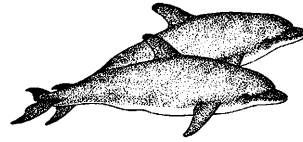


# Captiva Land Development Code survey



## Captiva Community Panel

**NOTES:** Survey responses are shown in percentages and total numbers and as both a "Support -- Don't support -- Don't know" and simple "Yes -- No" percentages. Comments are pasted directly from the online as submitted and typos have not been corrected. For the sake of space, comments that were exact duplicates made multiple times have not been included more than once.

- Total responses 430
- Accepted responses 384 (89.3%)
- Disputed responses 46 (10.7%)
  - No STRAP or voter ID 24
  - Duplicate ID, older responses 18 (likely changed answers)
  - Duplicate ID, incomplete responses 3 (likely abandoned)
  - Duplicate voter ID 1
- 430 total responses out of 1,510 mailed (28.47% response)
- 95 voters responded out of 361 mailed (26.3%)
- 374 property owners responded out of 1,149 mailed (32.55%)

### Survey security:

- Do you own property on Captiva?
  - Yes 374 97.4%
  - No 10 2.6%
- On which section of the island do you live?

	Survey	Actual
<input type="checkbox"/> Gold Coast	87 22.66%	12.6%
<input type="checkbox"/> Tween Waters	34 8.85%	8.6%
<input type="checkbox"/> Village	152 39.58%	27.5%
<input type="checkbox"/> South Seas	111 28.91%	51.3%
- Have you attended any meetings or workshops conducted by the Captiva Community Panel in the past year?
  - Yes 156 40.63%
  - No 228 59.38%

- Have you read the final draft of the Captiva Land Development Code? (It is available online at [www.captivacommunitypanel.com](http://www.captivacommunitypanel.com).)
  - Yes 240 62.50%
  - No 144 37.50%
- **MANGROVES:** Provide additional mangrove protection by requiring restoration of documented mangrove destruction prior to issuing permits or licenses to properties (Sec. 33-521).
  - Support 293 76.90%
  - Don't support 72 18.90%
  - Don't know 16 4.20%

**As a straight "yes-no" question: 80.27% support ... 19.73% don't support.**

Zones	Support		Don't support		Don't know	
Total	293	76.90%	72	18.90%	16	4.20%
Gold Coast	60	68.97%	22	25.29%	5	5.75%
Tween Waters	14	42.42%	15	45.45%	4	12.12%
Village	129	86.00%	18	12.00%	3	2.00%
South Seas	90	81.08%	17	15.32%	4	3.60%

**Comments?**

- disagree with the withholding of any permits if mangrove repairs not completed.
- The CCA is in general agreement with the draft mangrove protection language and supports this amendment.
- This may be good ecologically, but it is an intrusion into property rights that should not extend to issuance of permits or licenses. This is meant perhaps to be punitive or have an excessive amount of control.
- Need to know more about what constitutes "destruction" and what constitutes "documentation". Generally, I support protecting mangroves.
- Existing State laws provide adequate protection for mangroves. The proposed changes contradict the existing laws.
- State laws are currently in place to protect mangroves. The proposed changes contradict the existing laws.
- State laws currently exist to address the protection of Mangroves. These changes contradict the existing laws.
- State laws are in place and adequate. The proposed language contradicts the existing laws.
- Support provided that restoration only apply to illegal mangrove destruction that occurs after passage of this regulation. In other words if mangroves had been removed years ago by some previous owner the current owner should not be liable for their replacement.
- Mangroves grow and re-establish themselves (see South Seas) during this 12 month growing season, and altho they are important to the biosphere, also do pose several problems because of encroachment.
- We have seen the destruction that occurs when mangroves have been removed from their habitat, they should be protected
- Believe that plant management on private property should be the responsibility of the land owner.
- Mangroves continue to be destroyed. Builders tell property owners that it is better to destroy mangroves and pay the fine (if they are caught) than to spend the effort to preserve mangroves
- Will this mean that all those on the island who removed mangroves, which could be documented by satellite photos in the past, will be required to replace them, because of the risk they have caused. Otherwise you may have a rash of people going in now, before any changes to this, and removing more. In other words, what will be your cut off date, as to documenting the destruction, now or from the past?
- Mangrove protection is not optional. It is or should be a major factor
- Mangroves are an element of the beauty and serenity of Captiva and also provide important protection for the island as well as habitat for the wildlife. They need to be preserved under the regulations governing mangrove planting, pruning, clean out etc.

