



CAPTIVA COMMUNITY PANEL

P.O. BOX 72, CAPTIVA, FL 33924-0072

Dear Captiva Property Owners and Companies Doing Business on Captiva:

The Lee County Board of County Commissioners has just approved amendments to the Captiva land development code. These changes were recommended by the Captiva Community Panel and they will keep our Village beaches pristine at the end of each day, protect our dark skies and reduce unnecessary light trespass onto neighboring properties, protect our bicyclists and pedestrians from dangerous conditions caused by overgrown vegetation on Captiva Drive, and reduce the number of contractor, design professional and real estate signs on our island.

It is important that all of us who live and work on Captiva review these new updates to the code as well as existing provisions which protect and preserve our fragile barrier island. The Panel believes in the power of community and in voluntary compliance with our codes and ordinances. Enforcement on Captiva should be necessary only as a last resort.

To assist us, the Panel has summarized the new code provisions (in red) and reminds everyone of some of the existing regulations that apply to Captiva (in black). Please remember that Captiva is an unincorporated part of the Lee County and that many Lee County regulations (in addition to the Captiva-specific rules) apply to Captiva. We ask everyone to comply with them all.

Beach Furniture and Equipment

All beach furniture and equipment when not in use and unoccupied must be removed from the beach between 9:00 p.m. and 8:00 a.m. at all times of the year between Alison Hagerup Park and the south end of Wiles Drive. Beach furniture and equipment not removed shall be considered abandoned property and subject to removal.

Remember: A similar rule applies to the rest of Captiva's beaches during turtle season – from May 1 to October 31.

Outdoor Lighting

All new outdoor lighting, including landscape spotlights, must be hooded or shielded so that the light source is masked, and does not shine beyond or above the structure, property or highest foliage to be illuminated or spill onto adjacent property. Fixtures attached to poles, trees or buildings must also be hooded or shielded, shall be no more than 15 feet above grade, and directed downward. No new or existing lights may be aimed, directed, focused onto adjacent property, or be allowed to cause direct light or glare to be projected onto adjacent property. Seasonal decorations are permitted for up to 60 days per year.

Captiva Drive Landscaping

No vegetation shall be allowed to grow on Captiva Drive or its paved shoulder. A setback of at least 2 feet from the edge of the pavement must be maintained at all times for all vegetation below the height of 8 feet.

Signs on Captiva

All residential identification signs shall not exceed 6 square feet. Remember: The height of these signs may not exceed 4 feet above grade. If illuminated, the lights must shine downward and wattage may not exceed 36 watts per sign. Uplighting is prohibited and approval for electric hookup to illuminate a sign must be obtained from Lee County.

All contractor, subcontractor or design professional signs shall not exceed 6 square feet. There may be no more than 2 signs per property and they must be removed within 10 days of the issuance of the certificate of occupancy or certificate of compliance. Remember: Any design professional, landscaper or contractor signs not located at a work site under construction are prohibited and must be removed.

All real estate signs advertising a property for sale or rent in a residential neighborhood may not exceed 2 square feet in size with the bottom edge of the sign no more than 12 inches above the ground. A property is limited to one real estate sign at any given time.

Remember: Sandwich signs, banner signs, pennants, flying signs and neon signs are prohibited on Captiva. (There are some exceptions for short-term special events).

DON'T FORGET:

Rentals: Residential dwelling units cannot be rented for less than a week on Captiva. The one-week minimum does not apply to rooms in hotels or motels.

Golf Carts: Golf carts can operate between South Seas and 'Tween Waters, and at night with the required lights and equipment. But no one can operate a golf cart on Captiva without a valid driver's license.

Parking: Parking on all Captiva streets is prohibited.

Littering: It is unlawful for any person to place litter on a street, beach or waterway on Captiva. Litter includes cans, bottles, boxes, straws, paper and cigarette butts.

Open Containers: It is illegal to carry an open alcoholic beverage or drink any alcoholic beverage on a street, sidewalk, beach or parking lot on Captiva. It is also illegal to have an open container of an alcoholic beverage while a passenger in a car or on a golf cart.

Dunes: No person may harm or destroy a dune or dune vegetation on Captiva, or harass, molest or disturb wildlife. And no one may light or maintain any open fire on the beach.

Building Height Restrictions: Captiva has very strict building height restrictions and requirements from which no variances or deviations can be permitted. Anyone planning construction should review these regulations carefully.

Please remember: This letter only summarizes the new regulations – and only lists some of the existing ones. If any of them apply to you, it is important to review the full text of the regulation. Amendments to our Noise, Fertilizer, Parking, Golf Cart and Septic regulations have been presented to the County for future adoption.

2022 CAPTIVA COMMUNITY PANEL

*Members: Ann Brady • Jay Brown • Ken Gill • John Jensen • Mike Kelly • Linda Laird
Mike Lanigan • Tony Lapi • R. Bruce McDonald • David Mintz • Bob Walter*