

DRAFT AMENDMENTS TO THE LEE PLAN AND FOR CAPTIVA ISLAND

**A REPORT TO THE
CAPTIVA COMMUNITY PANEL
August 2015**



**Max Forgey, AICP
Forgey Planning Services
4637 Vincennes Boulevard, Suite 1
Cape Coral, Florida 33904**

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I. Overview of Captiva Plan Update

The Lee Plan, Lee County's **Comprehensive Plan**, was first adopted by the Board of County Commissioners in 1984. It was the first plan in Lee County to feature a Future Land Use Map (FLUM) and Levels of Service (LOS) standards for infrastructure and services, and was a precursor of Florida's 1985 Growth Management Act. The Lee Plan, which was adopted following an unprecedented series of public meetings and hearings, featured an Urban Service Area and set aside large areas for agriculture and conservation. The Lee Plan has been amended several times since 1984 through the Evaluation and Appraisal Report (EAR) process mandated by the Growth Management Act, expanding the text of the Lee Plan and enlarging the Urban Services Area.

The most recent EAR amendment cycle is the **New Horizon 2035 Plan** which was launched in April and May 2012 with a series of twelve public visioning sessions, including one in Captiva, which focused on five topics: **Livability, Strengthening Connections, Community Character, and Sustainability**. After the workshops were completed, County staff forwarded a set of proposed revised elements to the County's Local Planning Agency (LPA) for consideration. The last of these elements, the Future Land Use Element (FLUE) was reviewed by the LPA on Aug. 25, 2014, although some maps were sent to the LPA in January 2015. At this time, it is uncertain when the Lee County Administration and BCC will take up the plan EAR again.

The Captiva Plan is a **Community Plan**, which was also adopted as a part of the Lee Plan in 2003. It contains one goal and a set of objectives and policies to guide future development on Captiva Island. In Lee County, community plans are adopted by ordinance as amendments to the Lee Plan.

The Captiva Plan was prepared under the auspices of the **Captiva Community Panel**, which was established by the Captiva Property Owners' Association (CPOA), a 501(c)3 corporation. The Panel contracts with the Board of County Commissioners to update and maintain the Captiva Plan. Over the years, the Panel has conducted more than 100 public meetings and workshops, which address planning and other community issues, such as public safety and environmental protection.

☞ **The Captiva Community Panel maintains a website that contains past agendas, minutes, and documents detailing the history of the Captiva Community Plan. To access these documents, go to: http://www.captivacommunitypanel.com/captiva_plan.html**

Amendments to the Community Plan. Since 2003, the **Community Plan has been amended three times**—there were several amendments to the text in 2005, an amendment addressing mixed use development in 2007 and one amendment—concerning building height—in 2011.

The Building Height Amendment of 2011. The building height amendment was particularly significant because it came at the end of several years of controversy concerning building heights on the island. Although there was a strong consensus against high-rise and mid-rise development on Captiva—roughly defined as two habitable floors above a lower level for parking—changing conditions

had made the old standard (“35 feet above the average grade of the lot or 42 feet above mean sea level measured to the peak of the roof”) difficult to implement for property owners seeking to build or rebuild on an existing lot.

These conditions included the State of Florida’s Coastal Construction Control Line (CCL), which had shifted inward, forcing residents to begin their measurements from an increasingly higher elevation, without relief from the regulations in force. Homebuilders also found that the peak of the roof standard encouraged the construction of flat topped roofs that clashed with the island aesthetic that most Captivans wished to continue. By adopting revised Policy 13.1.2 of the Lee County Comprehensive Plan in CPA 2010-15 on Sept. 28, 2011, the Board of County Commissioners affirmed the Panel’s recommendation that residents be permitted to choose the old standard or a new standard—“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.”

Land Development Code (LDC) amendments. On Sept.11, 2012, the Board of County Commissioners adopted a set of major amendments to Section 33 of the Lee County Land Development Code, based upon the testimony received by the Panel over the previous three years. (See Appendix 2) In addition to the building height language in Policy 13.1.2 which restated CPA 2010-15 verbatim, the LDC amendments addressed major changes to signage regulation, short term rental of residential property, and other issues.

Contract with Lee County. On Sept.3, 2013, the Board of County Commissioners approved a new contract with the Panel to explore possible revisions to the Captiva Plan and the Land Development Code, but with emphasis on the former.

Visioning Exercise. In early 2012, the Captiva Community Panel conducted a series of informal visioning sessions to engage the public in expressing community directions and values. At that time, the Panel and its advisers, Ken Gooderham and Max Forgey, hoped to propose the vision statements for amendment to the Lee Plan as a part of the County’s New Horizon 2035 initiative, which has subsequently become stalled. The 2012 visioning language was reconsidered by the Panel in the spring of 2015 and is proposed for incorporation into the Lee County Comprehensive Plan as a part of this report. The Panel, after lengthy deliberation, identified a community vision that is contained in the revised Goal 13, placing strong emphasis upon the island’s natural environment, its tranquil ambience and unhurried lifestyle, and the balance of economic and environmental needs.

The proposed Goal 13 contains six value statements (e.g. valuing “the island’s history as an informal resort destination” and “recognition of its fragility as a coastal high hazard area”) and seven items for cooperation with Lee County (e.g. “[s]horeline and natural resources management” and “[b]uilding standards that limit density, restrict height, maintain lot sizes and reduce the intensity of uses through land use and zoning practices.”)

Community Survey. In the fall of 2013, Ken Gooderham conducted a detailed survey of attitudes and preferences on Captiva to prepare for the Workshops. The topics included:

- Landscaping Historic Preservation
- Lighting
- Economic Development
- Pedestrian Connectivity & Safety
- Parking
- Future Direction of Captiva Community Panel

For a detailed summary of the survey, see Appendix 3 to this report.

A survey was drafted, reviewed and revised over the course of four panel meetings in summer/fall 2013. The final survey was compiled and presented online through an electronic survey website. A link to this survey was mailed to every property owner and voter on the island; owners of multiple properties received a single mailed link, but owners who were also registered voters received two links. (Owners who requested a printed version were given appropriate contact information and a paper survey was mailed to them.) Results (including text answers to open-ended questions and requests for comments) were compiled and presented to the panel and public at a public meeting, and these results were also posted online at the panel’s website.

Summary of results of Visioning Exercise, Community Survey, Workshops, and Public Meetings Conducted by the Captiva Community Panel.

Historic Preservation—

Survey respondents expressed strong support for historic preservation, particularly for historic houses, but differed as to whether voluntary compliance or regulatory action would be more effective.

Lighting—

Survey respondents value dark skies and are generally satisfied with existing levels of lighting on the island, although there is substantial support for regulation which discourages the upward lighting. They advocate continued enforcement of existing regulations.

Commercial Core/ The Village—

Survey respondents are generally satisfied with the existing mix of commercial and residential uses on the island, although they find that traffic continues to be a source of conflict. While many residents would like to see a better variety of shopping opportunities, most respondents regard this as unlikely. At the workshops, the Commercial Core/ Andy Rosse Lane/ pedestrian/ cyclist interface was a major topic of discussion.

Bicycle/ Pedestrian Safety—

Among survey respondents there was a sharp division between those who were satisfied with cycling and pedestrian opportunities on the island and those who found these activities dangerous. Again, this was a topic of lengthy and animated discussion at the Workshops.

II. Draft Amendments to Lee Plan

Proposed Lee Plan Language

Transmitted to Lee County by Captiva Community Panel April 14, 2015

For existing Captiva Community Plan Goal, Objectives & Policies, see Appendix 1

GOAL 13: CAPTIVA COMMUNITY VISION. Captiva Island is a coastal barrier island with a low-density residential lifestyle and economic base, augmented by commercial activities which serve residents and tourists who are drawn toward a tranquil, unhurried experience in a natural setting. As an island community, Captiva's natural environment -- beaches, wildlife and flora -- is its most important attraction, and Captiva residents regard the protection of its mangrove fringe, water quality, and dark skies as matters of paramount importance. Toward this end, its residents, owners and the business community must work together, with Lee County and other regulatory bodies to sustain the fragile and limited resources of the island.

Through its efforts and support, the Captiva community has shown that it values the following:

- A lifestyle which is mindful of the land and sea environments surrounding the island; commercial sustainability to allow residents access to basic needs without undue travel and encouraging services and facilities that support a community of individuals living together.
- The island's history as an informal resort destination.
- The island's future as a community that maintains high aesthetic and environmental standards.
- The sense of the island as a coastal community, balancing diversity of coastal community architecture, landscape, and tourism-oriented commercial activities with a respect for the privacy and property rights of the island's permanent and seasonal residents.
- Levels of services that reflect and acknowledge the balance between tourism, non-resident property ownership, seasonal occupancy and year-round residency.
- Recognition of its fragility as a coastal high hazard area.

To achieve these ends, Captivans must work together and with Lee County for:

- Environmental preservation, including enhanced water quality, encouraging the use of native vegetation, and maintaining the mangrove fringe protecting the island's shores, while limiting noise, light, water, and air pollution.
- Shoreline and natural resources management to preserve habitat, recreation and sustainability.
- Accommodating mixed uses of traditionally commercial properties to maintain a business community sufficient to support the immediate needs of island residents and visitors.

- Development and appearance standards that acknowledge the unique natural setting and hazards, which include overwash, erosion, invasive vegetation, and outdated lot sizes.
- Creative responses to the economic pressure which encourages lot-by-lot redevelopment that maximizes building footprints and envelopes to the detriment of community appearance.
- Upgrading public infrastructure and enhancing the appearance and functionality of the island's rare public spaces.
- Building standards that limit density, restrict height, maintain lot sizes and reduce the intensity of uses through land use and zoning practices.

The future of the island will be secured and enhanced as Captivans (present and future) work together to reach consensus on island needs and goals, and work in unison with Lee County, the Captiva Erosion Prevention District, the state and its agencies, and nongovernmental organizations serving the island to ensure those goals are realized.

OBJECTIVE 13.1: *Protection of community resources.* Develop and maintain incentive and/or regulatory programs to ensure the long-term protection and enhancement of wetland habitats, water quality, natural upland habitats, community facilities, existing land use patterns, infrastructure capacity, and historically significant features on Captiva Island.

POLICY 13.1.1: *Subdivision of existing RSC-2 parcels.* No subdivisions of parcels that were zoned RSC-2 (Captiva Estate) on January 1, 2002, regardless of their zoning at any time thereafter, may be permitted unless all of the resulting lots comply with all of the minimum lot size and dimensional requirements in the RSC-2 district.

POLICY 13.1.2: *Building heights.* 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 mandatory flood elevation requirements. In response to these conditions, the height of buildings and structures may not exceed the less 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.

If the Village, Gold Coast, Tween Waters or South Seas neighborhoods wish to establish building height standards to fit the unique characteristics of those neighborhoods, such standards can be set forth in the Land

Development Code, as long as building heights in these neighborhoods cannot exceed those allowed by this policy and any such modifications are supported by a clear majority of the affected property owners.

Notwithstanding the above height limitations, purely ornamental structural appurtenances and appurtenances necessary for mechanical or structural functions may 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.

POLICY 13.1.3: [Intentionally left blank]

POLICY 13.1.4: *Beach and shore preservation.* Lee County will continue to support the effort of the Captiva Erosion Prevention District, a beach and shore preservation authority under provisions of Chapter 161, Florida Statutes, to preserve, protect and maintain Captiva's beaches using environmentally responsible methods.

POLICY 13.1.5: *Quality of adjacent waters.* Lee County will encourage and support efforts by the Captiva community to investigate and recommend measures that will improve water quality in Pine Island Sound and the Gulf of Mexico adjacent to Captiva Island. Such measures may include regulation of septic systems and sewers only if sized to limit development to that permitted by this plan.

POLICY 13.1.6: *County information clearinghouse.* The Captiva Island Community will establish a document clearing house on Captiva, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.1.7: *Public informational session for land use changes.* The owner or agent for any rezoning, variance, or special exception request within the Captiva Planning Community must conduct one public informational session on Captiva where the agent will provide a general overview of the project for any interested citizens. The Captiva Community Panel will receive a minimum of two weeks' notice, along with a packet of materials for consideration, prior to its regularly scheduled meeting in order to assure that sufficient notice is provided to the public. The applicant may request a meeting at a different time and place than the Panel's regularly scheduled meeting, but the same notice and packet requirements shall apply.

Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.

POLICY 13.1.8: *Public participation.* Lee County will encourage and support the solicitation of the widest possible range of public input for any future Lee Plan amendments that directly apply to Captiva or the policies adopted for Captiva under this section of the Lee Plan. To that end, Lee County is committed to provide continuing assistance to the Captiva Community as part of the Evaluation and Appraisal Report process as well as ongoing technical expertise related to the functioning of the adopted policies.

POLICY 13.1.9: *Consistent siting of structures and historical character.* Lee County will encourage and support efforts by Captivans to develop and submit ordinances that will encourage the siting and building of structures consistent with the historical character of the island.

POLICY 13.1.10: *Density increases prohibited.* New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. (Added by Ordinance No. 05-19) No further residential lot splits or lot line adjustments will be permitted in the Village if they would result in increases in density or intensity of use.

POLICY 13.1.11: *Criteria for variance approval.* Variances should be limited to unique, specifically authorized circumstances and will be allowed only in situations where unnecessary hardship would otherwise occur; i.e., where all of the following are met:

- Where the hardship cannot be corrected by other means allowed in the ordinances,
- Where strict compliance of the regulations allows the property owner no reasonable use of the property,
- Where the variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties located on the same street and within the same Future Land Use category, unless denial of the variance would allow no reasonable use of the property,
- Where the applicant did not cause the need for the variance, and
- Where the variance is not contrary to the spirit of the ordinance.

[Policies 13.1.12 and 13.1.13 intentionally left blank]

POLICY 13.1.14: *Telecommunications tower.* Notwithstanding anything pertaining to Captiva Community Plan Height Restriction Policy 13.1.2, due to the unique degree of public interest attached to it regarding emergency communications services, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet, provided that said new facility makes space available to the county for adequate emergency communications service coverage for Captiva, as well as co-location within the capabilities of that tower for all wireless carriers desirous of serving Captiva. Destruction of mangroves will not be allowed in order to build or operate such a tower or related tower facilities. The telecommunication tower will be a monopole, unless public safety is compromised.

POLICY 13.1.15: *Dark skies.* The location of Captiva Island provides a unique view of the dark night sky that should be preserved whenever possible and without sacrificing public safety. Lee County will rely whenever possible upon public education and voluntary efforts to maintain dark skies on the island. If those efforts prove ineffective, Lee County will support the Captiva community's efforts to craft and codify land development

regulations applicable to exterior residential and commercial lighting as a means to limit light pollution, light trespass and its potential detrimental effects on wildlife to the greatest extent possible.

POLICY 13.1.16: *Estuarine and wetland resources.* County regulations, policies, and discretionary actions affecting Captiva Island will permit no further degradation of estuarine and wetland resources and will promote the preservation of native upland vegetation and wildlife habitat.

