

What do you think is the most important development pattern and ambiance issue for Captiva? (pre ranking)

- Too large houses being built setback to setback on too small lots -- 13
- Keeping the height restrictions intact -- 9
- To make sure it doesn't get over developed -- 7
- Maintaining low rise low density -- 5
- Over-development at South Seas -- 4
- Not much to develop. Height restriction cause poor architect.
- Keeping the height of houses and the size of houses at a reasonable level. Building setbacks are far too lenient when an 8,000 sq ft home can be built on a lot the is 75 ft wide and 110 ft deep as is currently occurring in the village area.
- No high risers
- Less commercialism and signage is important. Do not like the signs along sidewalks.
- water quality, both sea and drinking
- The proliferation of signs- house name, for sale, for rent. It is starting to look like Las Vegas with no lights or is that next. The signs fuel the general perception this is a resort community rather than a residential community who are happy to have courteous visitors enjoy our beach and village.
- Transition to rental/resort community and impact of that intense use on neighbors and natural resources
- Insufficient commercial doors
- Power poles pose hazards and are unsightly.
- maintaining either commercial and or mixed use
- Don't know. Maybe it is too late.
- Keeping the beaches clean, family friendly.
- Building height limit, loud music (from boats, golf carts, rental homes), the tacky S-car-go 'trolley', Scoot Coupe, ... turning into Fort Myers Beach. Degrading. Loss of respect for the island, its peace and serenity.
- Leaf blowers ... Gas-powered blowers should be banned and the use of any leaf blower should be banned on weekends and limited during the week
- Density development and height of construction along the gulf and bayside
- That ugly house being built on Wightman
- Private party short-term rentals.
- Keeping the small town island feel & keeping big development & high rise condos OUT
- bldg. height, density
- Rentals being taken advantage of- too many under 30 days, and has diminished the true "community" feel to a very transient society.
- Commercial areas should be kept strictly commercial on Andy Rosse Lane or have mixed use rather than residential use only.
- Violation of 7 day minimum rental rules and the glut of golf carts everywhere.
- Keeping the light noise down and curbing the use of drones over private or public property
- Building height and leaf blowers
- Corporate purchase of residential homes
- Too many figgin' renters. Changing the dynamic and bringing in a "different" class of people than what we purchased to be.
- Too many cars and limited parking causing congestion and dangerous conditions for walkers along Captiva Drive.

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- Keeping up the landscaping along Captiva drive and maintaining all of the beautiful palm trees. The vegetation is so beautiful on Captiva and make the island stand out as different from all of the other Gulf keys.
- It is important that there is a proper balance between tourists and residents on Captiva. If the balance is upset in favor of tourism, tourism will force residents off the island and Captiva will suffer the consequences.
- Overcrowding of rental homes and loud, late night noise from rental homes - and lack of control / monitoring by rental agents or property owners.
- Sewer system development.
- Keeping it rustic and natural....no sandwich signs....also drones need to be outlawed
- Landscaping, love palms.
- No longer a quiet serene beach
- Better restaurants
- I want Captiva to remain a beautiful, quaint, quirky, undiscovered treasure.
- Keep it the way it is. It's a small island with lots of charm! We live there because it is not Sanibel.
- Rental/For sale signs
- I don't know where this comment belongs but some of the restaurants on Andy Rosse are very dirty with filthy air grates and filters. The exterior buildings and horizontal surfaces need to be pressure washed. This must be offensive to visitors as it is to residents.
- Commercial traffic and deliveries
- Try maintaining the rules in place! Native vegetation destruction needs 50 times higher fines in new construction. No more "City Hall" - "Plantation House" buildings!
- any business should be small scale - no national chains
- make sure we keep restaurants and commercial space in Captiva
- lack of mixed use
- Keeping the quaintness of a small village. Night restrictions to solve this
- More of an island style architecture
- Houses too big, hence big septic, big sprinklers, etc.
- Traffic congestion
- Preserving its quaintness
- NOISE - gas powered motors, outdoor music & TV in rental units.
- Size and ugliness of new residential builds. In the 20 plus years we've been coming here we've noticed that richer Captiva residents have become obsessed with ever larger and uglier houses. They often absorb the total width of the lots they occupy. The natural beauty of the island now fights with some of these concrete monsters. Architects ought to be required to reflect traditional Floridian traditions and owners be encouraged to make new builds sit more comfortably between the properties surrounding them.
- For Government to get out of the way. Stop creating new regulations and codes. There are way too many on the books as it is
- Keeping the waterways pristine & the lush vegetation
- increased rentals
- noise. Key Lime's music is too loud. Turn it down. Leaf blowers 7 days a week. Limit to 2 days a week. M - T south of Andy Rosse W - Th north. Drones over the beach too. Not just private property.
- If it gets over-built, it will be ruined. The land mass is very compact, the island is so unique because of its quaint, Caribbean feel.

