

Captiva Plan update

June 4, 2014

Based on the feedback from the May 13 panel meeting, I've provided some starting points for discussion of the Captiva Plan update over the next 2-3 meetings. Since this is a lot of material to digest, I plan to introduce it at the June 10 meeting (where about half the panel will be in attendance) in order that it can be reviewed and discussed at more length at the July 8 meeting (where eight panel members are planning to attend, although I will not be there) and the Aug. 12 meeting as necessary. Of course, you'll also want input from Max during these meetings or otherwise. New language or my comments are underlined. – **Ken Gooderham**

Encourage alternate transportation options

POLICY 13.1.??: On Captiva, Lee County will encourage pedestrian- and bicycle-friendly development with an emphasis on human scale design. The county will also encourage connectivity and any potential multi-modal transportation options to reduce reliance on motor vehicles as the sole means of transportation for the island's residents, visitors and commercial interests. Finally, the county will undertake and encourage steps to make the island transportation network safer for pedestrians and bicyclists whenever possible.

Dark Skies language? Lighting language in general

POLICY 13.1.??: 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 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.

Rentals vs. residents – overload and intensity of use – extend 7-day limit?

Do you want to codify a seven-day rental minimum on all non-hotel/motel dwelling units? Do you want to state support for low-intensity non-commercial use of existing residential properties in consideration of neighbors, the community and the overall island ambience?

Revise vegetation policy: invasive vs. non-invasive, native vs. non-native

(Existing) 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.

(Existing) POLICY 13.1.14: 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.

RATHER THAN REQUIRING CODES THAT PROBABLY WILL NEVER BE WRITTEN, WOULD IT BE BETTER TO INCLUDE A GENERAL STATEMENT OF SUPPORT FOR NATIVE/NON-INVASIVE VEGETATION AND ADEQUATE BUFFERING FOLLOWED BY A COUPLE OF POLICIES THAT GO INTO MORE SPECIFIC DETAIL?

OBJECTIVE 13.3: 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 13.3.1: Indigenous or native trees 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 13.3.2: 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 and Plant Council of Florida incentives, disincentives and regulations may be developed to accomplish this policy.

POLICY 13.3.3: Heritage trees, as defined in Land Development Code Sec. 10-415, 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 13.3.4: Projects must be designed to maintain the integrity of the natural environment when developing property, especially when significant tree canopies or natural habitats exist on the parcel. These natural features must be integrated into the site design.

POLICY 13.3.5: 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.

Clarify building heights language?

Based on feedback, not necessary

Blind Pass maintenance?

POLICY 13.1.??: Lee County will encourage and support efforts by the Captiva community to maintain Blind Pass as an open and navigable pass due to its benefits to the near-shore environment, marine ecology and water quality in adjacent waters. 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.

Look at current policies:

POLICY 13.1.7: The owner or agent for any rezoning, variance, or special exception request within the Captiva Planning Community must conduct one publicly advertised informational session on Captiva open to the general public where the owner or 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. Whenever feasible, this informational session should be held in conjunction with the regularly scheduled meeting of the Captiva Community Panel. 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 13.1.9: 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. DO YOU WANT TO INCLUDE ANYTHING ABOUT BUFFERING REQUIREMENTS BETWEEN PROPERTIES AND/OR SITES WITH DIFFERING USES (COMMERCIAL VS/ RESIDENTIAL)?

POLICY 13.1.13: Mangroves on Captiva Island will be protected to the greatest extent possible. THIS STILL MAY BE THE STRONGEST LANGUAGE YOU CAN HAVE... AGREED?

Community character

JUST SOME RANDOM THOUGHTS AS A STARTING POINT, BASED ON WORKSHOP DISCUSSIONS AND OTHER COMMUNITY POLICIES:

Lee County is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with building standards.

One important aspect of the Captiva Community Plan goal is to retain its barrier island character and low-intensity land use where it currently exists. Therefore no land use map amendments to Captiva Island will be permitted after Dec. 31, 2014?, unless a finding of overriding public necessity is made by three members of the Board of County Commissioners.

In order to maintain the traditional scale and historic patterns of development on Captiva Island, particular in the island's Village core area, the Captiva community will develop regulations to preserve light, space and air around new residential dwelling construction and to discourage "mega houses" or the further "mansionsization" of Captiva. New development or redevelopment will recognize that

traditional setbacks, particularly front and side yard setbacks, as well as strict adherence to the Coastal Construction Control Line, within existing and proposed development or redevelopment on Captiva Island, should be maintained.

Lawfully existing businesses and commercial buildings in the Captiva Village (commercial zoned) areas will be deemed to be vested as related to parking, setbacks, height, and land use. Any expansion or change of use to one of higher intensity will require a review of parking impacts, setbacks, height, and uses as necessary.

Lee County will enforce the existing leash laws on Captiva's beaches to the greatest extent possible.

Within two years of the adoption of this policy, Lee County will establish policies and guidelines for beach clean-up during red tide and similar extraordinary tidal events.

Lee County will provide financial and political support for research into the causes and control of red tide and other similar extraordinary tidal events.

Lee County will manage public resources and direct public efforts to preserve, protect, and enhance the natural environments on Captiva Island through measures to control the risk of harm attributable to human impact.

Lee County will support efforts to preserve, protect, and, where possible, enhance the tarpon and game fish population of Pine Island Sound, Charlotte Harbor and the near shore waters of the Gulf of Mexico.

Community services

Do you want to codify support for the Captiva Fire District? For cooperation with the City of Sanibel in issues related to hurricane evacuation and return? LCSO coverage? Maintaining a county public library on the island? Anything else?