- State regulation is in place.
  - Mangrove is essential to the health of our estuary.
  - Tend toward supporting but also worry about unwillingness to rationally discuss development projects.
  - very important
  - mangroves are important
- **SEPTIC SYSTEMS:** Require on-site treatment and disposal systems (OSTDS or septic systems) be maintained by tying licensed OSTDS inspections to building permits and property sales (Sec. 33-522(A)).
    - Support 186 48.82%
    - Don't support 171 44.88%
    - Don't know 24 6.30%

**As a straight "Yes-No" question: 52.10% support ... 47.90% don't support.**

Zones	Support		Don't support		Don't know	
Total	186	48.82%	171	44.88%	24	6.30%
Gold Coast	46	52.87%	40	45.98%	1	1.15%
Tween Waters	14	42.42%	13	45.45%	6	18.18%
Village	53	35.33%	84	56.00%	13	8.67%
South Seas	73	65.77%	34	30.63%	4	3.60%

**Comments?**

- We support the objective of protecting water quality through the proper use and regulation of septic tanks, however, we believe the proposed language requiring sellers of property to provide documentation of an inspection is an inappropriate local development regulation, may create undue burdens on buyers and sellers of property, and will be extremely difficult to enforce, particularly in the period prior to the creation of the state inspection system in 2016. The CCA does not support this amendment in its current form.
- An Island wide wastewater collection and treatment system would go along way towards achieving higher water quality in the Gulf and Bay waters!
- Believe any licensed septic company should be able to inspect or maintain a septic system....not only specific septic companies
- Prefer efforts towards sewers, updating septic systems would not make a significant difference, in my opinion.
- Prefer sewer system, more effective on an island. Tie in with Sanibel's?
- Would prefer to see results from Water Quality study and have the SCCF offer an opinion with the final report. Since this may not be possible, my guess is that the code language offered, in my opinion, will not offer significant help, change to the enviroment to do septic systems being our way of handling waste. I believe efforts should be directed to having a sewer system on Captiva if there in fact is a problem. Just a quess.
- WOULD RATHER SUPPORT SEWER SYSTEMS
- PREFER PERSUING SEWER SYSTEM
- I would rather do away with septic systems all together and go to sewer systems
- reading this again is less confusing than the first time this was filled out
- The requirement to provide documentation should not become effective until the State inspection system is in place
- Onerous inspections. Why wouldn't a homeowner want to maintain their septic. Hey! Let's get sewers!
- Would like to see the Water Quality Study results and recommendations before we decide on code. We believe it is an important subject and this is time to put our Island in the best direction as possible regarding protecting our water quality.
- Want to see the results of the Water Quality Study then see what code is best to serve our needs
- one more privacy invasion. People do not want polution and will police themselves w/o needing govt intrusion
- Wish we could wait to do this one till the results and report come in for the Captiva Water Quality Study which may result in an alternative plan to deal with septics such as sewers.

- I do support a plan of action to deal with septic issue but I feel it would of been better to wait a few months to formulate this code item till after receiving the results and report on the Captiva Water Quality study under way.
  - Though I believe we need to deal with the septic issue I would of prefered to develop this code after the report is presented regarding the Water Quality Study as it's possible some other action, like sewers, would be the smarter plan
  - We know we have a serious septic tank performance problem on Captiva. The new Florida law requiring septic tank inspections every 5 years is good but requiring them when selling a property or pulling a building permit is a good addition to the state law.
  - Sewer system, please. A sanitary sewer system would solve water quality and selective enforcement issues.
  - strongly support, the septic problems on the island are significant, and the odors from these. In my opinion, any violator should be fined, and business shut down if they are not corrected, or causing offensive odors, until corrected. During heavy rains, these poorly maintained, or old systems, are a potential health hazard from the waste leeching out into the ground and roads. Certain areas, like those around the Green Flash, give off offensive odors you can smell while driving by. I would fully support a sewage system on the island, because of the ecological impact, and health hazard of these septic systems. I understand in this economic downturn, this has financial implications, but, in the long run, would benefit all of us, and eventual property values.
  - Sewers, let's work on that....
  - I would rather see the community work towards sewers.
  - Proper maintenance requirements make good sense.
  - Not supported in the current form
  - Rather than having and enforcing a local regulation on septic systems te focus should be put on implementing and enforcing the state inspection system.
  - This is very unclear as to what is being asked
  - State has addressed the issue.
  - still needs work
  - Yes, we need to work towards a solution but since the State has a law now in place it should follow it to avoid confusion.
  - should follow State Guidelines
  - This is a Health Department Issue, not a County Plan Issue, It may place undue burden on anyone who wants to sell.
- **ESTATE ZONE RENTALS:** Establish rental rules for properties in the RSC-2 zoned area (the Gold Coast) to allow rentals but make them more enforceable by allowing only one renter at a time per property. An exception for caretaker residences which are not rented is allowed, and there will be no net increase or decrease on density resulting from this change. (Sec. 33-531(A and E)).
    - Support 194 51.60%
    - Don't support 162 43.09%
    - Don't know 20 5.32%

**As a straight "Yes-No" question: 54.49% support ... 45.51% don't support.**

Zones	Support		Don't support		Don't know	
Total	194	51.60%	162	43.09%	20	5.32%
Gold Coast	50	57.47%	36	41.38%	1	1.15%
Tween Waters	17	51.52%	12	36.36%	4	12.12%
Village	65	44.52%	70	47.95%	11	7.53%
South Seas	62	56.36%	44	40.00%	4	3.64%

**Comments?**

- no daily rentals!!!
- The Lee County Land Development Code currently contains a definition of countywide applicability which prohibits the rental of single-family homes for less than a week. While this regulation has been enforced sporadically, the

County has acknowledged that it does exist and does apply to Captiva. The section on estate zone rentals is drafted in a very confusing way, but it appears to be an effort to permit short-term rentals in the RSC-2 zone (majority of parcels south of Tween Waters Inn to Blind Pass). The CCA opposes any attempt to permit either short-term rentals or any rentals of "caretaker residences," both of which will inappropriately increase the intensity of existing and future uses in the RSC-2 district. The CCA does not support this amendment.