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- I think the power lines are unsightly. Putting them underground like was done in front of Tween Waters would be a big improvement
- Maintaining the unique nature and keeping to the CCCL.
- traffic on Captiva Drive
- KEEPING OLD STYLE CAPTIVA.
- Construction
- Reduce or keep traffic levels at current levels.
- Congestion
- Peace and quiet
- Maintenance of traditional south Florida vs glitzy development.
- over crowding
- quiet after 9 PM, sidewalks, considerate neighbors (no loud speakers in back yards that abut other residential properties)
- Vacation rental of houses
- Too many mansions - Captiva has lost its charm.
- traffic congestion in high season
- Traffic issues and maintaining the natural island feel.
- Drones
- renters respect of those who live here
- Explosion of single family building sizes as testament to wealth. Does a seasonal couple REALLY need 20,000 sf. to live in?
- Too tall and too big houses obviously designed for multi family use
- Have a better bike path, especially from Andy Rosse to South Seas
- Too many houses
- Maintaining the character of the island
- Building too large structures blocking public view of water from roads etc example Green Flash Restaurant
- create central parking area in the village
- The height and size of new buildings, including monolithic style not appropriate for the island and preserving the dark night sky.
- The increase of noise of all sorts, cars, music, etc.
- Keeping it simple
- Maintaining vegetation.
- KEEP to the Captiva plan for zoning and development....hopefully the days of the giant palaces that look like courthouses will disappear?
- too many rentals. People don't respect a locals privacy and space. houses are getting higher and higher.
- Brown nasty water from Okeechobee releases.
- Keeping the beauty of the island
- Loss of old Florida feel and transition to high-end luxury homes.
- potential to add units, therefor traffic and congestion at South Seas (north end especially). Very poor idea
- Maintenance of charm
- Maintenance of the village's ambiance.
- Too many site seeing
- preserving night sky
- Keeping it in the condition it is now
- Delivery truck parking

