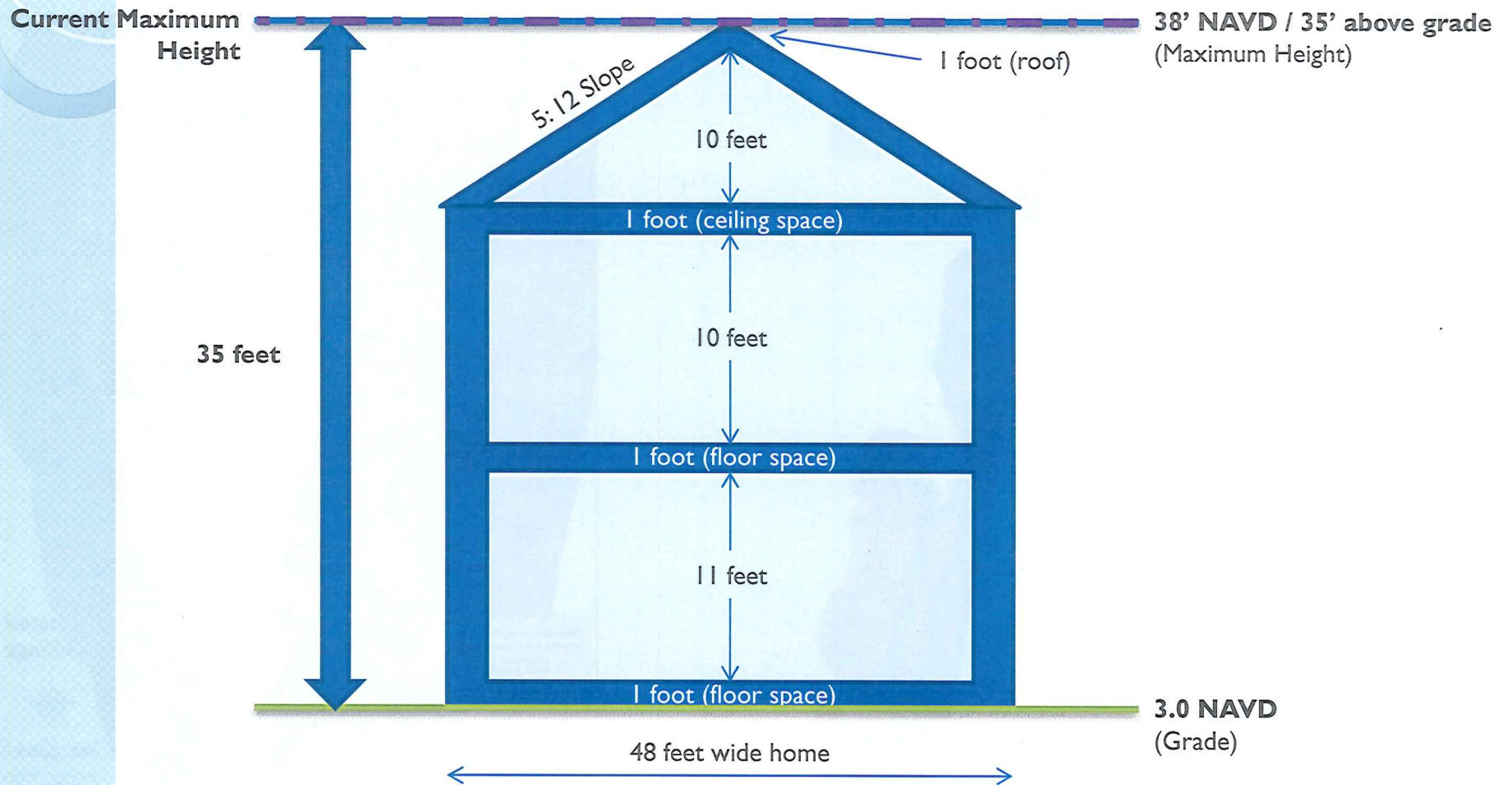
Current Maximum Height



Captiva FEMA Flood Zones:



X Zone



X Zone

Current Maximum Height