- To me, Section E(3) reads as if the principal residence can be rented by a single renter and one or more accessory buildings can be rented by a different single renter at the same time for periods less than 30 days.
- Regarding the Gold Coast properties the CCA opinion that the rental of a caretakers cottage will inappropriately increase the intensity of existing and future uses of the RSC-2 district is unfounded and can not be verifiable and supported statistically. First of all of all of the Gold Coast homes how many have caretaker cottages? Of those existing caretaker cottages how many would be rented out? Many do not rent their homes on the Gold Coast. How many people would occupy a cottage 2-4? How is that an increased intensity that is significantly detrimental? If you could rent the caretaker cottage certainly some employees and employers on Captiva would benefit from that by having affordable housing. If the cottage was rented to vacationers such as a couple certainly they would be most welcome in Captiva to go to the restaurants, rent boats, and go shopping. A more viable economy would prevail and additional taxes collected. Additional Rental Ordinances discourage tourism, take away homeowners rights and lower the value of homes- Look at Sanibel. You should be able to rent your home for as long as you wish. Many people can not take a month or even a week off so a weekend rental is surely better than no rental. Many families have young kids and want a kitchen. In these difficult economic times we are getting more Florida staycation visitors and they do not have the luxury of taking a week off. By having weekend visitors how does that increase the intensity? If a family of 5 arrive on a Friday and leave on a Sunday and stay 2 nights vs a family of 5 Arriving on a Friday for 7 nights? Unnecessary and unreasonable regulations kill tourism and by killing tourism you kill jobs.
- no one but the property owner has the liability to cover all expenses, and I don't see limiting rental income on any owner.
- Current law takes care of this situation. Additional rules are not needed.
- Understanding the language of this better. The first survey filled out was confusing.
- Let's let people use their properties as they see fit. It's not a hotel. How can this affect anyone else?
- Amen, long overdue!
- seems to be working now w/o rules and violations etc
- It seems that the Owner may occupy one house, while renting the guest house...this is wrong...not the original intent.
- It is important that we protect this area of Captiva by preventing the creation of mini-resorts by allowing multiple occupiable spaces to be constructed and rented separately
- The properties from the bridge to the first curve zoned "estate" are not to have short term rentals. This has been in the deed restrictions from day one. It has never been enforced. We should start requiring the county to enforce these deed restrictions.
- The properties from the bridge to the first curve zoned "estate" are not to have short term rentals. This has been in the deed restrictions from day one. It has never been enforced. We should start requiring the county to enforce these deed restrictions.
- Please, do not impair rights without just compensation or the consent of the person vested with the rights.
- From an urban planning perspective, I do support the allowance of estate zoned properties, and any others who have cottages, should also be allowed. I feel this then allows a more equitable situation on the island in terms of all residents and taxpayers. My reasons are as follows, that by then dispersing the renters throughout the island, we do not end up with "hot zones" of density in the areas of Andy Rosse lane; and Tween Waters which cause traffic problems, and septic overloads at times, this dispersment of rentals, then impacts the following (note because South seas is more self-contained their density does not have the same impact, plus they have their own septic)- Less density in the "hot spot" areas Less noise in the hot spot areas A reduced traffic load in the hot spot More accessibility for the island residents to the stores/parking to support the Island Store A reduced overload on the septic systems, rather than overload in just the two hot spot areas, with the potential of health hazards from any compromise to these systems Less density in the hot spots, so we do not have a honky tonk situation of the two hot spots filled with an overload of tourists A more equitable situation in terms of both the private and business taxpayers all enjoying the benefits of being able to rent, dispersing the tourists throughout the island, maintaining it's privacy integrity it is known for, and keeping the land values, high. While this is off the subject specifically, I think it would be interesting at some point, if for example a panel like yours, could work a deal with a local golf cart vendor, in terms of pricing, if a certain amount of residents were willing to use golf carts, we could then also cut down on the pollution and noise of cars, getting a financial incentive price from a local vendor, for X number of golf carts, could make the island more interesting, desirable, and "green" oriented. Same with asking the residents to use low VOC paints, or like some towns now, mandating that restaurants use only "good" oils in their food, and not hydrogenated

products. These are simple things that as an island, gives us the PR ability to use this as an advantage. I don't see why the Cimmunity panel cannot request owners to use more green products int he housing, and for any restaurants that do business here. These kinds of things are what can be accomplished on the island, with a concerted commitment by residents and business to do this. This can be the first step in creating a model community, which seems to be the goal of the Panel, to begin with, with owners and businesses working together to accomplish this. It is to all of our gain, on a basic level, with renters also, since so many people today have allergies. Or in addition every house sold, requiring a mold inspection, just like the septic inspection. -less density in the hot spots

