



Lee County
Southwest Florida

Building Height and Resiliency

CPA2023-00004

Publicly Initiated Text Amendment

Local Planning Agency Hearing – May 22, 2023

CPA2023-00004

Board Direction

- Direction from January 17, 2023 Board of County Commissioners Meeting
- Staff directed to identify regulatory constraints that limit rebuilding

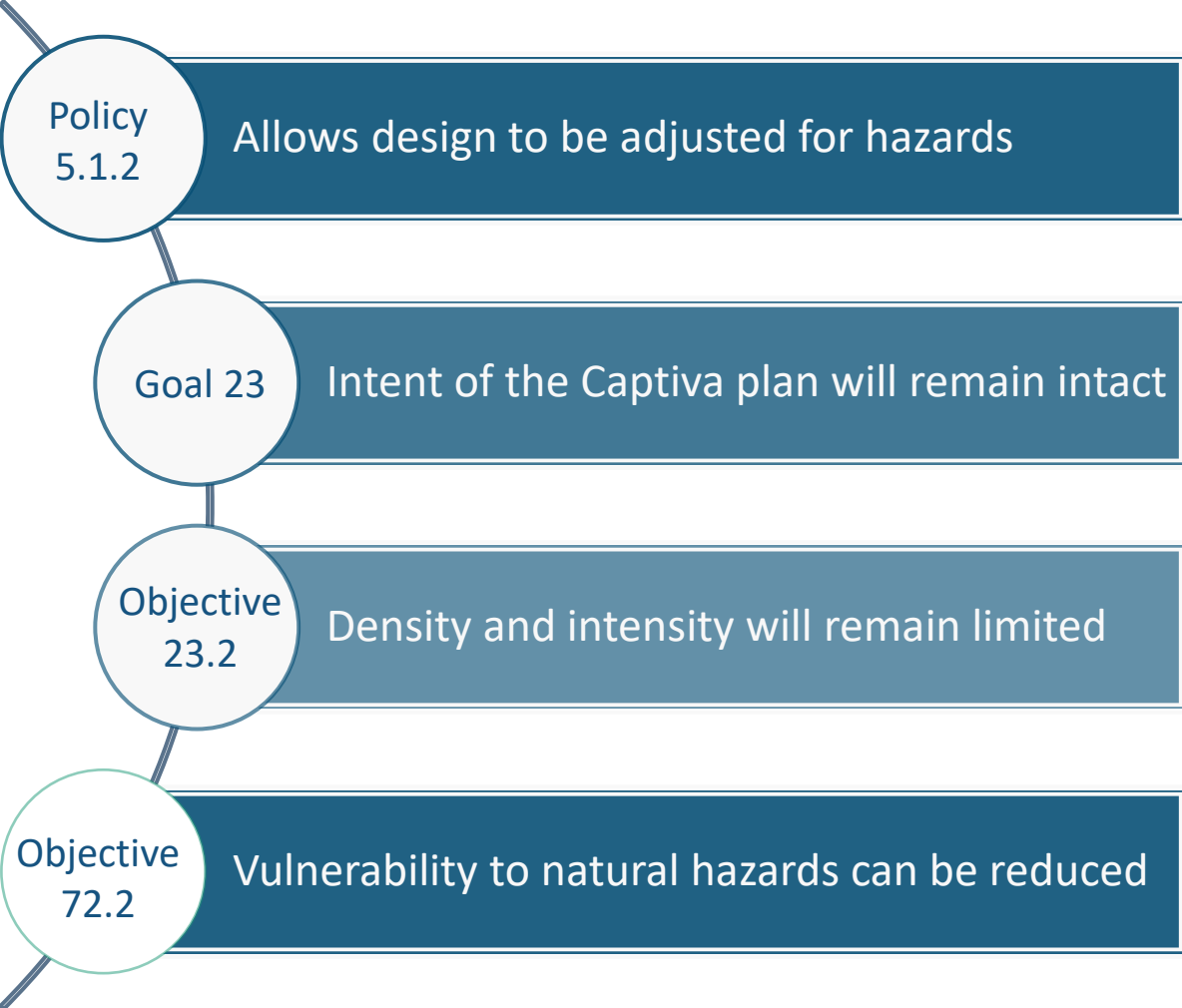
Requested Amendments

- Amend Goal 23 and Policy 23.2.3 to remove language hindering hurricane recovery
- Amendments clarify how property owners may rebuild within the Captiva Community Plan Area

Summary

- Amendments allow property owners to rebuild, but does not allow greater density or intensity.

Lee Plan Analysis



GOAL 23: CAPTIVA COMMUNITY PLAN. The goal of the Captiva Community Plan is to protect the coastal barrier island community’s natural resources such as beaches, waterways, wildlife, vegetation, water quality, dark skies and history. This goal will be achieved through environmental protections and land use regulations that preserve shoreline and natural habitats, enhance water quality, encourage the use of native vegetation, maintain the mangrove fringe, limit noise, light, water, and air pollution, create mixed use development of traditionally commercial properties, and enforce development standards that maintain ~~one and two story building heights~~ and the historic low-density residential development pattern of Captiva.

Objective 23 through Policy 23.2.2 unchanged.

POLICY 23.2.3: Building Heights. Maintain building height regulations established as of March 23, 2018 that account for barrier island conditions, such as mandatory flood elevation and mean-high sea level, for measuring height of buildings and structures.

CPA2023-00004

Conclusion

- Amendment will allow owners to rebuild previous structures to flood elevation
- Amendment removes ambiguous language from the Lee Plan
- Amendment will not increase density or intensity within Captiva Community Plan Area
- Amendment eliminates a potential inconsistency between Policy 23.2.3, Goal 23, and Objective 72.2

Recommendation

- ***Staff recommends the BoCC Transmit*** the proposed amendment as provided in Attachment 1.