POLICY 13.1.17: *Blind Pass.* Lee County will support through advocacy at the federal, state, and regional level, efforts by the Captiva community to maintain Blind Pass as an open pass due to its benefits to the near-shore environment, marine ecology and water quality. Lee County will support efforts by the Captiva Erosion Prevention District to work with the City of Sanibel, county staff and state and federal agencies toward Blind Pass maintenance.

POLICY 13.1.18: *Underground utilities.* Underground utilities will continue to be considered if supported by the affected property owners.

OBJECTIVE 13.2: MIXED USE DEVELOPMENT. The Captiva community seeks to preserve the island's unique neighborhood-style commercial activities and to provide islanders with reasonable access to basic goods and services without having to leave the island. Toward that end, Lee County will encourage mixed use developments in specific and appropriate areas of the Captiva planning community through its regulations, policies and discretionary actions.

POLICY 13.2.1: *Mixed use developments.* Mixed use developments as defined in the Lee Plan, and mixed use developments containing both commercial and residential uses within the same structure, are strongly encouraged on Captiva properties that were zoned C-1 or CT as of Jan. 1, 2006. Such properties may be allowed one or more residential units in addition to commercial uses at a density consistent with the Lee Plan. Such developments will only be permitted if approved as a Commercial Planned Development.

OBJECTIVE 13.3: TRANSPORTATION. The Captiva Community will continue its efforts to limit automotive traffic on the island.

POLICY 13.3.1: *Alternate transportation.* On Captiva, Lee County will encourage pedestrian- and bicycle-friendly development and trolley service that does not increase automobile dependence or increased parking. The County will support steps to make the island transportation network safer for pedestrians, golf carts, and bicyclists whenever possible.

OBJECTIVE 13.4: TOURISM: Tourism is vital to the economic health of Captiva, but must not overwhelm the infrastructure, amenities or limited services on the island and should maintain the historic sense of harmony between permanent residents, seasonal residents and shorter-term visitors.

POLICY 13.4.1: *Short-term rental of residential units.* Residential units on Captiva Island (excluding those in South Seas Island Resort) may not be rented for a period of less than seven (7) consecutive days.

OBJECTIVE 13.5: NATIVE VEGETATION AND TREE CANOPY: Lee County will encourage and support efforts by Captivans to enforce and strengthen existing vegetation ordinances intended to preserve, promote, and enhance the existing native vegetation and tree canopy on the Island. The creation of a diverse and sustainable plant community on the island is encouraged. County regulations, policies, and discretionary actions affecting Captiva Island will permit no further degradation of estuarine and wetland resources and no unnecessary loss of native upland vegetation and wildlife habitat.

POLICY 13.5.1: *Trees along Captiva Drive.* Indigenous or native trees and other non-invasive species should be planted and maintained along Captiva Drive between Blind Pass and the north end of Captiva Drive to facilitate the restoration of the historic tree canopy and vegetation buffers. The use of indigenous or native trees and vegetation requiring minimal irrigation once established is encouraged on all properties on Captiva Island.

POLICY 13.5.2: *Invasive vegetation and nuisance pests.* The Captiva community and Lee County will cooperate to stop the proliferation of invasive exotic vegetation and nuisance pests as identified by the Exotic Pest Plant Council of Florida or its successor bodies. Incentives, disincentives and regulations may be developed to accomplish this policy.

POLICY 13.5.3: *Heritage trees.* Heritage trees, as defined in the Land Development Code, will be preserved or when possible, may be relocated on-site. If a heritage tree must be removed from the site then a replacement tree with a minimum 20-foot height must be planted within an appropriate open space.

POLICY 13.5.4: *New land developments.* New construction on Captiva Island should be designed to maintain or be compatible with the native and indigenous natural environment, especially when significant tree canopies or unique natural habitats exist on the parcel.

POLICY 13.5.5: *Mangroves.* Mangroves on Captiva Island will be protected to the greatest extent possible.



Appendix 1: Existing Captiva Community Plan Goal, Objectives, and Policies

☞ *These are the goal, objectives, and policies as they currently appear in the Lee Plan.*

GOAL 13: CAPTIVA. To maintain and enhance the historic pattern of development on Captiva, consisting of unobtrusive, low-density residential use in an environment characterized by diverse and healthy native vegetation, clean offshore water with diverse and healthy marine life, and limited commercial development and traffic. The purpose of this goal is to provide policies to confirm and reinforce that historic pattern. (Added by Ordinance No. 03-01)

OBJECTIVE 13.1: Develop and maintain incentive and/or regulatory programs to ensure the long-term protection and enhancement of wetland habitats, water quality, natural upland habitats, community facilities, existing land use patterns, infrastructure capacity, and historically significant features on Captiva Island. (Added by Ordinance No. 03-01)

POLICY 13.1.1: No subdivisions of parcels that were zoned RSC-2 (Captiva Estate) on January 1, 2002, regardless of their zoning at any time thereafter, may be permitted unless all of the resulting lots comply with all of the minimum lot size and dimensional requirements in the RSC-2 district. (Added by Ordinance No. 03-01)

POLICY 13.1.2: 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 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 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. (Added by Ordinance No. 03-01, Amended by Ordinance No. 11-19)

POLICY 13.1.3: Lee County will encourage and support efforts by Captivans to strengthen existing vegetation ordinances to establish a landscaping code for Captiva Island that will require all new development, including single family residences, to implement minimum landscaping requirements intended to preserve, promote, and enhance the existing native vegetation and tree canopy on the Island. New landscaping requirements will focus on areas including, but not limited to, buffering and separation between new structures and Captiva Drive, buffering between adjoining properties, preservation and enhancement of native plant communities including, but not limited to, beach dune

community, tropical hardwood hammock, coastal scrub and mangroves. (Added by Ordinance No. 03-01)

POLICY 13.1.4: Lee County will continue to support the effort of the Captiva Erosion Prevention District, a beach and shore preservation authority under provisions of Chapter 161, Florida Statutes, to preserve, protect and maintain Captiva's beaches using environmentally responsible methods. (Added by Ordinance No. 03-01)

POLICY 13.1.5: Lee County will encourage and support efforts by the Captiva community to investigate and recommend measures that will improve water quality in Pine Island Sound and the Gulf of Mexico adjacent to Captiva Island. Such measures may include sewers only if sized to limit development to that permitted by this plan. (Added by Ordinance No. 03-01)

POLICY 13.1.6: The Captiva Island Community will establish a document clearing house on Captiva, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Added by Ordinance No. 03-01)

POLICY 13.1.7: The owner or agent for any rezoning, variance, or special exception request within the Captiva Planning Community must conduct one public informational session on Captiva where the agent will provide a general overview of the project for any interested citizens.

Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. (Added by Ordinance No. 03-01)

POLICY 13.1.8: Lee County will encourage and support the solicitation of the widest possible range of public input for any future Lee Plan amendments that directly apply to Captiva or the policies adopted for Captiva under this section of the Lee Plan. To that end, Lee County is committed to provide continuing assistance to the Captiva Community as part of the Evaluation and Appraisal Report process as well as ongoing technical expertise related to the functioning of the adopted policies. (Added by Ordinance No. 03-01).

POLICY 13.1.9: Lee County will encourage and support efforts by Captivans to develop and submit ordinances that will encourage the siting and building of structures consistent with the historical character of the island. (Added by Ordinance No. 03-01).

POLICY 13.1.10: New requests for residential re-zoning that would increase density on said property above current zoning will not be permitted. (Added by Ordinance No. 05-19)

POLICY 13.1.11: Variances should be limited to unique, specifically authorized circumstances and will be allowed only in situations where unnecessary hardship would otherwise occur; i.e., where all of the following are met:

- Where the hardship cannot be corrected by other means allowed in the ordinances,
- Where strict compliance of the regulations allows the property owner no reasonable use of the property,
- Where the variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties located on the same street and within the same Future Land Use category, unless denial of the variance would allow no reasonable use of the property,
- Where the applicant did not cause the need for the variance, and
- Where the variance is not contrary to the spirit of the ordinance.

(Added by Ordinance No. 05-19)

POLICY 13.1.12: Mangroves on Captiva Island will be protected to the greatest extent possible.

(Added by Ordinance No. 05-19)

POLICY 13.1.13: Within two years of the adoption of this policy Indigenous or Native trees will be replanted and maintained along Captiva Drive between Blind Pass and the north end of Captiva Drive. The replanting of trees within the Captiva Drive right-of-way is needed to replace the loss of tree canopy following Hurricane Charley. A comprehensive Captiva Drive landscape plan that addresses specific native tree species, tree placement, public safety, access and utilities to facilitate the restoration of tree canopy will be created. The comprehensive Captiva Drive landscape plan will identify funding sources for implementing the plan and will designate the entity or entities responsible for long term maintenance. (Added by Ordinance No. 05-19)

POLICY 13.1.14: Notwithstanding anything pertaining to Captiva Community Plan Height Restriction Policy 13.1.2, due to the unique degree of public interest attached to it regarding emergency communications services, the existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced in such area to a height not to exceed 170 feet, provided that said new facility makes space available to the county for adequate emergency communications service coverage for Captiva, as well as co-location within the capabilities of that tower for all wireless carriers desirous of serving Captiva. Destruction of mangroves will not be allowed in order to build or operate such a tower or related tower facilities. The telecommunication tower will be a monopole, unless public safety is compromised. (Added by Ordinance No. 05-19)

OBJECTIVE 13.2: MIXED USE DEVELOPMENT. The Captiva community seeks to preserve the island's unique neighborhood-style commercial activities and to provide islanders with reasonable access to basic goods and services without having to leave the island. Toward that end, Lee County will encourage mixed use developments in specific and appropriate areas of the Captiva planning community through its regulations, policies and discretionary actions. (Added by Ordinance No. 07-09)

POLICY 13.2.1: Mixed use developments as defined in the Lee Plan, and mixed use developments containing both commercial and residential uses within the same structure, are strongly encouraged on Captiva properties that were zoned C-1 or CT as of Jan. 1, 2006. Such properties may be allowed one residential unit in addition to commercial uses. Such developments will only be permitted if approved as a Commercial Planned Development. (Added by Ordinance No. 07-09)

Appendix 2: Existing Land Development Code Section 33 (Captiva-specific)

ARTICLE IX. CAPTIVA

DIVISION 1. IN GENERAL

Sec. 33-1611. Applicability.

- (a) *Scope.* The provisions of article IX apply to development located on Captiva Island not specifically exempted under [section 33-1613](#), "Existing development" below, as defined in Goal 13 of the Lee County Comprehensive Plan, but excluding Upper Captiva, Cayo Costa, Useppa, Buck Key, and Cabbage Key. This Article applies to development and redevelopment located on Captiva Island unless specifically stated otherwise.
- (b) *Zoning.* This article applies to requests to rezone property on Captiva Island.
- (c) *Development orders.* This article applies to development orders and limited review development orders described in sections [10-174\(1\)](#), [10-174\(2\)](#) and [10-174\(4\)a.](#) that are requested on Captiva Island.
- (d) *Demonstrating compliance.* Compliance with the standards set forth in this article must be demonstrated on the drawings or site development plans submitted in conjunction with an application for development order approval or with a building permit application if a development order is not required.
- (e) Unless specifically provided herein, development within the area defined as South Seas Resort is exempt from this article, so long as the development complies with the Administrative Interpretation, ADD2002-00098, adopted by the Board of County Commissioners in 2002.

(Ord. No. 12-19, § 2, 9-11-12; Ord. No. 13-10, § 9, 5-28-13)

Sec. 33-1612. Community review.

- (a) **Applications requiring review.** The owner or agent applying for the following county approvals must conduct at least one public information meeting on Captiva Island prior to obtaining a finding of sufficiency:
- (1) Development orders.
 - (2) Planned development zoning actions, including administrative deviations amending the approved master concept plan or other provisions of the applicable zoning resolution.
 - (3) Special exception and variance requests.
 - (4) Conventional rezoning actions.
 - (5) Administrative actions.
- (b) **Meeting requirements.** The applicant submitting the application requiring review under this section must conduct at least one public informational meeting in conjunction with a publicly advertised meeting, including public notification in community-based media outlets. The applicant must provide a general overview of the project for interested citizens. The applicant is responsible for providing the meeting space

and security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to the issues raised. The meeting must be advertised no later than five days prior to the date of the meeting.

(Ord. No. 12-19, § 2, 9-11-12; Ord. No. 13-10, § 9, 5-28-13)

Sec. 33-1613. Existing development and planned developments.

Existing, approved master concept plans may be voluntarily brought into compliance with the Captiva Community Plan or any regulation contained in this Article through the administrative amendment process. No public hearing will be required if the sole intention is for existing planned developments to comply with these regulations. All other requests to change the zoning designation of a parcel must comply with the notice and hearing requirements under F.S. § 125.66.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1614. Definitions.

The following definitions are in addition to those set forth in other chapters of this LDC and are applicable to the provisions set forth in this article only. If, when construing the specific provisions contained in this article, these definitions conflict with definitions found elsewhere in this LDC, then the definitions set forth below will take precedence.

Caretaker: A person employed to look after a public building or a house in the owner's absence.

Cupola: A covered tower or vault, without a separate source of heating or air-conditioning, which may contain an underlying floor, which rises from a roof ridge, and is typically enclosed by opaque walls. (See "Lantern.")

Domestic employee: A person who works within the employer's household providing a variety of household services for an individual or a family.

Dormer: A projection from a sloping roof that includes a window.

Dwelling unit, accessory: A single-family dwelling unit, intended for use by guests or domestic employees, which is located on a lot or parcel containing one principal dwelling unit, and which is smaller than, and detached from, the principal dwelling unit. For purposes of this definition, guests shall mean persons staying on the property at the invitation of the property owner or lessee.

Dwelling unit, principal: The largest single-family dwelling unit, measured in square feet of enclosed living area, located on a lot or parcel containing more than one single-family dwelling unit. (See "Dwelling unit, accessory.")

Façade articulation: An extrusive architectural element or decorative feature which provides visual relief from an exterior wall, e.g. a buttress, pilaster, bay window, or oriel.

Family: One or more persons occupying a dwelling unit and living as a single nonprofit housekeeping unit, provided that a group of three or more adults who are not related by blood, marriage or adoption shall not be deemed to constitute a family, and further provided that domestic employees may be housed on the premises without being counted as a separate or additional family. The term "family" shall not be construed to mean a fraternity, sorority, club, monastery, convent or institutional group.

Guest: See "Dwelling unit, accessory."

Lantern: A covered tower or vault, without heating or air-conditioning, rising from a roof ridge, which may contain an underlying floor and is typically enclosed by windows to admit light in order to function as a solarium, observatory, viewing area, or similar use. (See "Cupola.")

Lessee: A person renting property under a written lease from an owner (lessor).

Lock-off accommodations: A portion of a principal or accessory dwelling unit, typically without a kitchen, that is separated from the unit and made available for long-or short-term rental or other use. Where the floor area of a dwelling unit contains lock-off accommodations that can be occupied separately from the main living unit, the lock-off accommodations will be counted as a full dwelling unit when computing the allowable density as provided in section 34-1546. To be counted as a dwelling unit, the lock-off accommodations must contain at least one bedroom with a bathroom and be accessible from a separate door, entering from outside the dwelling unit or a common foyer.