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- Keeping the charm we have had over the years. House sized need to diminish unless on the gold coast. Big houses in the village are out of place
- A solution to the bunny issue which is ruining our beautiful tropical plants.
- Rentals have taken over Captiva as residents have fled. This in turn has dragged down the overall ambiance of our island. This a large group that cares little for preserving the environment. They are here to rent golf carts, hit the beach and leave garbage cans filled to the rim with empty beer cans!
- Keeping it as natural as possible.
- Captiva is built out, so development pattern is moot. Ambiance is negatively affected by day trippers including the fishing on Blind Pass bridge and over-crowding on Andy Rossi Lane.
- Too many people during season and not enough regulation as to building several structures on one lot and renting out several houses per week to different.
- Keeping the dark night sky, building height restrictions, keeping the "island" feeling
- Making the island more pedestrian friendly and controlling density.
- Becoming an exclusive suburb vs a community with viable businesses
- Weed eaters and leaf blowers loudness
- Captiva needs to keep a simple zen lifestyle. Do not allow drones, flying advertising.
- Preserving the beach and its present low density zoning.
- Overhead power lines should be buried, especially in the first half mile.
- Development should provide for a walking/biking bath, vs. the shoulder of the road. I am supportive of anything to maintain the charm, attention to nature, safe and family friendly Don't pave the shell streets. :)
- I like it the way it is now.
- Too much traffic to and from the Island. Somehow visiting cars should be restricted.
- Any development which threatens the longstanding quaintness, peacefulness and charm of Captiva that has set it apart as a destination for decades.
- Prevent any density increases beyond what is allowed by current zoning.
- Excessively loud motorcycles
- Maintains strict guidelines for new buildings
- More tropical trees and flowers
- Coastal inspired homes that fit into the landscape of Captiva.
- Maintaining the "island feel"!
- Ensuring that rental properties have no more than the legal capacity. This overflows into septic systems and the number of people on the beach. Cap the density by restricting the size of homes under air.
- A more practical plan for quiet enjoyment of Captiva by homeowners and legal tenants. Less accommodation for day trippers.
- Layed back spirit
- The growing number of vacation rental houses. Many of those house so many people, and they are actually businesses, having weddings, etc. It is totally changing the nature of the neighborhoods. Somehow there must be more restrictions and regulations. Sea Oats is a prime example of a "business", with full page ads in national magazines, advertising for weddings, conferences, etc. Is there no zoning for our residential areas to prevent this?

If you had to name one of these as the most important issue in this group, which one would you choose? (post ranking)

- Preserving the historical dark night sky -- 27
- Loud noise/music after hours -- 26
- Limits on gas powered leaf blowers -- 20
- Drones -- 14
- Violations of 7 day rental minimum -- 14
- Proliferation of for rent signs - it looks like a very transient neighborhood. -- 10
- Flat gable roofs -- 9
- Unauthorized fireworks, especially in dry season -- 8
- Outside speakers and televisions -- 5
- Dark sky for animals and noise violations
- No high rises
- Proliferation of signs too many too big
- bldgs getting too tall
- Short-term rentals and intensity of use of such properties
- All of them. Captiva will become a rental island. It is no longer a fun place to live. Too difficult. A quick visit to this place and leave with no longer any responsibilities with trying to make it livable.
- Tough question ... all worthy. Music, I suppose.
- Violations of 7-day minimum rentals and noisy leaf blowers
- Intrusive noise
- Proliferation of signs & noise
- Proliferation of outdoor "amusement & entertainment" nuisances in rental homes, ie: TVs, speakers, pool tables, ping pong tables, etc. and LACK of control or monitoring on the part of rental agents or property owners.
- Fireworks during the dry season.
- The excessive size of the houses being built takes away the ambiance more than any of the other noted issues.
- No drones -- noise limits
- What building height changes have there been?
- vacation rental signs. this is not to eliminate home name signs
- Who is coming up with these questions? Again it sounds to me like the "I got mine club" Someone has their own personal agenda. There is a little thing in this country called FREEDOM. We should not give up our liberties because the people who wrote these questions are worried about a drone or some stupid sign.
- New building has completely changed the character of the island
- noise - leaf blowers, music. we should change decibel measure to the property that is being loud, not the level it is at the house 2 doors down.
- I would prohibit signs that advertise rental. There are better ways to attract customers than making the streets look like a city
- Drones; invasion of privacy.
- architecture
- Gas powered leaf blowers. Noise, dust and air pollution created by these machines is a menace.
- Virtually flat "gable" roofs defeating goal of architectural variety in new building height provisions...really???!!!

