



Oct. 13, 2026, meeting

AGENDA

Meeting convened at 9 a.m. – Zoom log-in details below

Email: captivacommunitypanel@gmail.com

9:00 a.m. Introductions and roll call; ~~approval of Sept. 8, 2026, minutes (deferred to Nov. 10)~~

9:05 a.m. **Updates:** Order will be based on availability.

- Lee County Sheriff's Office update – Sgt. Adam Winton
- Captiva Fire District update – Chief Jeff Pawul
- CEPD update – TBD
- SCCF update – Matt DePaolis, Environmental Policy Director

9:35 a.m. County proposal to eliminate Captiva Plan – Jay Brown

9:45 a.m. South Seas redevelopment legal update – Jay Brown

9:50 a.m. Rauschenberg property update – Jay Brown

9:55 a.m. Public records litigation – Jay Brown

10:00 a.m. Stormwater Committee update – Jay Brown

10:05 a.m. Wastewater Committee update – Jay Brown

10:10 a.m. Infrastructure Committee update – Mike Bennett

10:15 a.m. Bayside resilience project – Linda Laird

10:20 a.m. Development Committee – Margarethe Thye-Miville

10:25 a.m. Nominating Committee – Jay Brown and Tony Lapi

10:30 a.m. Panel members' comments & questions

Audience comments & questions (use Zoom Q&A messaging to submit)

NOTE: Anonymous questions will not be answered during the meeting

Adjourn

Next Captiva Community Panel meeting scheduled for Nov. 10

One or more elected or appointed local government officials, including but not limited to officials with the Captiva Erosion Prevention District, may be in attendance at this meeting.

You are invited to a Zoom webinar!

When: Oct 13, 2026 09:00 AM Eastern Time (US and Canada)

Topic: October 2026 Captiva Community Panel meeting

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81941102068?pwd=pkmmcT9gHqaljKUh73VehKoEaxkB02.1>

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Webinar ID: 819 4110 2068 / Passcode: 715398

2026 panel officers:

- President: David Mintz
- Vice president: Bruce McDonald
- Secretary: Jay Brown
- Treasurer: Sandy Stilwell Youngquist

Captiva Community Panel obligations

- 1) Publish an annual schedule of meetings after the December meeting.
- 2) Re-elect panel members (or elect new panel members) for those whose terms expire (see below). Panel officers will be elected at the January meeting after the new panel members are installed.
- 3) Develop and approve an annual budget no later than the December meeting.
- 4) Bylaws revisions will be addressed as necessary. Any amendment requires 60 days' notice prior to vote, and approval requires a two-thirds vote of the full panel at a panel meeting where a quorum is present.
- 5) The president shall appoint a Nominating Committee of at least three members (only one of which can be a panel member) by the March meeting, for ratification by the panel members at that meeting. The committee (along with the CPOA and CCA appointments) will offer a slate of candidates at the October meeting, for a vote at the December meeting. See bylaws for more detail.

PANEL SEAT ASSIGNMENTS:

- **CPOA:** Bruce McDonald, Sandy Stilwell Youngquist, Margarethe Thye-Miville, Ken Suarez, John Wade
- **CCA:** Michael Bennett, Jon Rosen
- **PANEL:** Jay Brown, Linda Laird, David Mintz, Bob Rando

TERM STATUS:

- Expires in December 2026 and termed out: Linda Laird, Bruce McDonald
- Expires in December 2026 with another three-year term possible: Ken Suarez
- Expires in December 2027 and termed out: David Mintz
- Expires in December 2027 with another three-year term possible: Michael Bennett, John Wade
- Expires in December 2028 and termed out: Sandy Stilwell Youngquist, Margarethe Thye-Miville
- Expires in December 2028 with another three-year term possible: Jay Brown, Bob Rando, Jon Rosen