On-site Treatment and Disposal System (OSTDS): Consistent with F.S. § 381.0065(2)(j), means a system that contains a standard subsurface, filled, or mound drainfield system; an aerobic treatment unit; a graywater system tank; a laundry wastewater system tank; a septic tank; a grease interceptor; a pump tank; a solids or effluent pump; a waterless, incinerating, or organic waste-composting toilet; or a sanitary pit privy installed or proposed to be installed beyond the building sewer on land of the owner or on other land to which the owner has the legal right to install a system. The term includes items placed within, or intended to be used as a part of or in conjunction with, the system. This term does not include package sewage treatment facilities and other treatment works regulated under F.S. ch. 403.

Renter: One who pays rent for the use of another's property; a tenant.

Roofline articulation: An architectural element or decorative feature that provides visual relief from a horizontal roof ridge, e.g. a parapet, widow's walk, cupola, or lantern.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1615. Deviations and variances.

(a) Variances or deviations may be requested in accordance with [chapter 34](#). If an applicant desires to deviate from the architectural, site design or landscaping guidelines in this article, an applicant may do so at the time of development order in accordance with [section 10-104](#)(b). A rendered drawing to scale, showing

the design, and clearly demonstrating the nature of the requested deviation or variance, must be submitted as part of the application.

(b) Variances and deviations will be allowed only where unnecessary hardship would occur; i.e. where the following findings, in addition to the findings required by [section 34-145](#), are met:

- (1) The hardship cannot be corrected by other means allowed in the code;
- (2) Strict compliance of the regulations allows the property owner no reasonable use of the property, building or structure;
- (3) The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties located on the same street and within the same Future Land Use category, unless denial of the variance would allow no reasonable use of the property, building or structure;
- (4) The applicant did not cause the need for the variance;
- (5) The variance to be granted is the minimum variance that will make possible the reasonable use of the property, building or structure; and
- (6) The variance is not specifically prohibited in this article and not otherwise contrary to the spirit of the ordinance.

(Ord. No. 12-19, § 2, 9-11-12; Ord. No. 13-10, § 9, 5-28-13)

Secs. 33-1616—33-1620. Reserved. 

DIVISION 2. ENVIRONMENTAL STANDARDS

Sec. 33-1621. Water quality. 

Prior to the issuance of a development order, zoning, or building permits for a new building or an addition or remodeling to convert existing space to living area, for properties that contain existing OSTDS, the applicant must provide written documentation indicating the approximate date the System was constructed and the last date the OSTDS was serviced or received a pumpout by a licensed septic contractor.

(Ord. No. 12-19, § 2, 9-11-12)

Secs. 33-1622—33-1625. Reserved. 

DIVISION 3. PROPERTY DEVELOPMENT REGULATIONS

Sec. 33-1626. Residential single-family estate district. 

(a) Subdivisions of parcels that were zoned RSC-2 on January 1, 2002, regardless of the zoning designation thereafter, are prohibited unless the resulting lots comply with the minimum lot size and dimensional requirements in the RSC-2 district.

(b) RSC-2 zoning includes the following standards:

- (1) Lot area: 43,560 square feet minimum.¹

¹ The numeral (1) was omitted from the Municode version of this document and has been added for sake of clarity.

- (2) Lot width: 100 feet minimum.
- (3) Lot depth: 200 feet minimum.
- (4) Setbacks:
 - a. Street: 50 feet minimum. In the instance that the property is bisected by the Coastal Construction Control Line, leaving a limited area for development or redevelopment, the Director may authorize a lesser street setback, but the setback may not be less than 20 feet from the public street right-of-way, and relief must be limited to that which provides a reasonable use of the property while not adversely affecting the aesthetics of the neighboring or adjoining lots.
 - b. Side yard: 10 feet minimum.
 - c. Rear yard: 20 feet minimum.
 - d. Gulf of Mexico: 50 feet minimum.
 - e. Other water bodies: 25 feet minimum.
- (5) Maximum lot coverage: 25 percent.
- (6) Allowed structures:
 - a. Principal dwelling unit.
 - b. Accessory dwelling units.

(c)

Two accessory dwelling units, which may include accommodations for guests, family members, or domestic employees and their families, as well as permitted accessory structures, may be permitted on each lot zoned RSC-2, subject to the following:

- (1) The accessory units are in addition to a principal single-family detached dwelling unit.
- (2) All units and accessory structures will comply with applicable setback requirements.
- (3) Property owners may not rent or lease for periods of less than seven days any combination of principal or accessory dwelling units on a single RSC-2 zoned lot, and may not rent or lease units under more than one lease at a time.

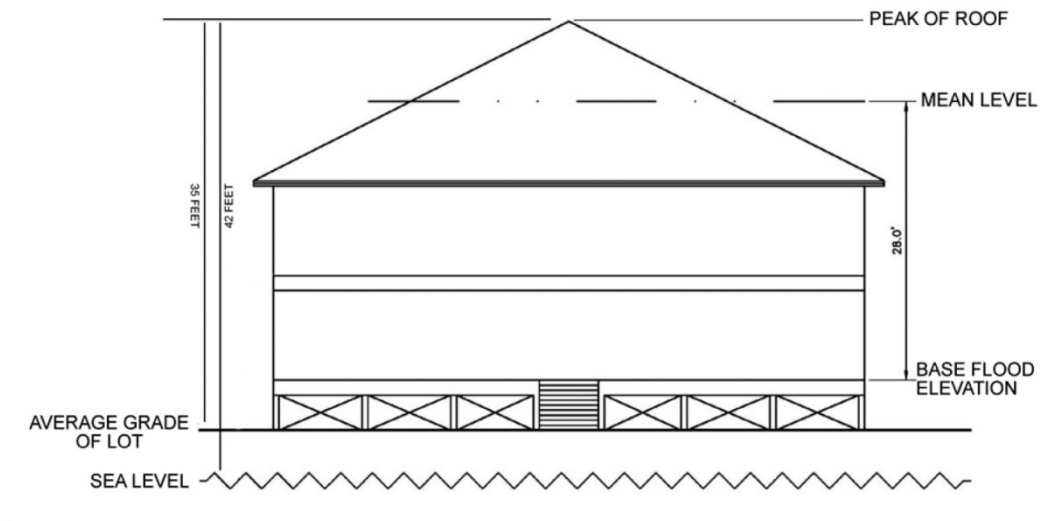
(d) The use of tents, lean-tos, motor vehicles, and similar accommodations, as temporary residences for employees and other persons are prohibited. For purposes of this section, employees include temporary workers and construction and landscape crews, but do not include family members or house guests.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1627. Height restrictions on Captiva Island. 

(a) Consistent with Policy 13.1.2 of the Lee Plan, the height of buildings and structures may not exceed the least restrictive of the two following options:

- (1) Thirty-five 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
- (2) Twenty-eight 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 the 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 extend an additional four feet above the roof peak or eight 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 percent or less of the total roof area.

- (b) The existing telecommunications tower facility located in the maintenance and engineering area of South Seas Resort may be replaced to a height not to exceed 170 feet, provided the new facility makes space available to the county for emergency communications service coverage for Captiva, as well as co-location capability for wireless carriers desirous of serving Captiva. Destruction of mangroves to build or operate a tower or related tower facilities is prohibited. The telecommunication tower will be a monopole, unless public safety is compromised.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1628. Rezoning and density.

- (a) *Conflicting provisions.* A conflict between this chapter and the balance of this Code will be resolved in accordance with Sections [33-4](#) and 34-1543.
- (b) *Nonconforming uses.* A structure or the use of a structure where the use of the land was lawfully existing on December 13, 1982, but does not conform to the provisions of this subdivision, will be considered an existing nonconforming use. Existing nonconforming uses may be continued after December 13, 1982; provided, however, no existing nonconforming use may be expanded, changed, enlarged or altered in a way that increases its nonconformity. The redevelopment of nonconforming hotels and motels may not result in an increase in the number of rental units. The average unit size of units offered for rent in redeveloped structures may not exceed 550 square feet.
- (c) *Density limitations.* Except as may be specifically permitted by the Lee Plan, no building or development permits will be issued for development on Captiva Island at a density greater than the following:
 - (1) Three units per acre for dwelling units, including condominiums and apartments; or
 - (2) Three units per acre for motels or hotels;

(3) Lock-off units will be counted as a full dwelling unit when computing the allowable density. To be counted as a dwelling unit, lock-off accommodations may contain at least one bedroom with a bathroom and be accessible from a separate door, entering from outside the dwelling unit.

(d) *Exceptions.* Zoning Resolution No. Z-70-78, adopted on June 2, 1970, remains in force and is binding on present and future property owners. Zoning maps and records will reflect that the property subject to Resolution No. Z-70-78 to be estate zoning requiring each lot or parcel to contain a minimum square footage of 43,560 square feet for the issuance of a building or development permit or order. Parcels or lots containing a minimum of 43,560 square feet and located within the RSC-2 zoning district, may also obtain a permit for no more than two accessory dwelling units in addition to the primary dwelling unit as provided in [section 33-1626\(c\)](#).

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1629. Temporary use permits.

(a) Temporary use permits under [section 34-3042](#), "Carnivals, fairs, circuses and amusement devices," are prohibited on Captiva Island. This section will not be construed to prohibit civic events or not-for-profit fundraising events, sponsored by 501(c) corporations designated by the U.S. Internal Revenue Service, or registered as a not-for-profit entity with the State of Florida. Such events include bazaars, fundraising events, seasonal or holiday observances, or activities (e.g. bounce houses) for which the public may have access.

(b) Temporary use permits for temporary parking lots under [section 34-2022](#), "Temporary parking lots," are prohibited for Captiva Island. This section will not be construed to prohibit temporary parking on a golf course or other unpaved surface when authorized by the owner or manager of a property where an event is taking place.

(Ord. No. 12-19, § 2, 9-11-12)

Secs. 33-1630—33-1634. Reserved.

DIVISION 4. DESIGN STANDARDS; SIGNS

Sec. 33-1640. Applicability.

This division is adopted as a supplement to the general sign ordinance of the County set out in articles I through IV of [chapter 30](#). The sign ordinance remains in force as to Captiva Island. In case of conflicts between provisions of the general sign ordinance and this article, the more restrictive provision will control.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1641. Definitions.

The following words, terms and phrases, when used in this article, are in addition to the definitions appearing in [section 30-2](#), and will have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Animated sign: Signs or any part thereof that revolve or moves in any fashion whatsoever, and signs that contain or use for illustration lights or lighting devices that change color, flash or alternate, show

movement or motion, or change the appearance of the sign or any part thereof automatically, including wind-operated devices. Animated signs may include flashing signs and a beacon light.

Banner sign: A sign possessing characters, letters, illustrations or ornamentations applied to cloth, paper or fabric of any kind, with or without frames, including awning signs.

Directional sign: Signs used for public information or directions, such as "one way," "entrance," or "exit."

Illuminated sign: See "Lighted sign" in this section.

Lighted sign: A sign with characters, letters, figures, designs or outlines illuminated by electric lights, light emitting diodes (LEDs) or luminous tubes as part of the sign proper.

Residential identification sign: A sign intended to distinguish a particular residential property or estate, using the name of the owner or owners, the street address, or some form of artwork, lettering, fanciful naming, or other device.

Tenant's wall area: The outside wall area of a renter's or lessee's unit in a multi-unit commercial complex, excluding any wall space in the complex's common areas.

Wall sign: An outdoor advertising display sign affixed to or painted on the wall of a building, where the sign projects not more than 12 inches from the building.

(Ord. No. 12-19, § 2, 9-11-12)

Cross reference— Definitions and rules of construction generally, § 1-2.

Sec. 33-1642. Prohibited signs.

The following types of signs are prohibited, except as exempted in [section 33-1645\(b\)](#), "Signs not requiring a permit":

- (1) Banner signs as defined in this section, pennants, or other flying paraphernalia.
- (2) Sandwich signs.
- (3) Billboards.
- (4) Animated signs as defined in this section.
- (5) Neon signs or signs of similar effect.
- (6) "Sold" signs.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1643. Removal of prohibited signs.

Prohibited signs must be removed upon direction of the County code enforcement officer and may not be replaced.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1644. Temporary signs.

Temporary sign permits for prohibited signs will not be issued.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1645. Signs not requiring a permit.

(a) *Residential identification sign.* Identification signs not exceeding 2.0 square feet in area on lots with total frontage of less than 100 feet and 4.0 square feet in area on lots with frontage of 100 feet or more. The height of identification signs may not exceed four feet above grade and may be placed in rights-of-way and subject to the following standards and restrictions:

- (1) Identification signs must comply with sections [14-76](#) and [34-625](#) and may be illuminated only in accordance with the following standards:
 - a. The area occupied by the luminaire and its supports will not be included when calculating the square footage of the sign.
 - b. Sign lighting must be designed and located so as not to cause confusion with traffic control devices.
 - c. Full cutoff fixtures with black non-reflective interior surfaces must be used. Uplighting is prohibited. No sign may have internal illumination.
 - d. If exterior lighting is used to illuminate the sign, the lights must be down lights with shields and louvers to pinpoint the light.
 - e. Illumination must be with white light only, using fluorescent lamps or bulbs, except if visible from the beach then they must be amber LED bulbs used in properly shielded fixtures. Mercury vapor and metal halide lighting is prohibited. LED bulbs are recommended. Fluorescent fixtures must be of the enclosed type with a gasketed lens and a wet location label.
 - f. A maximum of one fixture is allowed per sign face.
 - g. The maximum wattage may not exceed 36 watts per sign face.
 - h. Approval for electric hookup to illuminate the sign must be obtained from the Lee County Department of Transportation.
- (2) The identification sign must include the street number of the property with numerals four inches high.
- (3) The sign support must be of a suitable breakaway or yielding design. Identification signs placed in an unsafe or hazardous location, as determined by the Department of Transportation, must be relocated or removed at the owner's expense.
- (4) Identification signs in existence at the time of the adoption of the ordinance from which this article is derived that exceed the square footage or height requirements, but are not deemed to be located in an unsafe or hazardous location, will be considered nonconforming uses for purposes of this paragraph and may remain in place until removed or destroyed.

(b) Bulletin boards for public, charitable, or religious institutions, to be located on the same premises as the institution and not exceeding 32 square feet in area.