- One house should be rented. Right now people rent the main house
  - This is very difficult to understand and appears to try to loosen the requirements for rental in the Estate areas. While the stated objective is not to impact the occupancy or density of the people on the island it is not clear that this accomplishes that.
  - No short term rentals, no caretaker rentals
  - How is the Gold Coast defined?
  - Property owners should not have additional requirements placed upon their enjoyment of their property.
  - We do not want short term rentals. Lee County Land Development Conde prohibits the rental of single family homes for less then a week.
  - As I read this now , it would be possible to rent a place for one day - IN addition, I do not think it right to be able to rent caretaker's residences.
  - I support the concept of a single renter but the language allows for less than weekly rentals which is not acceptable. Conceivably you could have a motel with daily rentals!
- 
- **HEIGHT RESTRICTIONS:** Allow owners to construct at least a two-story, 28-foot-high home over base flood elevation, even in areas of the island where federal or state requirements force structures to be built higher above sea level. (Areas where no minimum flood elevations are required must build no higher than 42 feet above sea level or 35 feet above average grade.) Measurement of height will begin at the lowest horizontal member, and will end at the mean (middle) of the roof slope (Sec. 33-532(A and C)). This proposal will maintain the "no variance" policy for building heights allowed on the island.
    - Support                      187      49.73%
    - Don't support                180      47.87%
    - Don't know                    9        2.39%

**As a straight "Yes-No" question: 50.95% support ... 49.05% don't support.**

Zones	Support		Don't support		Don't know	
Total	187	49.73%	180	47.87%	9	2.39%
Gold Coast	46	52.87%	40	45.98%	1	1.15%
Tween Waters	18	54.55%	13	39.39%	2	6.06%
Village	65	44.52%	77	52.74%	4	2.74%
South Seas	58	52.73%	50	45.45%	2	1.82%

**Comments?**

- The existing height policy works fine for Captiva. Leave it alone.
- The CCA believes that the current height restrictions in the LDC and the Lee Plan have improved the quality of life on Captiva and that the proposal to substantially loosen these restrictions by tying building heights to flood elevations has not been adequately justified. The CCA does not support this amendment.
- We believe that the current height restrictions in the LDC and the Lee Plan have improved the quality of life on Captiva and that the proposal to substantially loosen these restrictions by tying building heights to flood elevations has not been adequately justified
- If this proposal increases the height allowance I am against it. I want new construction or remodeled homes to be kept as small as possible.

- Please use this second survey as our votes for the purpose of this survey.
- This is the KEY item on keeping Captiva as a unique area to attract visitors
- Let's let all owners build 2 floors above the parking level, up to 10 feet ceiling heights.
- It is high time we were asked our opinions, especially given the secretive way the CCA slipped in the prior changes. Finally a democratic approach.
- This allows all property owners to build a home with two living levels. It also allows homes built before the height ordinance was enacted to rebuild their homes should they be catastrophically damaged by hurricane or fire.
- We don't need bigger, taller houses on Captiva.
- We don't need bigger, taller houses on Captiva.
- Sounds like an "I've got mine" limitation on others who would seek residential upgrades.
- I support this, But would also like to see implemented (knowing this would not be very popular I assume) that like other coastal towns, and widely implemented in California coastal town, that any home, erected where there are potential and existing water views, of immediate neighbors, that only a certain percentage of a view, can be allowed to obstruct, someone else existing view. This keeps homes on the island, which do not have direct water frontage, but have existing views, from losing their view, and the land/home value from depreciating, from the lost view incurred. I also think it is important for the Panel to address an issue I feel is important, and exists on the island, particularly in existing residences, and in renovations, and new construction, that areas which a home owner builds up on their property, which creates a flooding situation potential for the next door neighbor, have to be addressed, in the permitting and engineering, before they are permitted, and any necessary engineering of storm drain, etc. be required, so there is no negative implications on the neighbor in terms of potential flooding. This has implications on the streets along the village center, and area along Binder lane, which are low lying areas. Besides property destruction, there is the septic problems, when these areas flood, which can be exacerbated by a property owner building up their property at a higher level, at the compromise to the neighbor. Some properties in this area are built up, or build-up in septic tanks, from a foot to 4 ft., and has great impact in the lower lying island areas. The noise level also, needs to be regulated, and any renter who violates this, is warned, the rental agency or owner warned, and a fine put on the renter by the rental agency to the owner, or the owner themselves if the noise integrity is not maintained, with the same "time" adherence as the local business have, for example in which music is played; in addition, if someone has flood lights, or spot lights on a home, or dock, which are directed at another home, these should be upon request, redirected onto their own property. Plus, if someone has a alarm system, which repeatedly goes or or gets tripped after a certain amount of alarm instances, within a certain period, the owner is required to fully address the problem, and if it continues the alarm be replaced or disabled, for noise control. While I fully agree we should minimize control of people's personal rights and properties, when something concerning a person's home, creates a hazard, or nuisance situation, which impacts a neighborhood, negatively, it needs to be addressed. I also think there should be some sort of restrictions in rentals, along the streets in the area of the island from the Green Flash, up to South Seas, so that renters do not have more than a certain number of residents and cars, to minimize noise, traffic, and septic implications. I don't know how this could be easily regulated but it could be based on the number of beds in the home, or sq footage. I would also suggest, while most people keep the beaches clean, that secure covered garbage depositories be located in high traffic beach areas, so that the beaches remain pristine, this could be handled by a tax of some sort, for garbage service to handle this especially on Monday mornings. ( I doubt this would be a popular cause, but I think it should be addressed for a few select areas). I think parking in the main center of the island, is a continued issue, in peak season, and peak vacation weekends, because residents themselves cannot even find a parking place near the store to buy food, because of all the tourists. Hopefully the increased dispersion of rentals throughout the island, rather than increasing the hot spot areas, can minimize this, but any future business, or conversion of any residential property into a business property must consider the parking situation this causes. We have ample businesses on the island now, but not enough parking to handle them, and this is at a compromise to the island residential owners whose taxes are the major support of this island, to access this area. In summary I feel our biggest island issues are septic, dispersing the density from the hot spot areas, keeping down pollution from automobiles, and noise levels, and then also trying to maintain an integrity of structure size, view issues and flooding issues. People came here for the privacy factor, and beauty of the beaches, so this goal, and ecologically thought out goals are a priority, to maintain not only the socio-economic environment, so property values are maintained, which we all choose as a place to live in, and visit, and the environmental habitat of the island.
- Strongly support
- The current height restrictions have served the island well over the years. The need or desirability of tying building heights to flood elevations does not seem to be explained or justified.
- Absolutely no need to change existing regulation
- The use of the term "average grade" could be quite different as it relates to properties, maybe using the existing grade at the highest elevation of the proposed structure or the average of the four corners of the proposed structure