Article 6, Section 2 -- Terms of Office

Panel Members shall serve terms running for a period of three (3) consecutive years commencing at the Regular January meeting. Panel Members may be appointed or elected pursuant to these Bylaws for a second three (3) year term, for a maximum of six (6) consecutive years. Panel Members having completed two (2) consecutive terms on the Panel shall not be eligible for re-appointment to the Panel unless and until a period of one (1) year has expired since the completion of the last term served by such Panel Member. A Panel Member filling a vacancy pursuant to Article Six, Section 6.C. for a period of 18 months or more shall be deemed to have served a full three (3) year term. Such Panel Member shall be eligible for a second three (3) year term. A Panel Member filling a vacancy for a period of less than 18 months shall be eligible for two additional three (3) year terms

Article 5, Section 1 -- Election of Officers

At its first January meeting following its annual meeting in December, the Panel shall elect Officers of the Panel who shall serve a one (1) year term or until the end of their term on the Panel, whichever period is the lesser. The terms of office shall commence at the Regular January meeting. Mandatory Panel nominations and elections as necessary shall be held for the following offices: President, Vice President, Secretary and Treasurer. The Panel may also choose to elect other officers as may be desired from time to time. Election of officers may not occur without a quorum of the Members being first established.

CPA2026-00005 - Captiva Community Plan Changes

GOAL 23: CAPTIVA COMMUNITY PLAN	
Goal / Objective / Policy	Change Notes
GOAL 23: CAPTIVA COMMUNITY PLAN. The goal of the Captiva Community Plan is to protect the coastal barrier island community's natural resources such as beaches, waterways, wildlife, vegetation, water quality, dark skies and history. This goal will be achieved through environmental protections and land use regulations that preserve shoreline and natural habitats, enhance water quality, encourage the use of native vegetation, maintain the mangrove fringe, limit noise, light, water, and air pollution, create mixed use development of traditionally commercial properties, and enforce development standards that maintain the historic low-density residential development pattern of Captiva.	Duplicative of: GOAL 123: RESOURCE PROTECTION. Manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics. POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to: 1. Traffic and access impacts (rezoning and development orders); 2. Landscaping and detailed site planning (development orders); 3. Screening and buffering (Planned Development rezoning and development orders); 4. Availability and adequacy of services and facilities (rezoning and development orders); 5. Impact on adjacent land uses and surrounding neighborhoods (rezoning); 6. Proximity to other similar centers (rezoning); and 7. Environmental considerations (rezoning and development orders).
OBJECTIVE 23.1: PROTECTION OF NATURAL RESOURCES. To continue the long-term protection and enhancement of wetland habitats, water quality, native upland habitats (including rare and unique habitats), and beaches on Captiva.	Duplicative of: OBJECTIVE 123.1: RESOURCE MANAGEMENT PLAN. Continue to implement resource management policies and regulations that ensure the long-term protection and enhancement of the natural upland and wetland habitats by retaining the interconnectedness and functionality of the hydroecological systems in order to progress towards a more ecologically productive and sustainable environment.
POLICY 23.1.1: Mangrove Fringe. Consider development regulations that will provide additional protection to the shoreline, including mangrove fringe, to the greatest extent possible.	Duplicative of: POLICY 123.2.12: To ensure that adequate protection of mangroves is maintained, the County will re-evaluate and amend, if necessary, its mangrove protection regulations whenever state mangrove protection regulations are revised. The County will oppose any efforts of other agencies to reduce or eliminate regulations relating to the protection of mangroves and other wetland areas.