- (c) Signs denoting the contractor, subcontractor, or design professional on the premises of work under construction and not exceeding four square feet in area; provided, however, those signs may not remain on the premises for more than 30 days after the issuance of the certificate of occupancy.
- (d) Occupational signs denoting only the name, street number or occupation of an occupant in a commercial building, a public or institutional building, or a dwelling house (except dwelling houses in C-1, CS-1, and CT districts), and not exceeding four square feet in area.
- (e) Memorial signs or tablets, names of buildings and dates of erection when cut into masonry surfaces or when constructed of bronze or other noncombustible materials.
- (f) Traffic or other municipal, county, state or federal signs, legal notices, and other such temporary emergency or non-advertising signs.
- (g) Temporary real estate signs, which for the purposes of this section include "for sale," "open house," "open for inspection," "by appointment only," "model home," and similar signs, must be located in a front yard and a minimum of two feet from the property line, parallel to the frontage and conforming to the following restrictions:
 - (1) They must be located only on the property advertised.
 - (2) In all districts not of residential character signs may not exceed four square feet in area, and may not exceed two square feet in areas zoned as RSC-2, RS-1, TFC-2 and RM-2. The bottom edge of the signs may not be greater than 12 inches above average grade of the sign's location. The signs must be limited to one sign per parcel; if the parcel includes water access, a second temporary real estate sign not exceeding two square feet in area is allowed either on a permanent dock structure or a minimum of ten feet landward of the property boundary adjacent to the water access or away from the landward edge of the mangrove fringe.
 - (3) Temporary real estate signs must be sturdily constructed, neat in appearance, ground signs only, with prongs not exceeding one-half inch in diameter and designed to be inserted and, removed without tools.
 - (4) Temporary real estate signs must be removed no more than five days after the property is no longer for sale.
- (h) Signs that do not exceed 12 inches when measured vertically or horizontally, upon business premises, which are informational or directory in nature, and neither contain the name of the business nor advertise products or services.
- (i) Temporary banners, sandwich signs and other temporary ground signs promoting a specific event, to be located in the vicinity of the event promoted and not exceeding 32 square feet in area for banners and ten square feet for sandwich signs and ground signs. Signs cannot be erected more than seven days prior to the event, and must be removed no later than the day following the event.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1646. Nonconforming signs.

With the exception of nonconforming identification signs as provided in [section 33-1645](#), every lawfully existing sign of every type located on Captiva Island that does not comply with this article will be deemed nonconforming upon the effective date of the ordinance from which this article is derived.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1647. Maintenance of nonconforming signs.

(a) A nonconforming sign may be maintained in its condition as of the time it becomes nonconforming, but may not be structurally or mechanically extended or altered except to make it conform more closely to the provisions of this article.

(b) Nonconforming sign may be re-erected according to the standards articulated in [section 33-1645](#)

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1648. Permanent signs in commercial areas.

Ground-mounted or wall mounted signs located in the C-1, CS-1, CT or RM-2 zoning categories must comply with sections [14-76](#) and [34-625](#).

(a) Ground-mounted identification signs are subject to the following limitations:

(1) No signs may be erected closer than 30 feet to the boundary line dividing the zoning district of the property on which the sign is erected from a zoning district in which they are prohibited.

(2) Sign area is limited to 32 square feet.

(3) Signs cannot exceed a maximum of ten feet in height or ten feet in width.

(4) The sign must display the street number/s of the property on the face of the sign. Each numeral must measure four to six inches in height. The copy area of the street number will not be counted toward the allowable sign copy area.

(b) Wall-mounted signs: Wall signs are limited to ten percent of a tenant's wall area, with a maximum size of 32 square feet.

(c) Illuminated, ground-mounted, and wall signs: Environmental Sciences (ES) staff must review the lighting proposed to ensure compliance with sea turtle regulations in [section 14-76](#) and the outdoor lighting standards in [section 34-625](#) prior to the issuance of the sign permit. The sign must be inspected after dark by ES staff, with all exterior lighting turned on, to determine compliance with an approved lighting plan and this division prior to final inspection.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1649. Number of signs.

Business establishments located upon Captiva Island may not erect more than one permanent ground-mounted commercial advertising sign per driveway and point of access by water. Temporary "for sale" or "for rent" signs will not count against this limit.

(Ord. No. 12-19, § 2, 9-11-12)

Sec. 33-1650. Reserved.

Appendix 3: Survey Questions 2013



Captiva Community Panel at Workshops,
Members Discussing Issues & Public Audience



Lee County is in the process of updating its land use and zoning policies, which are a part of the county's overall plan. To launch its latest update to the Captiva Plan, the Captiva Community Panel wants to hear from you! Give us your opinion on the following topics and questions, then join us at a public meeting to discuss this survey and the next steps the panel and the island should take.

Your response is needed by Nov. 15, 2013. Results will be discussed at the Dec. 10 panel meeting and at subsequent public meetings.

The Captiva Community Panel provides a public forum where property owners and residents can discuss issues affecting land use, zoning and the community in general, to share opinions and reach consensus on ways to best protect and preserve the island. It serves as a county advisory committee on land use and zoning issues, and as a mechanism to express the wishes of island residents to county officials. You can find out more online at www.captivacommunitypanel.com.

Remember: This is not a vote, but is a chance for your input on issues that affect our island.

Thanks for your participation, and for your efforts to preserve and protect Captiva.

2. Landscaping

Policy 13.1.3 of the Lee Plan, originally adopted in 2003, says this about future landscaping regulations on Captiva:

New landscaping requirements will focus on areas including, but not limited to, buffering and separation between new structures and Captiva Drive, buffering between adjoining properties, preservation and enhancement of native plant communities including, but not limited to, beach dune community, tropical hardwood hammock, coastal scrub and mangroves.

Those new landscaping requirements were never adopted, and Hurricane Charley (2004) rearranged Captiva's landscaping in a big way. Now, nine years after the hurricane, Lee County has an opportunity to reconsider the future of landscaping on the island, and the Panel would appreciate your advice.

Future landscape regulations, for example, could either target the prohibition or removal of unwanted species (such as Australian pine or Brazilian pepper) and encourage the planting of native, low-water species that would thrive in the island climate. The Panel welcomes your thoughts on what level of regulation — if any — is needed, and what level of enforcement is practical.

1. What should a landscaping plan for Captiva include? (Rank in the order of importance to you, with 1 being most important and 6 being least.)

- Encouraging use of native or low-water species
- Removal of non-native, invasive species
- Restoring the canopy along Captiva Drive where possible
- Creating a vegetative buffer between homes where possible
- Using vegetation to enhance beach management
- Keeping low-rise vegetation to allow a Gulf view along the Tween Waters portion of Captiva Drive
- I have no opinion on this issue

Comments

5	<input type="text"/>
6	<input type="text"/>

2. Since public lands are very limited on Captiva, any vegetation rules must primarily focus on private property. Which of the following do you agree with? (Check all that apply)

- If we offer landscaping guidelines, private owners will mostly follow them
- We will need greater enforcement to achieve any impact
- A public education campaign will convince owners of the benefits of any new rules
- People will plant what they want, regardless of what county rules say
- I have no opinion on this issue

Comments

5	<input type="checkbox"/>
6	<input type="checkbox"/>

3. Historic preservation

Although most people don't think of Captiva Island as a famous place in U.S. history, the island has a long history, beginning with the pre-Columbian Calusa peoples, and it has been the home of several important historical characters, including artist Robert Rauschenberg, and a place of recreation for many other famous people, including Theodore Roosevelt. At present, there are two Captiva sites on the National Register of Historic Places -- the Tween Waters cottages and the Chapel by the Sea (pending). (To see Lee County's National Register sites, go to <http://www.nationalregisterofhistoricplaces.com/fl/lee/state.html>.) The National Register carries with it a great deal of prestige, but it also places a heavy burden on property owners.

The Captiva Community Panel would like to know how important historic preservation is to Captivans. We would like to know how you define "historic," in a Captiva context, if there are any specific sites that are particularly important, and whether there are any new measures that Lee County should take to promote historic preservation on the island.

1. Do you support preserving historic buildings and other resources on the island?

- Yes.
- No.
- Not sure, I need more information.
- I have no opinion on this issue

Comments

5	<input type="text"/>
6	<input type="text"/>

2. What do you consider criteria for a designation as a historic property? (Check all that apply)

- Age or longevity
- Historical significance
- Cultural/social significance
- Archeological significance
- Not sure, need more information.
- I have no opinion on this issue

Comments

5	<input type="text"/>
6	<input type="text"/>

3. What site(s) on the island do you think warrant preservation by a "historic" designation?

5	<input type="text"/>
6	<input type="text"/>

4. Lighting

Historically, Captiva Island has shunned bright lights. The Lee County Land Development Code (LDC) has some special regulations concerning lighting on the island, and they are largely tied to the regulation of signs. Not surprisingly, they are more restrictive than the rules which apply to Lee County as a whole. Neon signs are prohibited on Captiva (Sec. 33-1642 (5)), although identification signs — popular on the island's front yards — are allowed and may be illuminated, subject to strict regulations regarding direction (no up-lighting) and intensity (maximum 36 watts per sign face). Mercury vapor and metal halide lighting are prohibited; LED bulbs are recommended. (Sec. 33-1645(A)). In crafting and adopting these regulations in 2012, the Captiva Community Panel and the Lee County Board of County Commissioners balanced the values of self-expression, the environment (protection of sea turtles), and public safety (visibility of signs and house numbers for emergency vehicles.)

The Panel welcomes your thoughts on the regulation of lighting. We would like to know if you prefer to see more or fewer restrictions on lighting on the island, and in what areas and under what conditions. It is worth noting that enforcement of lighting regulations takes place at night when code enforcement personnel are seldom, if ever, assigned to the island.

1. Which statement best matches your opinion of lighting on the island? (Check all that apply)

- We need more lighting on the roadways to make it safer and easier to see at night.
- We need more lights at individual driveways to make it easier to see house numbers.
- We need more light in the Village area only at night to make it safer and easier to see.
- We need less or better directed light on the island at night to minimize light pollution.
- The lighting we now have works pretty well for me.
- I have no opinion on this issue

Comments

5	<input type="checkbox"/>
6	<input type="checkbox"/>

2. Do you believe the island needs lighting rules, such as those that exist on Sanibel, to encourage nesting sea turtles and help keep the night skies darker by limiting the brightness of nighttime lighting or encouraging the use of lighting fixtures which prevent light from going up into the sky?

- Yes.
- No.
- Not sure, I need more information.
- I have no opinion on this issue

Comments

5	<input type="checkbox"/>
6	<input type="checkbox"/>

5. The Village

The next few questions pertain to “the Village,” the area north of the Jensen S-curve and south of South Seas Island Resort.

1. Are you concerned about maintaining the commercial core of the island in the Village?

- Yes, we need to keep essential businesses in the Village
- Yes, but the commercial core will survive without regulatory intervention
- No, there are too many businesses there now
- Not sure, need more information.
- I don't care about the business community on the island.
- I have no opinion on this issue

Comments

5	<input type="checkbox"/>
6	<input type="checkbox"/>

2. Which of the following statements do you agree with? (Check all that apply)

- I like the current mix of commercial and residential uses in the Village.
- I think there should be more businesses and fewer residences in the Village.
- I think there should be more residences and fewer businesses in the Village.
- There needs to be more of a buffer between businesses and residences in the Village.
- The Village needs more parking to make it easier to drive there.
- The Village needs less parking to encourage people to walk or bike.
- I have no opinion on this issue

Other (please specify)

5	<input type="checkbox"/>
6	<input type="checkbox"/>

3. What's the one new business Captiva really needs?

5	<input type="checkbox"/>
6	<input type="checkbox"/>

4. Do you believe Captiva businesses should primarily serve residents, or tourists and other businesses?

Residents

Tourists and other businesses

A combination of the two

Comments

5	<input type="checkbox"/>
6	<input type="checkbox"/>

6. Pedestrian & bicycle safety

The addition of a safety shoulder along Captiva Drive has encouraged more walking and biking on the island, but how is the interaction between walkers/bikers and motorized traffic working out?

1. Do you feel safe walking or biking on Captiva's streets?

- Yes.
- No.
- Not sure, need more information.
- I have no opinion on this issue

Comments

5	<input type="checkbox"/>
6	<input type="checkbox"/>

2. Would you like to do more biking or walking on Captiva? If so, what's holding you back?

- Yes, but I won't because (give reason below).
- No, I'm happy with the current situation.
- Not sure, need more information.
- I have no opinion on this issue

I won't bike/walk more on Captiva because...

5	<input type="checkbox"/>
6	<input type="checkbox"/>

3. Which of the following issues should be part of a community discussion about walking and biking on the island? (Check all that apply)

- Slower traffic speeds in selected zones
- Faster traffic speeds in selected zones
- Separated bike/walk paths away from traffic
- Wider bike/walk shoulders in the Village
- More enforcement of traffic/speed laws
- More enforcement of bike/walk laws
- More parking to help eliminate cruising traffic
- Other alternatives to driving for on-island transport (e.g. trolleys, pedicabs, van shuttles)
- I have no opinion on this issue

Comments

5	<input type="checkbox"/>
6	<input type="checkbox"/>

7. Parking

The availability of parking and beach access has always been an issue on Captiva. For example, due to the recent loss of government funding for beach nourishment tied to beach access and parking, island property owners may have to pay more of the project costs now and in the future.

1. Which of these statements reflects your opinion?

- I support more public parking and beach access on Captiva in general.
- I support more public parking and beach access only if it would guarantee more government funding for beach management.
- I do not support more public parking and beach access on Captiva.
- I have no opinion on this issue.

Comments

5	<input type="checkbox"/>
6	<input type="checkbox"/>

8. Other issues

1. Do you feel the panel should be looking into the following issues? (Check those issues you think the panel should pursue.)

- Establishing standards to maintain a Village "look"
- Putting island power lines underground
- Bringing sanitary sewer service to the island
- Creating wider bike/walk lanes on Captiva Drive
- Creating a bike/shared-use path separated from the road
- Having uniform rental rules for the entire island
- Enforcing leash laws on the beach
- Reducing stormwater runoff to improve water quality

Comments

5	<input type="checkbox"/>
6	<input type="checkbox"/>

2. What other issue(s) should the Captiva Community Panel be focusing on for the future planning and land use of the island?

5	<input type="checkbox"/>
6	<input type="checkbox"/>

3. Prior to receiving this survey, were you aware of the Captiva Community Panel?


Yes

No

Comments

5	<input type="checkbox"/>
6	<input type="checkbox"/>


4. If "yes," what is your perception of the panel on a scale of 1 to 10, where 1 is very negative and 10 is very positive?

 1 -- Very negative

 2

 3

 4


 5 -- Neutral


 6

 7

 8

 9

 10 -- Very positive

 I have no opinion on this issue.

Comments

5

6

5. Have you attended any meetings or workshops conducted by the Captiva Community Panel in the past year?

 Yes

 No

Comments

5

6

6. Other questions or comments?

5

6

9. Tell us about yourself

A few final questions to help us analyze the survey results.

1. Where do you live on the island?

- Gold Coast
- Tween Waters stretch
- The Village
- South Seas Island Resort

2. Where do you own property on the island? (Check all that apply)

- Gold Coast
- Tween Waters stretch
- The Village
- South Seas Island Resort

Comments

5	<input type="checkbox"/>
6	<input type="checkbox"/>

3. Do you own multiple properties on the island?

- Yes
- No

4. Which best describes you? (Check all that apply)

- Full-time (9 months or more) resident & property owner
- Full-time (9 months or more) renter
- Part-time (3-9 months) resident & property owner
- Property owner, but on island less than 3 months per year
- Timeshare owner
- Business owner
- Employee

Comments

5	<input type="checkbox"/>
6	<input type="checkbox"/>

5. OPTIONAL: Give us your name, mailing address and/or email if we need to follow up on your responses.

Name

Address

Email

6. If you are not currently receiving email updates from the Panel, would you like to be added to our email list? (We limit how many messages we send, and you can opt out at any time.)