would be more definitive. The use of the term "mean [middle]of the roof slope" leaves a lot of room depending on the slope of the roof ie a 4/12 would be drastically different if it were a 24/12 pitch. Also some mention needs to be made of auxiliary structures such as fireplace structures etc. so as to define their height [usually codes require that they be 2' above any point 10' away] as someone might want it much higher.

- The use of the term "average grade" could be quite different as it relates to properties, maybe using the existing grade at the highest elevation of the proposed structure or the average of the four corners of the proposed structure would be more definitive. The use of the term "mean [middle]of the roof slope" leaves a lot of room depending on the slope of the roof ie a 4/12 would be drastically different if it were a 24/12 pitch. Also some mention needs to be made of auxiliary structures such as fireplace structures etc. so as to define their height [usually codes require that they be 2' above any point 10' away] as someone might want it much higher.
- Allowing higher structures will move us toward being a junky tourist island like Sf. Myers Beach.
- I think the way it is has worked just fine.
- VERY bad idea
- We prefer to keep building heights to a mimimum.
- Would be awful. Supermansions would spoil the island.
- this is an issue. lee county keeps raising the height where the building starts but they do not raise the upper limit. what you get are houses with flat roofs. the regulation should be so people can build a new home with 10 foot ceilings on the first floor and 9 foot on the second floor and still have an attractive roof line. whatever that is, that should be the height. talking about big mansions is not the subject. good looking new home is the purpose.
- What we have now has worked fine. Tying this to FEMA charts means that anything could change on a yearly basis or any time they change their flood plane levels
- Hell NO!
- I see no problem with the existing and no need to change to allow taller bldgs. especially not just to allow 10 ft high ceiling rooms on 2 levels.
  
- **HEIGHT RESTRICTIONS:** Encourage more sloped roofs (resulting in less boxiness or bulk) and more roof articulation (details such as cupolas, etc.), but set a limit on how high and large this articulation can be (four feet above roof peak or eight feet above sea level) and not to exceed 20% of the total front facade area (Sec. 33-532(A)).
  - Support                      193      51.88%
  - Don't support                161      43.28%
  - Don't know                    18        4.84%

**As a straight "Yes-No" question: 54.52% support ... 45.48% don't support.**

Zones	Support		Don't support		Don't know	
Total	193	51.88%	161	43.28%	18	4.84%
Gold Coast	49	57.65%	34	40.00%	2	2.35%
Tween Waters	21	63.64%	9	27.27%	3	9.09%
Village	62	42.76%	75	51.72%	8	5.52%
South Seas	61	55.96%	43	39.45%	5	4.59%

**Comments?**

- Why is this question being asked again?
- This is the second time this question is asked. The CCA believes that the current height restrictions in the LDC and the Lee Plan have improved the quality of life on Captiva and that the proposal to substantially loosen these restrictions by tying building heights to flood elevations has not been adequately justified. The CCA does not support this amendment.
- We believe that the current height restrictions in the LDC and the Lee Plan have improved the quality of life on Captiva and that the proposal to substantially loosen these restrictions by tying building heights to flood elevations has not been adequately justified

- With the change in height restrictions, this provision seems like a lot of loopholes that will be filled by creative architecture.
- With the change in height restrictions, this provision seems like a lot of loopholes that will be filled by creative architecture.
- Let's let folks decide their own architecture. Get government out of people's lives.
- This really only affects aesthetics and is less critical than the other proposed changes.
- Strongly Support
- This is still confusing me. I do not want anything rebuilt or built higher than currently allowed. Please mark me accordingly
- Having some guidance to prevent extra tall architectural appurtenances without a zoning approval seems to me to have some merit.
- Absolutely no need to change existing regulation
- Let owners enjoy ownership.
- Windmills to generate electric power or provide pump energy should be allowed.
- attractive houses is the goal. if roof heights need to be changed so be it.
- Already answered above
- would this have prevented the 2 monoliths on tween waters? No so why change to effectively allow taller buildings that would most likely be just as boxy as people try to get as much space under roof as code allows. There are plenty of homes built under the old rules that are not boxy and have attractive roofs - they may not have 2 floors with 10 foot ceilings but increasing the height could lead to 2 and 1/2 floors which would then prompt people to request even higher allowances. Leave it as it is and preserve the ambiance of the island.
- **SIGNS:** Clarify sign standards for the island, including reducing the allowable size for some residential ID signs, contractor signs, etc. Allow residential identification signs to be illuminated if they adhere to standards for the level and direction of illumination. Allowed signage is tied to a property's zoning and road frontage, to encourage proportional and consistent signage (Sec. 33-554(A)-(I)).
  - Support                      184      49.46%
  - Don't support                171      45.97%
  - Don't know                    17        4.57%