POLICY 23.1.2: Blind Pass. Cooperate at the federal, state, regional and local levels, efforts to maintain Blind Pass as an open pass. Lee County recognizes the positive benefits of maintaining an open Blind Pass to the near-shore environment, marine ecology, back-bay water quality, and boater access.	Duplicative of: GOAL 114: MARINE AND NAVIGATION MANAGEMENT. Protect and maintain the County's waterways and marine resources through proper navigational, sanitation, and dredging activities. POLICY 114.1.3: Maintain, where environmentally and economically feasible, existing channels and passes to the Gulf of Mexico at their authorized and/or historic depths.
POLICY 23.1.3: Estuarine and Wetland Resources. Continue to support the protection of estuarine and wetland resources and wildlife habitat on Captiva.	Duplicative of: GOAL 122: ESTUARINE WATER QUALITY. Manage estuarine ecosystems in order to conserve productivity through maintaining or improving water quality, protecting wildlife diversity and reducing or maintaining current pollution loading and system imbalances. OBJECTIVE 122.2: ESTUARINE WATERSHED MANAGEMENT PLANS. Review new upland development for its impacts on estuarine systems. Coordinate with SFWMD to ensure new development will maximize stormwater retention and treatment.
POLICY 23.1.4: Beach and Shore Preservation. Continue to support the effort of the Captiva Erosion Prevention District, a beach and shore preservation authority under provisions of Chapter 161, Florida Statutes, to preserve, protect and maintain Captiva's beaches using environmentally responsible methods.	Duplicative of: POLICY 101.4.1: Construction of environmentally compatible shoreline stabilizing systems will be allowed along the active gulf beach where necessary for the protection of shorelines from erosion. POLICY 101.4.2: Vertical seawalls must not be constructed along natural waterways except where such a wall is the most reasonable alternative (using criteria established by ordinance) and vertical seawalls along artificial canals will not be permitted unless an adequate littoral zone consistent with the surrounding environment is provided. Seawalls in artificial canals where 50% of the canal or greater is seawalled or for seawalls of less than 300 feet where both adjoining properties are seawalled, will be exempt from this requirement. POLICY 101.4.3: Encourage the planting of mangroves or placement of rip-rap in artificial and natural canal systems to replace existing seawalls in need of repair. POLICY 101.4.4: Build-back of vertical seawalls will not be permitted along natural waterbodies if one or more of the following conditions exist:• Build-back would cause excessive shoreline erosion or endanger shorelines of surrounding properties. • Build-back would threaten wetland resources. • Build-back would be a threat to public safety or block access to state-owned submerged lands. • Build-back would be waterward of the existing seawall alignment on adjacent shorelines. POLICY 101.5.1: Maintain a beach and dune management program which includes:1. Preparing beach and dune management plans, with priority to areas designated by the Florida DEP as critically eroded in the report entitled

	Critically Eroded Beaches in Florida.2. Coordinating with local municipalities and the Captiva Erosion Prevention District in preparing beach and dune management plans.3. Coordinating with governments and private entities to identify sources of beach-quality sand for renourishment projects, concentrating on areas that will have minimal impacts on the County's aquatic resources. POLICY 101.5.3: Support the renourishment of beaches through the use of environmentally responsible methods.
POLICY 23.1.5: Quality of Adjacent Waters. Continue to support efforts to investigate measures that may improve water quality in Pine Island Sound and the Gulf of Mexico. This may include a feasibility analysis of alternative wastewater collection and treatment systems to serve the Captiva community for a planning period of 30 years, including a central sewer system based upon current land use regulations. Should the feasibility analysis show that Captiva requires or is best served by an alternative wastewater collection and treatment system, Lee County will encourage efforts to size the system consistent with development permitted by the Lee Plan and the LDC.	Duplicative of: GOAL 122: ESTUARINE WATER QUALITY. Manage estuarine ecosystems in order to conserve productivity through maintaining or improving water quality, protecting wildlife diversity and reducing or maintaining current pollution loading and system imbalances. OBJECTIVE 56.2: The County will maintain and enforce such ordinances as are necessary to require the connection of commercial and larger residential establishments to such public or private central utility systems when those systems are available for service. POLICY 122.1.4: Cooperate with state and federal agencies to enforce pollution control standards for marinas, marine dumping, and illegal discharges from water craft.
POLICY 23.1.6: Natural Upland Habitats. Continue to support the preservation of native upland vegetation and wildlife habitat on Captiva.	Duplicative of: POLICY 123.1.1: Maintain standards for development, mitigation, and conservation that will protect and integrate wetlands and Rare and Unique upland habitats as defined in this plan. POLICY 123.2.6: Avoid destruction of upland vegetation communities including coastal and interior hammocks through consideration of alternative site design layouts.
OBJECTIVE 23.2: PROTECTION OF COMMUNITY RESOURCES. To continue the long-term protection and enhancement of community facilities, existing land use patterns, unique neighborhood-style commercial activities, infrastructure capacity, and historically significant features on Captiva.	Duplicative of: POLICY 2.1.5: Residential and commercial development proposals within the vicinity of existing or proposed commodity movement facilities must demonstrate land use compatibility with these uses during the rezoning process and propose mitigation measures for adverse impacts.