Yes



No

What is your email address?

Thanks for taking the time to complete this survey, and be sure to attend an upcoming Community Panel meeting to hear the results. They will also be posted online at www.captivacommunitypanel.com.

Appendix 4: Survey Results

COMMUNITY SURVEY CAPTIVA COMMUNITY PANEL 2013 Revisions to Community Plan

Topic: Landscape

Question: *What should a landscaping plan for Captiva include?* The survey offered six possible responses, plus a seventh option (“I have no opinion on this issue.”) The options were:

1. Encouraging use of native or low-water species. **(Ranked #1 for positive responses 65.7% favored; 134 responses)**
2. Removal of non-native, invasive species. **(#4 ; 52.9% favored; 108 positive responses)**
3. Restoring the canopy along Captiva Drive where possible. **(#3 ; 58.3% favored; 119 positive responses)**
4. Creating a vegetative buffer between homes where possible. **(#6; 37.3% favored; 76 positive responses)**
5. Using vegetation to enhance beach management. **(#2; 64.7% favored; 132 positive responses)**
6. Keeping low-rise vegetation to allow a Gulf view along the Tween Waters portion of Captiva Drive. **(#5; 45.6% favored; 93 positive responses)**
7. I have no opinion on this issue. **(#7; 2.5% favored; 5 responses)**

Ranking of responses:

Summary of Public Comments: Of the 240 responses to the Survey, **204** answered the question. 48 respondents offered written comments. A sample of comments:

- I am interested in vegetation to enhance beach management...
- Replanted areas should strive to be “natural” in appearance so the island does not look like a giant planned community.
- Please leave existing Australian pines alone!
- Include toxic chemical control.
- As to the Tweenies’ stretch, isn’t a lot of that the result of improving the dune following H. Charley? That was good and should not be undone.

References to the restoration of canopy following the devastation of Hurricane Charley are numerous and sometimes make reference to the popular, but invasive, Australian palm. It appears that there is a lack of knowledge of the connection between vegetation and “beach management.”

Possible *long-term* actions identified in Survey:

Options 1-6 are all long-term in nature.

Possible *short-term* actions identified in Survey

The survey proposed no short-term actions, unless 'removal of non-native, invasive species' can be considered a short-term approach. Short-term approaches could include one-time public awareness efforts (e.g. symposia) or articles in the Panel website or local media. None of these are likely to be impacted by the comprehensive planning process.

Item for further review and consideration

Why is landscaping so important on Captiva? Is privacy the main consideration, or is it species habitat, erosion control, dark skies, separation of land use, enhancement of property value? Why do Captivans take the issue so seriously?

Topic:Historic Preservation

Question #1: *Do you support preserving historic buildings and other resources on the island?*

The survey offered four possible responses. The options were:

1. Yes. (**Ranked #1 for positive responses 69.6% agreed; N=158**)
2. No. (**#3; 9.7% agreed; N=22**)
3. Not sure, I need more information. (**#2; 19.4%% agreed; N=44**)
4. I have no opinion on this issue. (**#4; 1.3%; N=3**)

Summary of public comments: Of the 240 responses to the Survey, **227** answered the question. 22 respondents offered written comments. Generally speaking, Captiva residents advocate some form of historic preservation, as indicated in these comments:

- They add to the charm.
- Cultural history is the only link we have to our past. Our legacies (good and bad) shouldn't be discarded or reinvented.
- The unique character, including the intimate and natural feeling of the island, is worth preserving.
- Captiva is losing itself. The older houses and buildings have something worth saving.

Some respondents question whether there are sufficient resources to preserve and whether aesthetic measures may be more effective:

- Houses north of Tween Waters are already gone, Andy Rosse houses are gone, South Seas historic cottage is now on Sanibel, so there is nothing left that is worth the effort. Island is scenic, minimally historic.
- More important to preserve the historic look of Captiva rather than specific structures.

Some respondents oppose any additional regulations aimed at historic preservation:

- I do not support this! We do not need some board or historical society telling Private Property owners what they can and cannot do with their PRIVATE property!!
- There is too much talk of restrictions which holds back the island from being a premier destination. Lack of restaurants, services, etc.

Possible *long-term* actions identified in Survey: Long term preservation of historic properties could be accomplished through regulation or voluntary compliance.

Possible *short-term* actions identified in Survey: None specific.

Items for further review and consideration:

- 1 Do Captiva residents advocate specific regulations to preserved historic properties?
- 2 Do Captiva residents advocate voluntary preservation activities under the auspices of a non-governmental body?



Topic:Historic Preservation

Question #2: *What do you consider criteria for a designation as a historic property?* The survey offered six possible responses. Their responses were as follows:

1. Age or longevity. **(Ranked #4; 39.4% agreed; N=89)**
2. Historical significance. **(#1; 86.3% agreed; N=195)**
3. Cultural/social significance. **(#3; 49.1% agreed; N=111)**
4. Archaeological significance. **(#2; 50.0% agreed; N=113)**
5. Not sure; I need more information. **(#5; 9.3% agreed; N=21)**
6. I have no opinion on this issue. **(#6; 3.5%; N=8)**

Summary of public comments: Of the 240 responses to the Survey, **226** answered the question. 13 respondents offered written comments. Their comments tend to repeat the responses to the earlier question, but they raised some new points in response to this question as found in this sampling:

- All of these elements could represent a significant factor, but a decision would eventually rest on the specifics of the case, including the broader context of the property under construction.
- The problem with granting historic preservation to structures that do not meet flood zone requirements, will selectively allow such owners special privilege under current zoning laws. Because of our barrier island and storm surge issues, no buildings should be given historic status unless they are elevated to meet current zoning requirements.

Possible *long-term* actions identified in Survey: Long term preservation of historic properties could be accomplished through regulation or voluntary compliance.

Possible *short-term* actions identified in Survey: None specific.

Items for further review and consideration:

1. Do Captiva residents advocate specific regulations to preserved historic properties?
2. Do Captiva residents advocate voluntary preservation activities under the auspices of a non-governmental body?

Topic: Lighting

Question #1: Which statement best matches your opinion of lighting on the island? The survey offered six possible responses and respondents were allowed to check all that applied. Their responses were as follows:

1. We need more lighting on the roadways to make it safer and easier to see at night. **(Ranked #3; 14.4% agreed; N=33)**
2. We need more lights at individual driveways to make it easier to see house numbers. **(#5; 8.3% agreed; N=19)**
3. We need more light in the Village area only at night to make it safer and easier to see. **(#4; 10.5% agreed; N=24)**
4. We need less or better directed light on the island at night to minimize light pollution. **(#2; 32.8% agreed; N=75)**
5. The lighting we have now works pretty well for me. **(#1; 53.3% agreed; N=122)**
6. I have no opinion on this issue. **(#6; .9%; N=2)**

Summary of public comments: Of the 240 responses to the Survey, **229** answered the question. 26 respondents offered written comments. Some of their themes can be characterized as follows:

New regulations are unnecessary:

- Enforce what is on the books. We don't need more regulation.
- If you are going to walk and it is dark, carry a flash light or glow stick.
- Upward directed lighting needs enforcement. The current regulations work well.
- We don't have a light problem—we have a driving problem, especially around Andy Rosse Ln and SSIR.

Existing lighting may not be enough to assure public safety:

- It is very hard at night to see people walking on the street.
- Where roads are narrow and pedestrians may be walking or bikers riding, more lighting would be beneficial.

More lighting would reduce the island's atmosphere:

- Captiva should adopt a "dark skies" policy and enforce a Sanibel-style lighting policy. No to more light in Village...
- I love the peace, quiet, and nature. 25w bulbs are all we need outside.

Take advantage of new technologies:

- Try to increase road safety, especially for pedestrians and bikers, by using directed LED lighting. Avoid overhead street lamps. Power with solar panels. The nearly universal use of GPS...makes seeing numbers almost irrelevant.

- If lighting is added it should be low glare, high efficiency fixtures. Losing the “star filled night sky” takes away from the island experience.

Items for further review and consideration:

1. Are there specific areas that need more lighting for public safety?
2. Should Captiva be committed to the protection of dark skies? If so, should that protection be a matter of regulation or voluntary compliance and education?
3. What lighting technologies should be considered to improve public safety on the island?

Topic: Lighting

Question #2: *Do you believe the island needs lighting rules, such as those that exist on Sanibel, to encourage nesting sea turtles and keep the night skies darker by limiting the brightness of nighttime lighting or encouraging the use of lighting fixtures which prevent light from going up into the sky?* The survey offered four possible responses. Their responses were as follows:

1. Yes. **(Ranked #1; 63.8% agreed; N=146)**
2. No. **(#2; 19.7% agreed; N=45)**
3. Not sure, I need more information. **(#3; 15.3% agreed; N=35)**
4. I have no opinion on this issue. **(#4; 1.3% agreed; N=3)**

Summary of public comments: Of the 240 responses to the Survey, **229** answered the question. 18 respondents offered written comments which supplement the responses to Lighting question #1. Some of their themes can be characterized as follows:

Wildlife protection should be a high priority:

- The value of the island ultimately depends on preserving its wonderful, natural character. Producing another suburb can be undertaken anywhere, but why do that to a property as unique as Captiva?
- Sanibel is a wonderful illustration of how lighting, when properly done, can provide needed illumination while preserving the nighttime skies, improving ambience and protecting sea turtles.

Wildlife protection can be overdone; additional regulations are not needed:

- The beach is dark so I don't understand how there could be too much light for the turtles, besides I think sometimes we get carried away with the preservation of animals.
- Sanibel is ruined due to all the regulations; we do not need any more for Captiva.

Existing regulations are sufficient:

- Voluntary rules now work well.
- Enforce existing rules.

Items for further review and consideration:

1. Are there specific areas that need more lighting for public safety?
2. Should Captiva be committed to the protection of dark skies? If so, should that protection be a matter of regulation or voluntary compliance and education?
3. What lighting technologies should be considered to improve public safety on the island?

Topic: Commercial Core/The Village

Question #1: *Are you concerned about maintaining the commercial core of the island in the Village?* The survey offered six possible responses. Their responses were as follows:

1. Yes, we need to keep essential businesses in the Village. **(Ranked #1; 57.0% agreed; N=127)**
2. Yes, but the commercial core will survive without regulatory intervention. **(#2; 32.7% agreed; N=73)**
3. No, there are too many businesses there now. **(#3; 5.4% agreed; N=12)**
4. Not sure, need more information. **(#4; 3.1% agreed; N=7)**
5. I don't care about the business community on the island. **(#6; 0% agreed; N=0)**
6. I have no opinion on this issue. **(#5; 1.8%; N=4)**

Summary of public comments: Of the 240 responses to the Survey, **223** answered the question. 26 respondents offered written comments. Some of their themes can be characterized as follows:

Businesses provide benefits:

- The Village flourished after Charley. A business needs to survive on its own to ensure quality, fairness, and longevity.
- Tax revenue for all.
- I believe we need to encourage business possibly looking at additional options with regards to mixed use.

Businesses should focus on tourists and seasonal residents:

- A few basic businesses belong on the island, others could be placed elsewhere. Biking, sailing, and kayaking rentals should not be moved. Restaurants and grocery stores should also stay. Others like clothing, gifts, and art may or may not have a place.
- We need to keep the businesses we have in the Village—no more and no less. If we lose the businesses we have in the Village people will have to leave the island to get supplies and food.
- ...For me, it is a good grocery store like we have; and ATM and a variety of good restaurants. A competitively priced gas station would probably be too much to ask for.
- We need a core, but small and solid business community in the Village. Most important to keep business consistent with the look, feel, and essence of historic, old Captiva...

Existing businesses provide limited benefits:

- The businesses here are almost exclusively for the tourists and provide little benefit to residents of the island.
- I love the peace, quiet, and nature. 25w bulbs are all we need outside.

Additional regulations are not needed:

- Keep your regulations out of Captiva and let the free market work. What is wrong with you people? When has increased regulations ever helped business or reduced cost? Look at what is going on in DC, are you blind?
- ...do not want the Panel to regulate commerce. It seems to be in balance.

Additional businesses are needed:

- Would like to see more businesses necessary for residents' needs, e.g. grocery, gas station, pharmacy.

None Identified

Possible long-term actions identified in the survey:

None Identified

Possible short-term actions identified in the survey:

None Identified

Items for further review and consideration:

1. What does 'mixed use' mean in the Village? (First floor parking; second floor commercial; third floor residential?)
2. Are mixed uses best fostered through conventional zoning, or are there other approaches worth considering?
3. Are there non brick-and-mortar businesses (e.g. delivery businesses) which could provide improved availability of goods and services for island residents and visitors? What impact would they have on existing businesses?

Topic: Commercial Core/The Village

Question #2: Which of the following statements do you agree with? The survey offered seven possible responses, and invited respondents to answer all that applied. Their responses were as follows:

1. I like the current mix of commercial and residential uses in the Village. **(Ranked #1; 70.1% agreed; N=155)**
2. I think there should be more businesses and fewer residences in the Village. **(#4; 12.7% agreed; N=28)**
3. I think there should be more residences and fewer businesses in the Village. **(#6; 5.4% agreed; N=12)**
4. There needs to be more of a buffer between businesses and residences in the Village. **(#5; 11.8% agreed; N=26)**
5. The Village needs more parking to make it easier to drive there. **(#2; 22.6% agreed; N=50)**
6. The Village needs less parking to encourage people to walk or bike. **(#3; 16.7%; N=37)**
7. I have no opinion on this issue. **(#7; 4.5%; N=10)**

Summary of public comments: Of the 240 responses to the Survey, **221** answered the question. 21 respondents offered written comments. Some of their themes can be characterized as follows:

It's complicated:

- Parking is a chronic, vexing issue....Not sure how to solve parking for those visiting Captiva for the day to shop and eat. Maybe some additional parking at CCA, charge small fee.
- Ah!! Therein is a big problem...Captiva is not a big island...People will just have to live with what we have....As a property owner and half year resident, I honestly feel...the rental situation is the elephant in the room. Regulate that and so many of the problems will not be there.

Alternatives to parking (and automobiles) are needed:

- Biking, walking and busing (South Seas Resort) need to be encouraged. Additional parking development should be discouraged.
- In season, the comment is we will not go to Captiva as it is grid lock, yet the businesses say they need the business. More convenient transportation, less traffic.
- Maintaining the natural environment should be the number 1 priority as opposed to attracting more businesses/traffic.

Additional parking is not needed:

- I would like the idea of less parking and more walking, but my [spouse] has [chronic illness] and therefore parking can be an issue, so more parking would be ideal.
- If you only want to serve residents and visitors who are local...then encourage only walking and biking.