**As a straight "Yes-No" question: 51.83% support ... 48.17% don't support.**

Zones	Support		Don't support		Don't know	
Total	184	49.46%	171	45.97%	17	4.57%
Gold Coast	35	41.18%	45	52.94%	5	5.88%
Tween Waters	17	51.52%	15	45.45%	1	3.03%
Village	70	48.28%	67	46.21%	8	5.52%
South Seas	62	56.88%	44	40.37%	3	2.75%

**Comments?**

- The sign ordinance is not enforced now. Changing it will not change anything except make the illegal signs legal which is stupid.
- the current regulations, but which are not specifically listed as "prohibited" signs. We also have questions about the "Maintenance of nonconforming signs" section. While the sign section is complicated, and cannot be adequately addressed in a short communication, our general position is that this section should be deleted from the amendment package and subjected to further review and drafting. The CCA does not support this amendment in its current form.
- We believe the principal problem with the sign regulations is with enforcement--not the regulations themselves. We object to language which, intentionally or not, appears to have the effect of grandfathering signs which do not comply with the current regulations, but which are not specifically listed as "prohibited" signs. We also have questions about the "Maintenance of nonconforming signs" section. While the sign section is complicated, and cannot be adequately

addressed in a short communication, our general position is that this section should be deleted from the amendment package and subjected to further review and drafting.

- Do not want illumination.
  - What about signs like "no trespassing", "no dumping", etc. which I have been advised by my insurance company to erect? Existing signs in violation of the current code should be made to conform, not be legitimized by being nominated as "non-conforming".
  - Object to illumination
  - Reduce signs size but don't allow illumination
  - I do not support the large contractor signs. They are a form of adverizing that should be discouraged.
  - Let's stop legislating everything.
  - No illumination...none...no illumination!!!
  - The proliferation of commercial, frequently oversized, signs has dramatically damaged the attractiveness and beauty of Captiva.
  - Don't like the idea of lighting up signs. They interfere with "Dark Skies"
  - I think all signs no matter what the property size should be small and restricted. and no illumination, other than a solar type of light which privates a very minimal illumination. Realtor sizes should be a consistent size, for all realtors, like contractors, if not already mandated. People who are seriously interested in buying on the islands, visit the realtors, so large signs of any kind should be regulated.
  - The key is keeping illumination down to the minimum needed for owner & guests
  - I like the lack of lighting
  - It is too confusing because you cannot make a judgement based on current signage because current signage restrictions have not been enforced.
  - Convoluted, complicated and unnecessay
  - to confusing to vote
  - to confusing to vote on
  - The signs currently are fine
  - Problem is enforcement - too much wiggle room here for current owner signs to be OK and yet prohibited by section suggested. Grandfathering is a problem.
  - Leave it alone...I remember the fiasco over signs years ago when in messing with the code we managed to get Lee county to come and remove all signage along the gold coast. It's nice the way it is.
- 
- **SIGNS:** Set new standards for temporary real estate signs in terms of size, placement, number and length of time they can be up. Commercial "For Rent" and "Sold" signs would be eliminated. (Sec. 33-554 (G)).
    - Support                      183      49.59%
    - Don't support                172      46.61%
    - Don't know                    14        3.79%

**As a straight "Yes-No" question: 51.55% support ... 48.45% don't support.**

Zones	Support		Don't support		Don't know	
Total	183	49.59%	172	46.61%	14	3.79%
Gold Coast	38	44.71%	44	51.76%	3	3.53%
Tween Waters	18	56.25%	11	34.38%	3	9.38%
Village	73	50.69%	67	46.53%	4	2.18%
South Seas	54	50.00%	50	46.30%	4	3.70%

**Comments?**

- Again with this question?
- This is the second time this quesiton is asked. The CCA believes the principal problem with the sign regulations is with enforcement--not the regulations themselves. We object to language which, intentionally or not, appears to

have the effect of grandfathering signs which do not comply with the current regulations, but which are not specifically listed as "prohibited" signs. We also have questions about the "Maintenance of nonconforming signs" section. While the sign section is complicated, and cannot be adequately addressed in a short communication, our general position is that this section should be deleted from the amendment package and subjected to further review and drafting. The CCA does not support this amendment in its current form.