POLICY 23.2.1: Mixed Use Development. Mixed use developments as defined in the Glossary, and mixed use developments containing both commercial and residential uses within the same structure, are appropriate on Captiva properties that were zoned C-1 or CT as of Jan. 1, 2006. Such properties may be allowed residential units in addition to commercial uses at a density consistent with the Lee Plan. Such developments will only be permitted if approved as a Commercial or Mixed Use Planned Development.	Retention of this policy is necessary to avoid conflicts with SB 180. Relocated to: <u>POLICY 11.1.3: Mixed Use Development.</u> <u>Mixed use developments and structures containing both commercial and residential uses, are permitted on Captiva properties that were zoned C-1 or CT as of Jan. 1, 2006. Such properties may be allowed residential units in addition to commercial uses at a density consistent with the Lee Plan. Such developments will only be permitted if approved as a Commercial or Mixed Use Planned Development.</u>
POLICY 23.2.2: Subdivision of Existing RSC-2 Parcels. Maintain existing development regulations that restrict the subdivision of parcels that are zoned RSC-2 (Captiva Estate) as of January 1, 2002 unless the resulting lots comply with the minimum lot size and dimensional requirements set forth in the LDC for RSC-2 zoned lots in Captiva.	Duplicative of: LDC Sec. 34-2222. - Lots created after January 28, 1983. Unless specifically approved otherwise as part of a Planned Development District approval:(1) Corner lots. All corner lots created after January 28, 1983, shall be required to increase the minimum specified lot width by 15 feet in all zoning districts which have a minimum required lot width of 100 feet or less.(2) Lots abutting collector or arterial streets. All lots which abut a collector or arterial street shall have a minimum depth of 125 feet.
POLICY 23.2.3: Building Heights. Maintain building height regulations that account for barrier island conditions, such as mandatory flood elevation and mean-high sea level, for measuring height of buildings and structures.	Duplicative of (as amended): LDC Sec. 34-2175. - Height limitations for special areas and Lee Plan land use categories.(a)(2) Captiva Island. The height of a building or structure may not exceed 35 feet. The provisions of Section 34-2174(a) do not apply to Captiva Island. <u>Unless approved as part of a planned development, no variance from this height restriction may be granted; provided however, one communication tower, not to exceed 170 feet in height, may be constructed or replaced. The communication tower must provide space for the County to provide emergency communications service as well as co-location capabilities for wireless carriers.</u> Notwithstanding the above height limitations, purely ornamental structural appurtenances and appurtenances necessary for mechanical or structural functions may extend above the roof peak provided that the total area dedicated to the exceedance of these elements, as measured by drawing a rectangle around the perimeter of the area(s) of the exceedances, equals 20 percent or less of the total roof area.

POLICY 23.2.4: Historic Development Pattern. Limit development to that which is in keeping with the historic development pattern on Captiva including the designation of historic resources and the rehabilitation or reconstruction of historic structures. The historic development pattern on Captiva is comprised of low-density residential dwelling units, as defined in LDC, Chapter 10, minor commercial development and South Seas Island Resort.	Duplicative of: POLICY 161.1.5: Encourage the preservation of sensitive natural resources, including beaches, wetlands, estuaries, historic resources, and other unique natural resources through public acquisition and/or regulatory protection to support the development of ecotourism in Lee County. OBJECTIVE 142.1: RECOGNITION. Lee County will continue to implement a program to formally recognize those historic and archaeological resources that are considered historically and archaeologically significant according to the Lee County Historic Preservation Ordinance.
POLICY 23.2.5: Lot Size per Unit. Development orders or development permits that would result in a reduction of the minimum lot size per unit permitted on a parcel under the parcel's current zoning category or under any other zoning category that would result in a reduction of the minimum lot size per unit on that parcel (as of March 23, 2018) are prohibited.	The minimum lot size remains consistent with the old policy. Duplicative of: LDC Sec. 34-2222. - Lots created after January 28, 1983. Unless specifically approved otherwise as part of a Planned Development District approval:(1) Corner lots. All corner lots created after January 28, 1983, shall be required to increase the minimum specified lot width by 15 feet in all zoning districts which have a minimum required lot width of 100 feet or less.(2) Lots abutting collector or arterial streets. All lots which abut a collector or arterial street shall have a minimum depth of 125 feet.
POLICY 23.2.6: Variances and Deviations. Variances and/or deviations from the current development standards will not be permitted unless they meet all of the specific requirements for variances and deviations set forth in the LDC.	It is not appropriate to apply different standards and protections in different areas of the County. The Land Development Code provides criteria for both deviations and variances and they have differing purposes.