Additional parking is needed:

- I would encourage businesses to develop in the Village and realize that may require a bit more parking space...
- Parking is needed. However, more bike racks and foot paths will encourage people to drive less. I support both.

More effective code enforcement (or law enforcement) are needed:

NOTE: This viewpoint has appeared in responses to other questions.

- How about actually working with Lee County to enforce parking, seating, noise, truck delivery regulations?
- The Village can serve the Captiva residents and visitors without more parking....Parking, garbage, dumpster and septic regulations should be strictly enforced in the Village....Day trippers should not be encouraged.

Additional regulations are not needed:

- Leave the Village as is? Why not leave Captiva the way it is? Why are you so anxious to change what is working?

Items for further review and consideration:

1. What could be achieved through additional regulation of rental properties?
2. Do short term renters in fact use automobiles more than other renters or residents?
3. What forms of transit and Paratransit would be acceptable for Captiva residents, their guests, and their employees?

Topic: Commercial

Question #3: *What's the one new business Captiva really needs?* The survey offered no specific responses.

Summary of public comments: Of the 240 responses to the Survey, **117** answered the question. Some of their themes can be characterized as follows:

Services:

- Dog kennel
- Car wash
- Medical facility/doctor's offices
- A mailing store
- Our own chamber of commerce
- An anti-regulatory business or committee. To keep the government out of our personal and business lives.
- A parking garage.
- Lee County Code Enforcement Annex

Retail businesses:

- Drug store or garage
- Grocery store (larger than existing, or open later hours)
- ...gift shops/clothing
- Office and computer supplies
- Enterprises that help guests and owners to appreciate the place of Captiva Island in the ecosystem and world...
- Hardware store
- Clothing/ shoes

Restaurants, food and beverage establishments/ entertainment:

- Pizza
- A good Italian restaurant
- Bakery/deli/sandwich shop
- Sushi
- McDonald's
- Discotheque
- A discount liquor store

No new establishments are needed:

- We have a nice variety
- I believe Captiva has all that is needed!

Items for further review and consideration:

None Identified



Topic: Bicycle and pedestrian safety

Question #1: Do you feel safe walking or biking on Captiva's streets? The survey offered four possible responses. The options were:

1. Yes. (Ranked #1; 60.6% favored; N=134)
2. No. (#2 ; 35.7% favored; N=79)
3. Not sure. I need more information (#4 ; .9% favored; N=2)
4. I have no opinion on this issue. (#3; 2.7% favored; 6 responses)

Summary of Public Comments: Of the 240 responses to the Survey, **221** answered the question. 55 respondents offered written comments. A sample of comments:

Streets are generally safe:

- Walking yes; biking no.
- Yes, but sometimes the traffic is too heavy and too fast.
- I find most people drive cautiously, even at night.
- Except during the highest tourist seasons when there is a sharp increase in the number of drivers who drive too fast.

Streets are generally unsafe:

- Cars still going too fast and bikers are not always in the safety shoulder.
- Some of the curves are blind and I feel uncomfortable when biking them.
- You take your life in your hands. We really need a bike path.

Advice for improved safety:

- Time of day makes a difference. Clearly there is responsibility whether it be bikers, walkers, or drivers to be alert and focus on safety.
- The shoulder should be widened.
- ...the Village would benefit from having a proper sidewalk between Andy Rosse Lane and SSIR to encourage guests of the resort to go spend money at the Village.
- Low lighting on San-Cap Road in Village area needed.
- ...The island has its own limitations that regulations are not going to solve.

Not enough knowledge to say:

- Rarely do either.

Possible *long-term* actions identified in Survey:

None Identified

Possible *short-term* actions identified in Survey

None Identified

Items for further review and consideration

None Identified



Topic: Bicycle and pedestrian safety

Question #2: *Would you like to do more biking or walking on Captiva? If so, what's holding you back?* The survey offered four possible responses. The options were:

1. Yes, but I won't because [reason below.] (**Ranked #2; 38.5% agreed; N=80**)
2. No, I'm happy with the current situation. (**#1 ; 49.0% agreed; N=102**)
3. Not sure. I need more information (**#4 ; 2.9% agreed; N=6**)
4. I have no opinion on this issue. (**#3; 9.6% agreed; N=20**)

Ranking of responses:

Summary of Public Comments: Of the 240 responses to the Survey, **208** answered the question. 107 respondents offered written comments. A sample of comments:

No bike paths:

- There is not a safe path.
- Need bike paths—TOO dangerous now.

Street layout/design:

- Layout of Captiva not set up for walking (only beach)...
- Safety shoulder is inadequate.

Not enough rental opportunities:

- Bikes are somewhat difficult to rent during popular times...
- More access to affordable bike rentals.

Possible *long-term* actions identified in Survey:

None Identified

Possible *short-term* actions identified in Survey

None Identified

Items for further review and consideration

None Identified

Topic: Walking and Biking

Question: *Which of the following issues should be a part of a community discussion about walking and biking on the island?* The survey offered four possible responses. The options were:

1. Yes, but I won't because [reason below.] **(Ranked #2; 38.5% agreed; N=80)**
2. No, I'm happy with the current situation. **(#1 ; 49.0% agreed; N=102)**
3. Not sure. I need more information **(#4 ; 2.9% agreed; N=6)**
4. I have no opinion on this issue. **(#3; 9.6% agreed; N=20)**

Ranking of responses:

Summary of Public Comments: Of the 240 responses to the Survey, **208** answered the question. 107 respondents offered written comments. A sample of comments:

No bike paths:

- There is not a safe path.
- Need bike paths—TOO dangerous now.

Street layout/design:

- Layout of Captiva not set up for walking (only beach)...
- Safety shoulder is inadequate.

Not enough rental opportunities:

- Bikes are somewhat difficult to rent during popular times...
- More access to affordable bike rentals.

Possible *long-term* actions identified in Survey:

None Identified

Possible *short-term* actions identified in Survey

None Identified

Items for further review and consideration

None Identified

Topic:Vegetation (Question #3)

Question: *Since public lands are very limited on Captiva, any vegetation rules must primarily focus on private property. Which of the following do you agree with?* The survey offered four possible responses, plus a fifth option (“I have no opinion on this issue.”) The options were:

1. If we offer landscaping guidelines, private owners will mostly follow them. **(Ranked #2 for positive responses 53.1% agreed; N=119)**
2. We will need greater enforcement to achieve any impact. **(#3; 28.6% agreed; N=64)**
3. A public education campaign will convince owners of the benefits of any new rules. **(#1; 53.6% agreed; N=120)**
4. People will plant what they want, regardless of what county rules say. **(#4; 25.0%; N=56)**
5. I have no opinion on this issue. **(#5; 4.9% agreed; N=11)**

Summary of public comments: Of the 240 responses to the Survey, **224** answered the question. 28 respondents offered written comments. Several themes emerged in their comments:

Regarding **individual property rights**, there was a spectrum of opinion, as demonstrated in the following comments which range from the highly *laissez faire* to pro-regulatory:

- We don’t need vegetation rules.
- I am not in favor of a “Big Brother” approach.
- People should be able to plant what they want within reason.
- Panel will have to use care in deciding which landscape policies are important enough to override individual property rights.
- Educate, regulate and enforce. Stress self-interest to achieve compliance, introduce new laws only in situations where environmental damage is measurable.

Some did not advocate more regulation of landscaping/vegetation on grounds that current, **perceived lax enforcement** on the county’s part is not likely to improve, or which would be too costly to implement:

- The county will not enforce regulations just as they do not enforce zoning regulations NOW.
- It will be very tough to enforce. We need the plant police, which will cost taxpayers more money.

Some advocate heavy reliance on **public education, voluntary compliance** with guidelines, and **working closely with landscape companies**:

- I believe that “rules” should only apply to invasive species. Freedom of choice otherwise but with an education campaign to at least inform what is recommended.
- I think working with the landscape companies who could then encourage the homeowner...
- I think guidelines, public education and enforcement are all necessary.
- ...Landscapers play an important role.

When regulation is called for, it is to eliminate noxious and invasive species:

- I do not favor regulation of plant species...except to the extent of controlling noxious weeds or invasive species.
- ...[i]nvasives...should be removed.

Possible *long-term* actions identified in Survey: There are two long-term actions identified in this survey—(1) drafting and implementing new regulations and (2) public education.

Possible *short-term* actions identified in Survey:

None specific.

Items for further review and consideration:

1. Is County enforcement really lax?
2. Are the voluntary bodies or non-regulatory agencies which could help Captiva improve the high quality of its vegetation?
3. Are there any events that could be repurposed to promote improved landscaping and native plants?
4. Do Captivans have a strong preference for native trees and plants vs. non-invasive exotics?

Appendix 5: Table Notes from Public Workshops

Further public input: Public workshops were advertised and scheduled on the following dates and topics, which were gleaned from the survey results. These workshops were scheduled during the height of the winter season to ensure maximum opportunity for participation.

<u>Date</u>	<u>Topic</u>	<u>Meeting Place</u>
3-06-14	Character, Design & Quality of Life	South Seas Resort
3-11-14	Transportation	South Seas Resort
3-27-14	Economic Development	South Seas Resort
4-08-14	Water Quality	South Seas Resort

These workshops were held in small-group sessions, with each table of participants given the same questions for discussion and to answer in a facilitated setting. Notes of the discussions and subsequent reports were taken (See Appendix 5) and discussed by the panel at subsequent meetings as a starting point for thoughts on possible Captiva Plan new or amended policies. After numerous meeting options and directions were discussed. Panel planner Max Forgey was tasked with developing an initial draft of new or amended policies over the summer of 2014 so they would be ready for discussion in the late fall when seasonal residents were beginning to return to the island.

This draft was presented to the panel at its public meeting in November 2014, with revisions and an overview of the entire Captiva Plan, the subject of discussion at the December and January meetings (including a special workshop with the panel and public to review the entire proposed plan so that it would be in context for those who had not been engaged in the process during previous iterations). This resulted in a final draft that was presented and reviewed at public workshops in February, March and April 2015. With little revisions necessary, the final draft was approved by the panel for submittal to Lee County review and adoptions at the panel's April 14, 2015, meeting.

Discussion continues on issues that could not be appropriately addressed in Lee Plan language but were identified as of significance to a considerable percentage of the Captivians surveyed. This discussion may not result in plan amendments in the future, so is not covered under the scope of the current contract.

Appendix 5-1: Character, Design, and Quality of Life

Captiva Community Plan Workshop Character, Design & Quality of Life Thursday, March 6, 2014 South Seas Resort @10:00 a.m.

Edited versions of easel pad notes.
[Bracketed items were reconstituted from memory]

Facilitators:

Max: Max Forgey, AICP
Patrick: Patrick C. White
Wayne: Wayne E. Daltry, FAICP

Key Elements

Max's Table

- Great beach
- Low building height, density
- Beautiful natural vegetation
- Small, **remote**—but not isolated, community feeling
- A tranquil island environment (except during season)
- Transitioning to a more-rental community
- Getting noisier as the transition takes place
- High seasonal population—new community every Saturday
- Great weather

Patrick's Table

- Small Town
- Old Florida
- Neighborly
- Heavily landscaped
- Dark, no street lights
- LA light pollution [?]
- Similar to Island Beach Preserve
- Travel & [tourism]

Wayne's Table

- People (Corporate and Human) include:
 - Investors
 - Inhabitants
 - Transients

- Sacred spaces & Holy Sites
- Beach
- One road in; one road out; it's the same road
- Built-out village
- Dark skies
- Structures transition to and from rentals and ownership
- The 'Clean Slate' of hurricane is game changer
- Randomness of vegetation adds character because (due to the youth of the island [i.e. as a land mass] everything is invasive, but in character.)
- [If Central Park is Manhattan's sacred place] Captiva Island itself is Captiva's sacred place.

Design & Architecture

Max's Table

- The last change in building height (2011-12) was generally good
- Unfortunately, new construction is not taking advantage of the sloped-roof option.
- Insufficient attention to how a building fits on the site, especially in the Village
- People are building to the limit.
- Buildings are square and blocky on Wightman (in particular) and block the sun.
- Not enough light
- Admitting light, especially in upper stories, is key to good design
- Economics are at work here—it's too expensive to maintain a seasonal single family unit in the Village—[you have to rent it out part of the year to pay taxes and maintain the property, therefore you must build the biggest building possible to generate income.]
- SSR and Gold Coast are generally OK
- Good design on most of the island, [but Village needs some attention]
- SSR employee lots are a future concern. Anticipate management may replace them eventually
- Consider upper limits on number of bedrooms and mandatory upper story setbacks for light
- Owners try to shoehorn as much house as they can on to their lots—height, setback, all stories
- Need planning designs that fit community standards
- Bulk, façade, massing of elements, landscaped area, tree preservation on lot
- Landscape program
- Village building design and landscape
- Recess second floor [to let in the light]
- Consider designs other communities have used—Sanibel is a good example but there are others
- Homes with character
- Consider 30 day rental minimum periods in village

- Or 2-weeks
 - The above will be hard to implement
- Wightman, Rosse are the core of the village
- Building Code-Septic. [State could help us by imposing stricter rules
- Realtors advertise downstairs rooms [that shouldn't be occupied to begin with]
- Sanibel---Tougher code enforcement. [That's possible when you have your own municipality.]
- We cannot be Laissez-Faire any more
- Yes, we can
- Consider different building heights in Village
- Consider returning to **old** height standard in Village
- Village stretches to South Side of South Seas (including the Boyle property)

Patrick's Table

- Enforcement of Landscaping Code of Captiva Plan
- Intended consequence of roof height and code encouraging?
- Roof code needs graphic design, drawing explanation
- Cheaper to pay fine than relocate trees
- Nothing on regular
- 42 foot height limit
- Types of roof lines needs graphic clarification
- Potential minimum building lot width
- Oversized rental homes
- Contradiction in standards
- Multijurisdictional issues
- INDIVIDUAL RIGHTS
- Setbacks and heights
- Property appraisers (taxes)

Wayne's Table

- Individualism is encouraged, but each site should respect its setting and that of its neighbors through size [restrictions.]
- No Naples-ization!
- Achieve through influence, not (unenforced) regulation
- Promote awards for success in development and redevelopment, that exceed [the expectations of] Code Enforcement
- Promote education for encouraging **the eclectic, the creative, the native, and the natural.**
- But there is a need for a [re]source center/site for the information and point a [long?] look for the 'ties that bind' the community together through sacred spaces/holy sites.