- I have reservations regarding the 200' apart but I am not familiar with the area that these zoning areas would reference.
  - Residential "for sale" signs should be perpendicular to the frontage, not parallel. "For rent" signs, even in commercial areas should be allowed. Two square feet (2' x1') is probably too small form some of the uses proposed.
  - This seems reasonable for the appearance of this small island.
  - Reduce 100 sf to 40 and reduce 30 days to 10
  - I don't like them, but here's what I do. I look at something else. Let's stop legislating everything.
  - This change would represent the most important beautification project seen on Captiva since hurricane Charley.
  - The fewer and smaller the signs are the better.
  - Partially support...Do not support "B",100 sq foot sign is way to large. Suggest all signs be the same size.
  - Convoluted, complicated, and unnecessary
  - Already answered
  - Don't see the need to change since there doesn't appear to be anything onerous about the way it is today.
- **SIGNS:** Allow existing signs that are not prohibited by this code to be maintained, but will require them to adhere to the new standards if they are destroyed or removed (Sec. 33-55(11)).
    - Support                    167    45.26%
    - Don't support            180    48.78%
    - Don't know                22    5.96%

**As a straight "Yes-No" question: 48.13% support ... 51.87% don't support.**

Zones	Support		Don't support		Don't know	
Total	167	45.26%	180	48.78%	22	5.96%
Gold Coast	34	40.00%	46	54.12%	5	5.88%
Tween Waters	15	46.88%	12	37.50%	5	15.63%
Village	64	44.44%	69	47.92%	11	7.64%
South Seas	54	50.00%	53	49.07%	1	.093%

**Comments?**

- Third time with this question????
- 3rd time asked. The CCA believes the principal problem with the sign regulations is with enforcement--not the regulations themselves. We object to language which, intentionally or not, appears to have the effect of grandfathering signs which do not comply with the current regulations, but which are not specifically listed as "prohibited" signs. We also have questions about the "Maintenance of nonconforming signs" section. While the sign section is complicated, and cannot be adequately addressed in a short communication, our general position is that this section should be deleted from the amendment package and subjected to further review and drafting. The CCA does not support this amendment in its current form.
- If a sign was constructed in a non-conforming manner then modification to make it conform should be required. If it was "made" non-conforming by code changes, in the event of destruction for any reason it should be reconstructed in a conforming manner.
- Please do something about the big real estate for sale signs. Please do something about all the newspaper and brochure boxes as you come over the bridge into Captiva. Very ugly.
- add: or if ownership of the property changes.
- ALL sigs should conform to new code immediately
- I support fewer laws and less regulation.

- Think all existing signs should conform to the smaller size.
- All nonconforming signs should be removed- no exception. Why allow exceptions when so much effort to regulate signs has been discussed.
- not a clear question
- There should be a time limit for removal
- Third time this is asked. Why?
- it appears that if the current is enforced the issue will be moot after 3 years from the current sign ordinance. Can't see why with the 3 yr limit anyone would want to rebuild out of code but if they want to within the 3 year limit seems OK.

### **Do you have any additional comments regarding this draft or this survey?**

- Your community panel can not be taken seriously with such a poorly written survey.
- Why does this online survey repeat the same questions several times?
- My husband and I bought a rental home on Laika Lane in 2007 and the reason we liked Captiva so much is because of many of the current zoning codes. We do not want to look like the rest of Florida, but rather like the island that we are and the quaint, laid-back atmosphere that our renters all rave about in our guest book.
- Thank you for putting this together and investing so much time and effort in these matters.
- Captiva's property restrictions, especially rentals, should be more in line with those of Sanibel which has aggressively prevented excessive and unwanted development.
- Way too much intervention. Let's see if folks do what they think is good for them and their neighbors. The more restrictions the worse the place becomes.
- I appreciate the efforts to make for a fair and balanced Captiva governance. The Captiva Community Panel is a far cry better than the midnight rule makers of the CCA.
- Congratulations to the Captiva Community Panel on their service to Captiva. The Captiva Community Panel brings representation to Captivans across the whole island and for the first time we get fairness.
- We are very proud to live in this community. The panel provides a wonderful opportunity for ideas and input. Best of all, we feel the panel has utilized a process of decision making of the highest quality. You have our support, continue the great work and thank you.
- Good Job!
- I WOULD LIKE TO SEE RULES INTRODUCED RE TRASH WIGHTMAN AND LAKIA LANE LOOK LIKE A SHANTY TOWN FOR DAYS AFTER THE TRASH IS COLLECTED ALL THE BINS ARE LEFT OUT IT SHOULD BE THE HOUSE OWNERS OR MANagements COMPANYS RESPONSIBILITY TO PUT THE BINS AWAY REQUIRED BY LOCAL LAW
- How about wording that says "An act of nature" rather than the controversial "act of god"?
- Any changes need to support land owners who do not have the ability to vote and retire on Captiva. We want to support the economics of the island without hendering us to maintain our property.
- These proposed changes, when taken in total, will improve the appearance of Captiva, the value of Captiva real estate and the pleasure and pride of living or visting Captiva
- The "problems" sought to be addressed are not identified. The two problems I see are: 1) the need for a proper sanitary sewer system (septic does not protect the environment, especially where flooding is chronic, etc.), and 2) the desire of some to deminish the rights of others.
- I think it would also be of benefit to the island, if either the business area, or South Seas, particularly in the winter season, have a small medical type of office with a physician. If this could not be accomplished, then at the very least a nurse practitioner, to handle emergency type of situations. I believe with the growing baby boom population aging, this becomes even more of a benefit to the island residents. We lose many of the older residents because they need to be nearer the causeway. Even if someone set this up, at least during the winter season from Christmas-April. South Seas could be a perfect spot for a health care facility of some sort, plus I think it would be of benefit to them PR-wise, to have this on site for tourists also. I would also like to see, again, not popular I assume, that the island has a system set up, so that should we encounter algae blooms like the red algae situation we had slightly, but Sanibel had so seriously, that when washed up on the beaches, that homeowners and businesses on the gulf side, are to maintain and remove this, so that if the tide takes it back in, an even worse situation is created when it multiplies. Some kind of contract perhaps could be set up, with a local landscaper to remove this, because it can be successfully used as mulch (even on our own island, so we are more self-sustaining environmentally). While we have not had this happen in several years, it might be something to be considered in advance on how to address this, if it does happen again. Perhaps even a \$1.00 tax could be put on each renter, and be put into a fund, to help us as an island address a situation which can affect the beaches, without having to rely on Lee County to address this, or subsidize the garbage pick up, of putting some garbage containers on the beach streets near the village. Also think in front of some homes,

