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Nov. 18, 2012

TO: Captiva Residents and Business Owners

**SUBJECT: NEW SIGN REGULATIONS FOR CAPTIVA**

**Ordinance #12-19.** On September 11, 2012, the Lee County Board of County Commissioners unanimously adopted Ordinance #12-19, which will affect several aspects of life and business on Captiva, including *building heights, short-term rentals of residential properties, septic tanks, and signs*. This ordinance was the culmination of four years of work by the Panel and we have been fortunate to have received thoughtful and articulate advice from hundreds of you over that period.

To see the adopted version of this ordinance (*which is in strikethrough and underline format and contains unrelated language about the Page Park subdivision south of Fort Myers*) please go to the Captiva Community Panel website at [www.captivacommunitypanel.com](http://www.captivacommunitypanel.com).

*The purpose of this memorandum is to advise you of the sign regulations that apply to the island and to invite you to ask questions that may apply at your individual property or business. We have attached the portion of the ordinance (which will be codified as Sections 33-1640 through 33-1650 of the Lee County Land Development Code) which apply exclusively to signage on Captiva Island. Please note that not all of this language is new.*

**Section 30-2, the signage chapter of the Lee County Land Development Code still applies to Captiva Island and to all other portions of Lee County.** To view the on-line version of the Lee County Land Development Code, go to the Municode web site at:

<http://library.municode.com/index.aspx?clientId=12625>

☞ There are **four important changes** to the Land Development Code affecting signs: (1) *'Sold' signs are now prohibited*; (2) *existing nonconforming residential identification signs may continue in use* and future residential identification signs may be illuminated subject to new regulations; (3) *temporary real estate signs* must conform to regulations concerning size, materials, and placement; and (4) *temporary signs promoting specific events* must conform to regulations concerning location, dimensions, and duration.

**(1) Prohibited signs.** *'Sold' signs are now prohibited on Captiva Island.* In addition, the following classes of signs will continue to be prohibited—*banner signs, pennants, and other flying paraphernalia; sandwich signs, billboards, animated signs, and neon signs.* For details see Sec. 33-1642-1644.

**(2) Residential Identification Signs.** Identification signs do not require a permit; they may not exceed 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 total frontage of 100 feet or more. The height of the sign may not exceed 4.0 feet above grade and it they may be placed in the right of way subject to restrictions in the ordinance. *They must include the street number of the property in four-inch (4") high numerals and must be of a "suitable breakaway or yielding design."*)

***New regulations concerning nonconforming residential identification signs.***

*Identification signs in existence on September 11, 2012 will be considered nonconforming uses and need not be removed or replaced if they exceed square footage or height requirements and are not located in an unsafe or hazardous location. (Sec. 33-1645(A)4.)*

**Illumination of Residential Identification Signs.** *New residential identification signs may be illuminated, subject to the conditions in Sec. 33-1645(A)(1)a-h.*

**(3) Temporary real estate signs,** (e.g. "for sale" and "by appointment only") must be located in the front yard, only on the property being advertised, and a minimum of two (2) feet from the property line, parallel to the frontage, and these additional regulations:

- In non-residential districts, they may not exceed four (4) square feet in area.
- They may not exceed two (2) square feet in area in zones RSC-2, RS-1, TFC-2, and RM-2.
- The bottom edge of the sign may not be greater than 12 inches above the average grade of the sign's location.
- There is a limit of one (1) sign per parcel except that a second sign is permitted if the property has water access.
- Signs must be *ground signs only*, sturdily constructed, neat in appearance, "with prongs not exceeding one-half inch in diameter."
- Temporary real estate signs *"must be removed no more than five (5) days after the property is no longer for sale."* For details see Sec. 33-1645(G).

**(4) Signs promoting a specific event.** This includes *temporary banners, sandwich signs, and other temporary ground signs*, which are located in the vicinity of the event:

- May not exceed 32 square feet in area for *banners*;
- May not exceed 10 square feet for *sandwich or ground signs*;
- May not be erected more than seven (7) days before the event; and
- Must be removed no later than the day following the event.

**Other sign-related provisions.** Ordinance #12-19 also contains specific language concerning:

- The removal of prohibited signs
- Nonconforming signs and their maintenance
- Permanent signs in commercial areas
- Total number of signs on business properties

**Please feel free to call me at 239.560.5864 if you have any questions concerning these regulations.**