Environmental & Landscape Practices

Max's Table

- The mangrove problem
- Septics—on the 3rd week of March, the smell can be quite ripe. Not good for business.
- Mike K: We struggled with that the last time around. When property changes hands, you can require pumpage and certification, but you can't enforce it on an annual basis
- Difficult to enforce
- Panel could make recommendations for stricter rules to state. No guarantees.
- Panel could notify Code Enforcement of the need [this time of year when it is most acute]
- Panel could speak to neighbors through realtors—that may be the most effective approach
- Sanctuary gumbo limbo trees are instructive example [Jack C]
- Tendency to finesse [enforcement] post-Charley.
- People reluctant [to pursue the 2002 comp plan commitment to have a landscape code for Captiva]
- Would be great to have a booklet [which will educate residents and newcomers about native vegetation]
 - Max advised Jack C that he will send the table from the Lee LDCs.
 - Max advised that he knows of someone who might be interested in that project and will advise Ken

Patrick's Table

- Invasive are not equal exotic
- Brazilian Pepper spreading—Big Problem
- Tropical landscaping “Recommended Plantings of Captiva”--- education issue.
- Mangrove Preservation--- not enforced
- Restrict invasive species
- People buy homes thinking suburban landscape design as oppose to Tropical or Caribbean style

Wayne's Table

- Maintain beaches as complete [?]
- Plant native species—or let natives self-start
- Vegetation is key for design
- [Issues are] indistinguishable from Environmental issues.
- Maintain screening with its covering of utilities
- Award the [cropped?] lawns

Lighting

Max's Table

- San moving to [tougher regulations]
- Safety issue—from Green Flash to SSR
- Problem Captiva Drive to Andy Rosse around to South Seas
- Danger –Don't want to hit a kid

Patrick's Table

- No lampposts, streetlights
- Down lighting on signs **not enforced**. Potential for regulation.
- Frequent deliveries, EMS, trades
- Sign regs, no big neon sign.

Wayne's Table

- To be consistent with dark skies, lower and directed lights for pedestrians rather than lighting signs.



Appendix 5-2: Transportation

Captiva Community Plan Workshop Transportation Tuesday, March 11, 2014 South Seas Resort @10:00 a.m.

Edited versions of easel pad notes.
[Bracketed items were reconstituted from memory]

Key Elements Overall Mobility

Facilitators

Max:	Max Forgey, AICP
Julia:	Julia B. Davis, AICP
Tony:	Tony Palermo, AICP
Sharon:	Sharon Jenkins-Owen, AICP

Max's Table

- If you try to get anywhere [this time of year, all the way to South Seas you will] encounter trucks
- Smaller delivery trucks would help
- Walking is helpful; [it's good for you]
- Bicycles, people, and motor scooters cause problems for deliveries
- Safety strips [and remember they aren't sidewalks or bikepaths; they don't meet the minimum requirements for those designations] over-run
- Don't have two lanes in reality when delivery vehicles are parked in the ROW
- Can't walk on safety strip
- Bike/Pedestrian--almost blind on bridge---issue for bikes
- Bicyclists become a threat; "spandies" don't respect rules.
- Cyclists don't stop at STOP signs
- They don't use horns or bells
- Bicycle groups—[they travel in pelotons of 20 or more cyclists and pay little heed to others on the road]
- Shared Bike/Ped on safety strip
- They freak out when they see oncoming vehicles
- It's contrary to the established rule but it may be safer to walk **with** traffic
- Driving on Rosse interferes with pedestrians
- Also motor bikes
- Rosse became a pedestrian street—sidewalks ignored
- Wightman—sometimes problem with golf carts
- 3-wheel motorbikes; no reverse—problem all over the island

Julia's Table

- Bikes, Walking, Golf Carts, Cars
- Cars=not a lot of issues getting around island, but getting on/off a problem.
- Not a lot of traffic
- One stop sign
- Table was in Agreement on this point about Cars.
- Cars in Village--intermittent parking problem. More so in high season
- Build more > more problems
- Parking enforcement issues
- Mexican Restaurant parking on street
- Not "need more parking" but people put parking wherever they choose
- How's Sandy's trolley doing?
 - To Dave's observation, it is empty in daytime but full at night
 - In operation past few weeks SSR to A Rosse
 - Do enough people know about it?
- SSR has [few] restaurants, [so visitors] go to A Rosse
 - Danger of walking down Captiva road at night
- Back to panel mission
 - Need mode [of transport] between Tween Waters and SSR
 - Support for some type of trolley
- Haphazard parking
- Mediating number of cars
- Who would fund the trolley?
 - Between Tween Waters and South Seas Resort
- Tween Waters has parking issue at peak
- SSR used to run trolley at peak times
 - Turnaround locations
 - Fumes
 - Noise

Tony's Table

- Beautiful island
- Can walk it
- Solutions
 - Pedestrian wide path
 - Cut through R. Park, A. Rosse
 - Beach path (to Andy Rosse)
 - Park & Ride
- Do it right or don't do it
- Traffic
 - 9-12 AM 3-6 PM weekly
 - Season & summer (Tarpon)

Sharon's Table

- S-Curve safety
- Golf carts
 - Allowing them to go farther—especially along Tween Waters stretch

- Can accommodate more golf carts than cars—parking, etc.
- Connectivity
- S Car Go—expand to other businesses
- Evening vs day traffic---plus day trippers
- There are five dangerous 90°curves causing safety --- Safety issues. Cars going into pathways
- Green Flash to South Seas
 - Lighting—very dark, can't see pedestrians
- Opposed to additional lighting—some like it “dark”
 - Maybe reflective clothing or surfaces
 - Down lighting
- Balance between safety and lighting is tricky
- Rental bikes should have front/back lights

Pedestrian Pathways & Bikeways

Max's Table

- It is a concern because there are lots of people on road—kids, golf carts...
- Potential for acquisition of new ROW via eminent domain only. It may be worth it.
- [Some ROW could be acquired via] voluntary means
- Old tree cut down at Jensen's curve. DOT was not flexible
- Captiva Drive is on private property in places
- People encroaching on Captiva Drive with pavers have been tolerated [but now that they are grandfathered, their neighbors don't get the same privilege]
- Mile long strip between S-Curve—can it be moved?
- It is unusable private property
- Wider strip would be ideal
- Dune path would be costly—move boulders and riprap
- People walk in the dark [wearing dark clothing]
- Meandering pathway through dunes would be great!
- Consider lowering speed limit at night (similar to Collier County with the panthers)
- Consider allowing golf carts island wide
- Consider 25 MPH island wide all the time
- Some traffic calming options:
 - Brick strips
 - Do not want speed bumps or washboards
 - Would consider experimenting with rubber bumps
- Really important between Village and Green Flash
- On Blind Pass Bridge keep cyclists on one side
- Captiva Plan [could consider eliminate overhead electric lines]—would room to expand, esp southernmost ½ mile
- Other options:
 - Consider Intelligent bike paths
 - Consider boardwalks on beach, understanding that feral cat and rodent problems seem to go along with boardwalks
 - Meandering pathway
 - Seaward of private property to protect turtles
 - Find ways to encourage bicyclists to behave better

Julia's Table

- Where do the cars come from?
- Are most cars at restaurants going from sunsets to restaurants? From Gold Coast to town?
- Trolley would help
- Places with parking lots/shared use/Paul's Marina [Park & Ride]
- **Need traffic count**
- Jay says majority are SSR & renters
- Pedestrians
 - From SSR [southward a concern]—not much issue at SSR
 - But they need to be registered [?]
 - SSR entrance to S-curve to A. Rosse down to Green Flash
- Walking, particularly at twilight—Eyes don't see as well
- What fixes?
 - Lighting
 - Trolley
 - Solar footlights –not up lights
 - Discussions with Sanibel as to what they are doing
 - Could we consider widening ped path?
 - Is that a waste of time to try?
 - Now ROW—only side to walk due to drains on other side
 - Put structure on top of drains
 - Trim overgrown brush
 - Help from fire dept.
 - Maybe talk with Rauschenberg Property?
 - Have they been approached?
 - Panel should say “there is a pedestrian safety issue from SSR to Green Flash
 - How about white line, flap sticks, go to Rauschenberg property
 - Bikes. Same as peds/but harder for bikes
 - Bikes can use roadway
 - Can you have bike only path?
 - Gold coast
 - S-curve
 - Tween Waters. In these places you couldn't get ROW to put in bike path inland, separated by grass. We asked—was any incentive offered?
 - Vegetation is special. People put time into that.
 - Village—nothing to do, except encourage bikers to use road
 - Bikes---kids!
 - Bikes are rentals (Do they supply helmets and is use of helmets enforced?)
 - Little lights will help (downlights)
 - Approach as safety issue. 25 MPH limit
 - Remind everyone “Bikes Share Roadway”
 - 15 MPH through town
 - Bikes should use roads [not safety strip]
 - Establish safety shoulder (1 ½ ft.) each side
 - The path is wide enough for bikes, as long as cars do not drift
 - Storm drains—No accidents so far
 - People look at Sanibel—We could have a bike path

- Speed Limit—don't change it again!

Sharon's Table

- Pedestrian concerns (survey)
 - Bikeways
 - Pathways
- Pedestrian—S Curve dangerous
 - Southside
 - 1st. Curve east side
 - Bike & walkers interface
- Expanding existing path to 5 ft.
- Ideally—stand-alone bike and walk paths
- Blind Pass to South Seas (all 5 miles)—bike/walk path along side of dunes to protect shorelines
- Concerns—maintenance of path, storms, etc.
- Put path along shorelines
- Bike/walk separated by greenbelt
- Doesn't like expanded path--safety
- Cannot require bikes to use pathway
- Pathways
 - If pathway along shoreline limit lighting or buffer to protect turtles

Vehicular Access

Max's Table

- Double lines on roadway
- Allow golf carts island wide
- Consider trolleys
- Water taxi a possibility but concerns with dolphins an issue
- Pedi cab advertising a possibility
- Jitneys, but keep in mind Long Island example

Julia's Table

- **Dead issue—no more beach parking!**

Sharon's Table

- Parking—**no new parking or additional beach access**
- Post office parking lot—wanted to put in parking spaces there.
- Revisit question with owners—if it was a shared meter revenue
- Infrastructure
 - Humps/bumps resurfacing needed at Tween Waters
 - Bike safety
 - Corners need to be safer

Transit/Alternatives

Max's Table

- Valet Parking—Village and South Seas Plantation
- Shirley lot potential
- If you offer more parking, you get more people --OR--
- If you offer more parking, you may have fewer violations.
- Beach parking should accommodate golf carts—several will fit in one car space.
- *Seasonal* speed limit

Julia's Table

- Ferry boat
 - Or something that connects to buses if public would deliver
 - Car ferry from community to community
 - Where would it land?
- Back to [Sandy S's] trolley
 - How is it funded?
 - Is Sandy keeping data?
 - What happened to SSR trolley?
 - Noisy—different routing, no “jingling bells”
 - Smelly
 - Turning (annoys owners)
 - Electric—quiet
 - Quiet trolley –10 minute [length of island trip]
- Possible stops
 - SSR, Green Flash, Tween Waters
 - Educate, “Use our Trolley”
 - Bars/Tween Waters
- Walkers and Bikers—little lights
- Need to use reflective clothes
- Golf Carts
 - Need to have lights that work
 - Kids need to be using seat belts
 - 6 year old drivers?
- Highway legal GC—why is run limited? Because they are **slow**
 - People live in Villages (Ocala) —so they don't need a car
- The more folks who use non-cars, the better for all
- Why were people upset with trolley?
 - Fumes, noise, “neighborhood tours,” mostly empty, resort was losing money (it could not charge for it), turnarounds
 - Not a lot of incidents because people feel it isn't safe

Sharon's Table

Alternatives

- Dedicate part of Ding Darling lot for trolley service (owned by Dept of Interior)
- (Mobility plan requires places for cars to park)

- Trolley service to Captiva
- Off-island trolley service (e.g. Punta Rassa, Summerlin Square)

Off-Island Circulation

Max's Table

- Captiva does not want day trippers
- Consider one or two buses a day
- **Here's the Big Question: Do we encourage or discourage day trippers?** [When you answer that question, a lot of subsequent questions are easy to answer.]
- Businesses, especially SSR, do OK with employee parking; some restaurants not so much.
- Don't have a free shuttle to/from outside if you don't want day trippers.

Julia's Table

- February Sanibel Day tripper Bottleneck
- Go Early; Go Late
- Does Sanibel want to control day trippers—they just turned down “Packed Van” coming over
- There was a Ding Darling study of where to drop off people

Sharon's Table

- Off Island parking & transportation
- Day trippers/vacationers---beach etc
- (if parking & congestion problems are solved it would equal more people)
- Not sure if that is what we want
- Water taxis from Punta Rassa to Mucky Duck. Need new docks
- Circulation
 - Getting where you need to go from Captiva to mainland
 - No to bus service (would not be used)
- Causeway-2 lanes in/out based on traffic needs
- Public parking for boats



Appendix 5-3: Economic Development

Captiva Community Plan Workshop Economic Development Thursday, March 27, 2014 South Seas Resort @10:00 a.m.

Edited versions of easel pad notes.
[Bracketed items were reconstituted from memory]

Facilitators

Ken: Ken Gooderham
Max: Max Forgey, AICP
Sharon: Sharon Jenkins-Owen, AICP

Ken's Table

- Residences run as a business
- Zoning vs Use→residential with commerce core
- Maintain mix over time
- Replacements, not new businesses
 - More renters/rentals with more turnovers
- Renewals-→enforcement
- Encourage resident owners or longer rentals for ownership in community
- Rentals→Economic reality
 - Homes designed for multi-family rentals
 - No ownership necessary→stake in community
 - Septic impact & solid waste overload
 - Noise issues
- Rental vs Business
- 7-Day Code enforcement. Codify [islandwide] and make it longer?
- How to enforce?
- Change in market? Could they get younger and louder?
- Ambiguity in rental practices
- Marketing Captiva:
 - Agents→Sell as businesses, not residences
- Encourage owners not to rent
- Mixed uses:
 - Contain mixed use to commercial zoning
 - Rentals tied to business
 - Employees
 - Not Multi-Units
 - No incentives necessary
- Structures:
 - Wightman Ave→House Mass Issue
 - Look at Floor Area Ratio (FAR) enforcement

- Height→Design for max business use/rental space
 - Flat roofs
- How many rules are needed?
- How are rules enforced?
- Clarify building heights (and revisit?)
- Legal issues with platted lands
 - Bert Harris [Act] – How solid is it?
 - Vested Units
 - Septic Issues & permitting; # of people allowed
- Biz Climate
 - [There are] issues, [but there is] no conflict between business [and residents]
 - Garbage
 - Parking biggest issue
 - Cannot build enough
 - Seasonal maximum
 - No off island shuttles
 - Do not expand golf cart area
- Lower impact area an asset
- Preserve Captiva→Keep it attractive to all!
- Enforcement →How much of it is needed?
 - Formal vs informal action
- How to pressure existing businesses?
- Can rental homes be considered commercial use?
- Better understanding laws & zoning overlay

Max's Table (Mike M, Paul, Dave J)

- [Business and residential]—It's a mix
- Mostly residential
- Agree with 80% [of survey respondents]—it's a good mix
- A bit shabby
- New house-50' possible [frontage] on Wightman—People get jammed
- Regs—setbacks; make it more more European, with vertical intergrating, more exciting foot traffic
- Don't want regulations to push it either way
- Can be more restrictive
- Building heights restriction –island wide or RSC-2? [Max confirmed—it is only specified by ordinance in RSC-2, although County appears to regard it as applying countywide as a standard.]
- Need to go street by street
 - Rosse different from Wightman & Laika & Chapin
- 75' on Chapin; 50' on Laika & Wightman
- Deed restrictions in Village—must allow walking
- 10 Years from now—Rental rules should apply county wide
- Infrastructure
 - Delivery trucks too big
 - Not likely to change
 - Need sewer—septic systems overloaded
- Rentals & Intensity