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- The building of flat roof homes that defy the intent. These are permanent, often extremely large and obtrusive and not in keeping with the integrity of this small island. Again, most other issues can be addressed on an as-needed basis or general announcement and reiteration. Drones are another animal as they are intrusive - to wildlife and people. Gas leaf blowers are noisy, yes - but more than that- ineffective as they merely move debris around- it rarely gets raked up. And, nearer our beaches, they blow away sand that covers and protects roots.
- loud music after 10:00PM construction work prior to 8:00AM
- I would say violation of 7 day rule minimum AND violation of the maximum number of people who crowd into rental homes
- Leaf blowers should be banned and debris that is capable of being blown around should be collected, not blown elsewhere. Adds organics to the waterbody and reduces available dissolved oxygen.
- Lack of architectural variety with gigantic buildings.
- Preserving the night sky, followed by noise issues
- Personally, I would like to have a 30-day minimum rental on all residential homes on Captiva. Many of our problems would disappear with that one step!
- I have not noticed any of these items to affect any of my stays. Perhaps I have heard illegal fireworks once or twice.
- cheap rental and for sale signs. Ruins the feel of exclusivity and scarcity. That is what realtors and the internet is for.
- Drones and fireworks illegally operating
- When renters dominate the landscape, it's difficult to target one issue. They are not invested in taking care of the island.
- 'variances' to enable exceeding height regulations.
- Outside speakers and amplified music for weddings and parties
- Drones and/or loud music after 10:00. Drones can be a disturbance on the beach and around homes - they are an invasion of privacy. Drones have their place, but are not necessary on Captiva.
- All of these are absolutely silly. I had no idea that there was a seven day rental minimum.
- Again, a pedestrian community with no pedestrian paths, only road shoulders, doesn't project a sense of concern for safety of children and others.
- Noise including fireworks and gas powered leaf blowers
- Height limits.
- Overcrowding of rental houses
- Not the roof issue. Waste of time and who is to say what type of architecture is "better". Would be reputationally damaging for the panel to get caught up in an issue like that.
- Don't become jersey shore--please
- Huge homes
- Proliferation of For Rent and Vacation Rental signs. The community panel got the county to approve a new sign ordinance a few years ago to address this. The real estate companies obeyed this for a few months, but now there is virtually no compliance with the ordinance, and no one from the county will enforce it. It is embarrassing to drive down Captiva Drive, where one gets the impression that everything on the island is for sale or for rent, not very encouraging for one to choose Captiva as their home.

Do you have any additional comments about any of these issues?

- If the size of new homes is not addressed, we will end up with wastewater and septic problems.
- Advertising of rental space for large groups, weddings, etc. and rentals of several homes on one property. Calling home rentals resorts in their advertising. It looks like these large homes are acting as hotels.
- loud music after 10
- If home rentals are being run as a business, they should have to meet commercial standards for parking, trash, uses, etc.
- Much ado about nothing.
- Does Captiva have a mission statement and goal for the community?
- Management companies being non-responsive to homeowner associations
- Dark skies also very important
- It will be just like "Pedro's South of the Border" in SC if not dealt with soon...all we are missing is the sombrero.
- Dark Skies
- We should limit the size of delivery trucks onto the island. We could have an unloading zone somewhere so there aren't so many large trucks on our small streets.
- Much of the light and audible noise comes from South Seas Resort, find a way to curb this inside the resort.
- Too many realtor and rental signs.
- Not allowing additional buildings in South Seas
- Limits on gas leaf blowers would certainly enhance the quality of life on Captiva.
- Yes, there seems to be serious lack of influence, communication and monitoring of proper guest behavior on the part of rental agents and VRBO property owners, most notably Royal Shell.
- Put more regulation in to limit house size and increase set backs from beach and adjacent properties.
- Violation of 7 day rental minimum....would like to see two week minimum and proper surveillance by rental companies
- I think its impossible to enforce some of these items and/or they encroach on a property owners rights. Also some are already covered by zoning laws.
- Take all the rental and for sale sign down
- Many -- but you don't want to listen anyway!
- The night sky is paramount to preservation.
- 7 day limit very important as well
- Are there reminders for visitors to close window/glass door coverings to prevent light leakage from units/homes during turtle nesting season? I do not recall seeing any reminders when I was a renter nor do I recall seeing any posted about the community.
- Folks don't seem to have concern for anyone but themselves. What did their parents teach them?
- Generally, I think we're losing the Floridian charm of Captiva that made it a unique destination.
- Yes, Get a life! Stop worrying about petty things. We live on a beautiful Island, go out and enjoy a sunset for Pete's sake!!
- Unless the realtors are on board, many of these issues are going to be a challenge to solve long-term; their buy-in and facilitation are key.