POLICY 23.2.7: Alternative Transportation. Support integration of pedestrian and bicycle facilities into the transportation network to make Captiva safer for pedestrians, golf carts and bicyclists and to reduce automobile dependence and the need for increased parking facilities.	Duplicative of: POLICY 5.1.7: Maintain development regulations that require that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible. Townhouses, condominiums, apartments, and other types of multi-family residential development must have directly accessible common open space. POLICY 6.1.3: Commercial developments requiring rezoning and meeting DCI thresholds, must be rezoned to a Planned Development except if located within the Mixed Use Overlay. The Planned Development must be designed to arrange uses in an integrated and cohesive unit in order to: provide visual harmony and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources; and, provide necessary services and facilities where they are inadequate to serve the proposed use. POLICY 38.2.1: Annually fund projects to improve and make the transportation system safer and more efficient through operational, maintenance, and safety projects (e.g. small bridge replacement/maintenance, street resurfacing/reconstruction, signal improvements and coordination, traffic management systems, intersection modifications, bicycle and pedestrian facilities, lighting, street repair, and sign maintenance).
POLICY 23.2.8: Underground Utilities. Support efforts to investigate the relocation of utilities underground.	This policy states "support efforts to investigate." Relocation of utilities underground will not be impeded by removing this policy. Site development standards for utilities in the Lee Plan are unnecessary and may not be appropriate or feasible based on site-specific design requirements or needs of the specific utility provider.
POLICY 23.2.9: Dark Skies. Limit light pollution and light trespass on Captiva in order to protect wildlife from any detrimental effects and for the benefit of Captiva residents and visitors.	Duplicative of: OBJECTIVE 123.5: LOGGERHEAD SEA TURTLES. Continue the sea turtle protection program to minimize the disorientation of sea turtles along the Gulf beaches.

OBJECTIVE 23.3: NATIVE VEGETATION AND TREE CANOPY. To enforce and strengthen existing vegetation ordinances intended to preserve, promote, and enhance the existing native vegetation and tree canopy on Captiva.	Duplicative of: POLICY 77.3.3: The County encourages new developments to incorporate existing native plant communities and/or native trees along proposed and/or existing rights-of-way. POLICY 123.2.4: Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments. POLICY 123.2.6: Avoid destruction of upland vegetation communities including coastal and interior hammocks through consideration of alternative site design layouts. POLICY 123.2.10: Require that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public investment in these areas.
POLICY 23.3.1: Trees along Captiva Drive. Support efforts to restore the historic tree canopy and vegetative buffers along Captiva Drive between Blind Pass and the north end of Captiva Drive by promoting planting of indigenous, native or non-invasive trees, preferably those that require minimal irrigation once established.	This policy is not appropriate for the Lee Plan. Development along Captiva Drive is primarily residential, and development of single-family residential uses does not require the installation of trees.
POLICY 23.3.2: Invasive Vegetation and Nuisance Pests. Consider implementation of methods or programs, including education of individual property owners, to reduce the proliferation of invasive exotic vegetation and nuisance pests.	Duplicative of: POLICY 123.2.4: Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments. POLICY 123.2.6: Avoid destruction of upland vegetation communities including coastal and interior hammocks through consideration of alternative site design layouts. POLICY 123.2.10: Require that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public investment in these areas.
OBJECTIVE 23.4: PUBLIC PARTICIPATION. Opportunities for public input will be provided during the comprehensive plan amendment and rezoning processes.	Community input meetings as described in this Objective are not required by statute and the requirement is being deleted based on Board Direction.