- Gold Coast rules [re short term rentals] should apply island wide
- 1 person can sign lease
- As always, who will enforce?
- At 1-2 acre density [ie RSC-2] , there is buffer
- Restrict number **of people**
- Too many people in multifamily units
- Easy to regulate→2 families rent 2 units on same property
- Enforce **through realtors!**
- Ideal renters—ones who spend lots of money
 - Family oriented

Mixed Use

- Post Office
 - could do home delivery—3 days a week
 - Interaction good [with USPS; good meeting place for community]
 - Would do better if centrally located
- Goals, incentives work; Cannot restrict or mandate business types
- Some community expansion likely especially in vicinity of the Boyle property
- Like Village walkability
- Turn CBD lot into valet parking
- Noise—too many kids [in large family groups; not referring to small family groups]
- 4-5 families [on one property] not good
- Kind of commercial
 - Not a many dining choices
- What would stop DQ, P. Hut? [Two things—design standards; economics-- Not profitable enough doesn't match business model.]
- Awnings, signage, walkability, aesthetics important
- Want high-end retail with high-end residences
- [If you have] kids want [dining to be] cheap
- European village with liner buildings [at SSR entrance]
- [It would be] nice to have a town center

Tourism, the 'Captiva brand'

- What about Rauschenberg property?
- Take what we have, make it nicer.
- Go after a [non-rowdy] audience---not [looking for the] wet T-shirt experience
- **Don't** need large groups
- We have a brand
 - Don't [let it] get trashy
- Restaurants not as good as old days
- Doesn't have to be Ritz Carlton [kind of clientele]
- Character
- Rental rules are diminishing crowds?
- Ideal
 - People who used to own 2nd homes
 - 50 to 60 years old with 2-3 kids, no pets
 - Six figure income
- Target—off season

- From major urban centers
 - [Looking for] quality experience and good meals
 - Exclusivity which results from pricing
 - Not rowdy
 - **Creative, fun, friendly, natural**
 - [Looking for their own] Paradise
 - Some come from Sanibel [for quieter experience]
 - Caribbean Island on mainland with emergency services
 - Some fall in love with village
 - Escape
 - Quality vs Quantity
 - Better 10 good than 100 lousy visitors
 - 1 week with family
 - 1 month with old folks
 - They fly in and rent cars
 - Special time with kids
 - Memories
 - With other families
 - Compete on quality
 - Where New England Village meets Caribbean
 - Sanibel island may be better for biking
 - Captiva better for walking
 - Not crowded, mostly
 - It is getting that way at Christmas, though
 - **High retention! Return business, year after year**
 - **Tweak, protect!**
 - 7-11 would kill it
 - **One week on Captiva is a Reward! You've earned it.**
- Some people don't know that they have building height options, so they choose the boxy option.

Sharon's Table

Village—located between Jensen's and South Seas Resort

- More residential than commercial
- Acreage measurement?
 - Mucky Duck
 - Galleries
 - Dress shops
 - Real Estate offices
 - Key lime
 - La-Te-Da Coffee and ice cream shop
 - Etc..
- Would like zoning map to identify which areas are zoned commercial
- Rentals—commercial-like, but do not want [to be considered] that way
- Do not want to be a bedroom community for Fort Myers

- Keep and protect commercial zoning
 - Mixed use maybe OK
 - Was not an option at the time (had to live there—not rental)
- Only way to have residential in village is to have mixed-use
- S Car Go—brings business awareness
- Hard to make living retail here (come and go)
- South Seas Subsidizes
- Parking issue—would like to pay to park (night); use parking from businesses that are closed at night
- Some like balance as is; another wants more retail and to retain what we have now.
- Want more retail or maintain what we have now
- Future example Mucky Duck could be mixed use

Rentals & Intensity

- American Realty—140-plus rentals on Captiva
- Condo docs restriction to weekly rental
- Some 2 week min
- South Seas—daily
 - No to daily throughout Captiva
- Becoming a rental island
- Impact different
- Air BNB—mini B&Bs (Google it) airbnb.com
 - No meals
 - International trend
 - Rent bed and bath
- State license and restriction
- Charging \$2000 without paying bed tax
- Density issue if you rent
 - 1-2 rooms of home
 - Impact
 - B & B happening now without paying taxes, etc.
- Appeal to families
 - Important to keep
- Tighten up rental restrictions
 - Start out as 3 bedroom and then cut them into more
- Infrastructural demands
 - Sewer etc
- Mixed use Development
 - Devise control—protect and maintain commercial use kept for commercial
 - Use residential as part of development
 - Maintain existing commercial
 - No additional commercial unless mixed use
 - Future: Make it mixed use
 - The residential should be allowed to be rental in mixed use or even vacant

Residential

- Yes limits to house size
- Height limit important
- Too boxy—shadows cast by larger buildings
 - Need set back increased?
- Some height aesthetics—one thing to allow for nice roofline
- Vegetation buffer
- Existing Zoning & Property Rights
 - 10' setback required---20' better
 - Village flood restrictions inconsistent
 - # of stories vs # height
 - Intent was to preserve 2 stories of living—but now not happy with height
 - Key points: Setbacks, shadows, replacing vegetation, septic limitations

Business Climate

- Brand that is Captiva
 - Exclusive
 - Happy
 - Family-oriented
 - Beach community
 - Nature/beach
 - Quaint
 - Family friendly
 - Small
 - Limited new things (no big development)
 - Not a place you go for a day
 - Come for a week/not day trip
 - Unlikely to change
 - Want to see “same”

Conflict Residents/Business

- Residents peaceful but accepting of tourist season
- “holiday Village” work together
- Chapel-historic/business help
- Historic-tourism attracts/distractors
- Should be tax benefit for historic building
- Store is historic designated

Tourism

- Historic structures
- Activities
- Boats/marina at South Seas/Tween Waters
- Kayaks
- Holiday Village
- Kayak & nature symposium etc.
- Natural beauty

- Eco tourism
- Trams
- Negative
 - Parking
 - Access for bikes and pedestrians
 - “Tight”
 - More beach parking
 - Potholes



Appendix 5-4: Water Quality

Captiva Community Plan Workshop Water Quality Tuesday, April 8, 2014 South Seas Resort @10:00 a.m.

Edited versions of easel pad notes.
[Bracketed items were reconstituted from memory]

Facilitators

Julia: Julia B. Davis, AICP
Tony: Tony Palermo, AICP

Tony's Table

Water Quality

- Any Proof? (Septics?)
- The Cape Coral sewer system model is a good way to fund sewer expansion
- SCSF→Excess water; Sanibel has capacity; can create incentive
- SCSF→Sewer vs Septic
- New sewers are expensive
- Majority would or might accept sewer
- Bubble Room has install aeration system and has had outstanding success.
- What are we supposed to do? Public ignorance
- Absentee owners—that's sometime true. Communicate.
- Not sure whether there is a water quality problem

- Issue #1
 - Bay/Beaches (closure?)
 - Algae Bloom/Red Tide
 - Lake Discharge
 - Storm Runoff→Off Island
 - Bad Septic?—need proof
- Is it over-rated?
- Not functions—testing Package Plant
- ID Problem→Odor Pollution
- Solution
 - Sewer = Growth? At a Cost
 - Better Septic Incentives
- Sewer/Septic (not sewer)
 - Incentives to upgrade septic?
 - More Inspection?
 - We don't know [what the direct impacts of Greywater
 - Need more information about costs
 - Need some group to explain

- Economics of sewers—need workshop
 - They must know the costs—how to mitigate? What is it?
 - How to assure no overdevelopment as a result of sewer building
 - Alternative issues—identify the nuisances [and get them fixed]
- Enforce new & old septic [rules]
- Will Incentives work? Or education info?
- For sewer or Package Plant
- Landscape/fertilizer standards
 - Give landscapers 5-star ratings, and do the same for rental agents
 - Flora/fauna—no Brazilian pepper!
 - Exotics in general
 - Need rule re maximally invasive species
- Political influence when we choose to exercise it. So use it!
- Inter-local cooperation
 - OK with Sanibel
 - Get costs for sewer study
 - “Study Group” (sewer issue)—costs, how to.
 - Smart Growth Commission
 - Lift stations in Cape Coral are a big issue (outside)
- Rental Rep on Package Panel
- Storm water
 - Poor/Flooding/Pollution
 - Roads Flood/What system?
 - It has to go somewhere
 - There are drains—partial system, not consistent
 - Do they fill up? Yes
 - Bridge higher than road
 - Catch basins
- Ad Hoc
 - County Needs System (roads)
 - Quantity/Quality
 - Rate Landscapers→fertilizer standard
 - What regs to use?
- Environment
 - Don't forget exotics
 - Invasive species i.e. Brazilian Pepper
 - Turtles (OK)
- Highly populated beach, but no authority
 - Could be CEPD
 - Possible use for bed tax funds
 - Beach maintenance
 - Shouldn't be law enforcement responsibility
 - Pets—no dogs on beach!
 - [Want higher standards than FM Beach]
 - No containers
- Wrap up

- Incentives
- Enforceability
- Role of rental agencies—rent consistent with # of rooms
- Drains don't accept sufficient water

Table 2 (Julia's)

- Need Data; need “proof” in order to make decision
- Septic Study was done 2-3 years ago
- Water Quality
 - Language in code and change to ownership→ then septic system evaluation, function & size
- Lake O is biggest issue that is generated off the island
 - What can be done—discuss, awareness
 - Nothing can be done in our lifetime
 - Lady notes that there is signage at the Lighthouse, advising that the discoloration of water is caused by runoff from Sugar; that is educational and helpful
 - Maybe there are individual steps at Lake O.
 - Incremental, small steps
 - “don't buy Sugar”
- Water Quality
 - Different waters [are impacted], not just Lake O, but [Caloosahatchee] River, Gulf, & Bay/[Charlotte Harbor]
 - Fertilizer (use less)
 - More education [is needed] here
 - Residents (snowbirds vs year-rounders) overloading septic
 - Septic need to be sized to building and use (they get pumped out often)
 - This is something we can fix
 - Is this a State or county issue?
 - It's a State issue
- On the Island
 - Septic should fit development
 - In St Louis County [MO] they have mandatory inspection and pumpage.
 - At my lake house in Minnesota, there's inspection, even if you're only adding a stairway; any change to building sets off a new permit.
 - Tie into development/building permit (no sewer problem?)
 - Sewers can be worse than septic. [If one septic tank overflows, that's bad, but it can be fixed; if a sewer is breached, that is really bad.]
 - “It's stupid to live here on a sandbar, which nature tries to convert [to something else] on a daily basis, but we do.” ☺
 - Re Treatment Plants-- would love to have sewers rather than septic & pumping trucks on the road every day
 - By the way where are they dumping the sludge and where does it go when it rains?
 - Questions [effectiveness of] South Seas package plant
 - [Sewers require] tearing up R.O.W. to install
 - Sewer plant works for Sanibel but is costly
 - Prove that septic harm the environment!
 - Is it too late to hook up to Sanibel Wulfert Plant?
 - “Sewer in the answer” for the management of waste, but what cost?

- It costs more than Beach Renourishment→this is an ongoing project
 - Tearing up ROW will be [complicated]
 - Tear up road once & you are done
 - Argument—Sewer facilitates development [and higher densities, which is what we are trying to avoid]
 - Mayor Kevin liked idea of sewer study—can talk to John Manning. What will it cost?
- Most Over-rated issue→ that “water quality is poor” [Is it really?]
 - When Blind Pass is closed, it reduces water quality
 - Try keeping it open
 - Misunderstanding with investors—that the changes they make have an impact to island as whole
 - Wastewater:
 - Greywater/water reuse—on South Seas use other people use irrig wells
 - To do this island wide, it would be part of sewer upgrade
 - But Captiva does not have “water shortage.” Water comes fresh comes from **Aquifers**
 - Encourage native landscape
 - Reduce lawns, sell your lawnmower
 - But people want to be left alone-- don't regulate me!
 - Yet, we could educate people
 - People move here and love the island look then they miss lawns and ‘Spring’
 - **Inter-local Cooperation**
 - Do Sanibel & Captiva work well together on various issues?
 - There is no cooperation
 - We could talk to them about what they are doing
 - Sanibel has a mayor and Captiva is incorporated
 - SCCF is a common resource
 - Captiva is part of unincorporated County,
 - We (C) don't know what (S) is doing and they don't know what (C) is doing
 - COI—Committee of Islands---nongovernmental, They deal with issues
 - eg. Fireworks ok on Captiva, but not on Sanibel
 - Very interested in Dark Skies
 - Captiva could implement what Sanibel is doing
 - S & C do work together on Big Water issues SCCF
 - Planting & vegetation: SCCF helps Captiva with this, nursery
 - There is informal cooperation on Water Quality issues (not working on it, formally”)
 - **Biggest problem** is Blind Pass & re-nourishment (Captiva sand runs down to Sanibel and only comes back is trucks)
 - They should at least let Captiva to hookup to Sanibel treatment plant for all the sand
 - Plenty of organizations In place
 - Not enough of year-rounders to keep momentum going
 - Sanibel does more than Captiva does on fertilizer reduction
 - Captiva does it without rules-- Sanibel is very restrictive
 - People move to Captiva because lack of rules/reg
 - People from Captiva move to Sanibel because Captiva is changing—too much like FM Beach)
 - How long will the island look stay?

- As long as the little cottages stay.
 - Because when they go away, Development (lots of units) will come in its place
- It is only three months out of the year
- Ferry to Cape Coral?—facetiously—they **do not** want this!
- More people are finding out about Captiva
- Storm Water Management?
 - Minimally, “French Drain” in Village→to Bay
 - No way to treat that mostly-rainwater but fertilizer
 - Now a lot of lawns in those areas
 - **Swales—best way to slow Storm water; and more native landscape and less grass**
 - If your neighbors build “hills up”, you can request that they add swales
 - Permeable membranes?
 - Less grass, too. Where to put swales in Village?
- Environment
 - Sea Turtles, Mangroves, Birds all equally important
 - “Landscape” important to have natural landscape
 - Dark Skies important
- Why do they come here? **Because it is beautiful, but that is hard to maintain.** Good things:
 - Native vegetation
 - Water quality
 - Nice beach
 - Birdlife
 - Fish, dolphins
 - To see the night sky; down lighting helps
- They don’t want to see--invasive
 - Coyotes
 - Burmese pythons (not sure about bobcats)
- Those cottages—how many are left in the Villages
 - When they go away, they get converted to cubes of condos
- Rauschenberg..... did it nice; we need another Rauschenberg
- Art communities are wonderful, low impact business
- Captiva should do all it can to support this-to help artists help Captiva
- Rauschenberg estate & how it looks
- Jungle Road.....
- “The Good Old Days” How Captiva used to be. Come down here & **CHANGE IT!**