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- Much better and tighter planning regulations before Captiva is ruined
- Lets limit landscapers power equipment so the Island has none at least 3 days during the week
- Again, ridiculous nit picking. The 7 day rule is ignorant of vacation trends of shorter vacations and people who can't take a week of vacation. Not everyone on the island is the idle rich, including the property owners.
- THANKS TO ALL THAT VOLUNTEER TO HELP KEEP THIS A WONDERFUL PARADISE IISLAND THHAT WE TH PPRIVELIGE OF SPENDINGG TIM ENJOYING.
- Proliferation of signage - needs tight controls.
- Loud Music after Ten
- Yes, perhaps allow more food boats, or docked boat restaurants.
- Vacation rentals generally harm ambience the most. Need better police enforcement of noise ordinance and more restrictive noise ordinance that sheriff can more easily enforce
- I believe it is time for Captiva to develop its' brand. We are a small and delicate beloved Island. As residents,(and probably true most visitors) we come here because of the natural beauty, wildlife, beaches and tropical Island vibe. That translates to us being the Guardians and promoters of that; implementing and becoming known for our environmental and wildlife protection; 1.water cleanliness; (septic system compliance and upgrades, processing plant accuracy and accountability, runoff drainage, problem fertilizer and weed killer elimination and replacement with natural, compatible substances) 2. Wildlife (discontinued use of plastic straws, bags and containers, responsible handling and disposal of fishing line and equipment, pick-up of roadside cast-off trash, reduced car speed and noise to lessen disturbance to wildlife, showcase our commitment to protect sea turtles and live shells) 3. Beaches- keep our beaches clean- of debris, dead fish and litter. 4. Tropical and fun vibe - Our restaurants, shops, boating, music and visitors are all part of the charm of Captiva (and add to the home values here) Andy Rosse has been the "lively" part of Captiva for years, and we have all known (and loved) that. (If not- we might choose North Captiva) Those of us who can barely make it past 10, can go find our quiet space and retreat, but the availability of fun should survive. So much of this can be achieved with an all-encompassing image of Captiva as a green, eco-conscious, wildlife-loving, passionately protected island.- It is said that as people know better, they will do better.
- Loud leaf blowers are really obnoxious and ruin the quiet.
- Good luck with the night sky. Good for turtles but what are you going to do about the rest of Lee County?
- Ban drones
- It's important to respect the environment. Cut out the noise, lights at night and damage to vegetation.
- My biggest concern is safety of bicyclist, pedestrians on the road. Many are distracted by cell phones and bike/walk directly in front of cars.
- I mentioned water quality again in "ambiance" because I believe this to be the biggest issue facing the islands. Perhaps some of the above items affect a small percentage of people and their peace during the stay, but ambiance comes down to the beaches and the water in south Florida. Everything else the islands have can be had anywhere in Florida.
- Drones
- Captiva is a Family island. I believe as long as no drinking is allowed on the beach, no parking is allowed on side streets and restaurants music/bars close early the island will remain a family destination versus a Spring Break college etc destination.

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- VERY important to keep Captiva LOW rise.
- Because of all these issues and the desire to make money, the character and ambiance of the island has changed
- Overhead power lines
- Captiva should consider an architectural review process to ensure new construction is consistent with character of the island.
- Basically, the size of homes needs to be regulated as in turn this determines the number of renters and size of septic systems and the number of people on the beach.
- I think private home should have a minimum 28 day rental stays.
- Violations of the 7 day minimum rental. Does anyone monitor the vacation rentals at all? And are the owners paying hotel taxes or similar, since that is what they are operating?
- For rent signs