especially in areas which are highly rented like the streets around the village, that the garbage cans should be in a fenced in surround, AND a cover mandatory on them on them, as garbage sits out there in cans all week long. This is particularly important to minimize the raccoons/palm rats/palmetto bugs from feasting on the garbage, and strewing the on the ground around them. It looks unsightly and it smells and attracts more rodents. Tourist who use those beach streets, use the private containers also, making the garbage situation worse, which can also be minimized with some cans near the beach access paths. I would also like to see the ability of island residents, who are legal Florida residents of the island, be allowed to obtain gas from the pump at South Seas. A minimum could be set, of even perhaps the ability to have 1-2 gallons of gas, since the nearest gas station is 20 minutes away, and I think many residents have encountered the "run out of gas" situation. I think this is a service South Seas can and should provide for legal residents. A voter registration card can be used to validate this. I doubt residents would take advantage of this, and only use it in case of a gas emergency. But, this is lacking on the island. I think these suggestions are all doable, if supported, and enhance the quality of island life, and because of the driving distance from Sanibel where these services are offered medically and for gas. As I stated in another previous entry, I think supporting an effort for residents to use golf carts, like you see on Gaspiarella Island, cuts down parking problems, and pollution, especially with the growing use of large SUV's. especially if the island can possibly work out a resident financial deal, with a local vendor, for reduced prices. In this economic situation, this may be even more doable. I understand that this would necessitate a change in where the golf carts and times used perhaps. But even having more residents north of "Tween Waters" using these would benefit the pollution/congestion/noise factor, and parking in the village to go to the store, which residents on that part of the island are more prone to use, than the residents on the Gold Coast who are more prone to using the store at the end of Sanibel. I would also like to see an ordinance that restricts the use of the landscapers blowers which are so loud, to a time in which they are used, so that early morning before 9am is set up, or other noise creating machines. Also if a property is having pilings put in, that the homeowner, advises the neighbors, of the week they are being put in. If I was a renter next to a property where this was being done, I would be very upset, to have my vacation compromised by this excessive noise; or perhaps maybe pilings can not be put in, for more than two consecutive days within a week. Or at least restrict them during high peak periods of Thanksgiving/Christmas/Easter week/Presidents week, and Memorial Day, and Labor day. This would not be a big ordeal to limit those times.

- How will you decide which comments are included?
- Good Job!
- I chose Captiva for the quiet (both audibly and visually) and would like it to remain so.
- I do not support the intention to regulate architectural design within the Captiva Community Panel or the Lee County Board of County Commissioners. The language below from the Chapter 33 Article IV as stated below is ambiguous and over encompassing. I firmly believe the unique character of Captiva is the unregulated freedom of design that homeowners are allowed to decide how their home looks. If we begin the process of architectural control and design restrictions based on such language as "incomparable aesthetics", "determined to maintain its unique natural environment and appealing built features", "These standards are intended to maintain and enhance the historic pattern of development on Captiva Island, consisting of unobtrusive, low-density residential uses in an environment characterized by diverse and healthy native vegetation, clean offshore water with diverse and healthy marine life," our beautiful and unique Island will begin to look like a country club or a community where diversity and creativity are restricted and, " old Florida style, Spanish design, Pitched roof, color palettes and window and façade enhancements and other similar requirements are "conforming". We must not let this happen to Captiva and empower the panel to regulate design. Let the uniqueness and freedom of expression become an open canvas on Captiva and encourage diverse design and creativity. A community panel or the public will never agree on what constitutes good design. Let's not empower our panel the same obligation and responsibility to determine what constitutes conforming design.
- captiva is still recovering from the hurricane. and now, we are suffering from the economic downturn. going forward, captiva needs to promote and support high quality businesses. restaurants, shops, lodging...businesses that promote tourism, second home owner visitation and longer stays. this means working with people in a positive manner and promoting the growth and health of captiva. lastly, like anything, captiva is changing and evolving. policies need to be adopted that appeal to today's visitor, today's second home buyer/builder. if these policies are not put into place, the island will suffer.
- I am not opposed to some of this because of principal, but certainly am opposed to drafting as presented as there are too many potential problems the way they are written.
- Appreciate the great efforts of the CCP for the community.