POLICY 23.4.1: Public Informational Meeting. The owner or agent applying for an amendment to Captiva community-specific provisions in the Lee Plan or LDC must conduct one public informational meeting. The applicant is fully responsible for providing the meeting space, providing advance notice of the meeting, and providing security measures as needed. The meeting must be held within the community plan boundary. Advance notice of the meeting must be disseminated in a community-based media outlet, physically posted at the post office and provided in writing to citizen groups and civic associations within the community that are registered with Lee County for notification of pending Lee Plan or LDC amendments. The notice must be available and posted at least one week prior the scheduled meeting date. At the meeting, the agent will provide a general overview of the amendment for any interested citizens. 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 the applicant's response to any issues that were raised. This information must be submitted to the County before an application for a project can be found sufficient. Zoning Public Informational Meetings: Zoning related public information meetings will be required as provided in the LDC.	Community input meetings as described in this Policy are not required by statute and the requirement is being deleted based on Board Direction.
POLICY 23.4.2: Online Database. Maintain an online database available to the public for their review containing comprehensive plan amendment and zoning case information specific to each community plan area.	Records of all Zoning and Comprehensive Plan Amendment cases are maintained online for all areas of unincorporated Lee County.

Lee County Staff proposes to eliminate in its entirety the Captiva Community Plan (Chapter 23 of the Lee Plan) and the Captiva Community Plan Area provisions of the Land Development Code (Chapter 33, Article IX of the LDC) which were amended by the Captiva Community Panel over the years to limit the density and building heights, to prevent the subdivision of properties, to limit outdoor lighting and sign pollution, to protect our beaches, mangrove fringe and waterways, and to guarantee that a public meeting take place on Captiva for Captiva-specific Plan and Code amendments, and for rezonings or variances. The proposed amendments relax or eliminate these protections. County Staff's claim that the existing Captiva Community Plan and Code provisions are being eliminated because they duplicate other provisions in the Plan or Code is not accurate.

GOAL 23: CAPTIVA COMMUNITY PLAN. The goal of the Captiva Community Plan is to protect the coastal barrier island community's natural resources such as beaches, waterways, wildlife, vegetation, water quality, dark skies and history. This goal will be achieved through environmental protections and land use regulations that preserve shoreline and natural habitats, enhance water quality, encourage the use of native vegetation, maintain the mangrove fringe, limit noise, light, water, and air pollution, create mixed use development of traditionally commercial properties, and enforce development standards that maintain the historic low-density residential development pattern of Captiva. (Ord. No. 03-01, 18-04, 18-18, 23-33)

Goal 23 is not duplicative of Goal 123 and Policy 6.1.1 as claimed by Staff and Staff's replacements do not "enforce development standards that maintain the historic low-density residential development pattern of Captiva." The elimination of Goal 23 in conjunction with the elimination of other provisions of the Plan allow for increased residential density along with increased hotel construction at greater building heights on the Island. The proposed changes replace the mandate for protective land use and environmental regulations of Goal 23 with a generalized review and evaluation process for commercial development.

OBJECTIVE 23.1: PROTECTION OF NATURAL RESOURCES. To continue the long-term protection and enhancement of wetland habitats, water quality, native upland habitats (including rare and unique habitats), and beaches on Captiva. (Ord. No. 03-01, 18-04, 18-18)

Objective 23.1 is not duplicative of Objective 123.1 as claimed by Staff. Objection 123.1 replaces the continuation of the long-term protection and enhancement of natural resources on Captiva to "retaining the interconnectedness and functionality of the hydroecological systems in order to progress towards a more ecologically productive and sustainable environment" in Lee County.

POLICY 23.1.1: Mangrove Fringe. Consider development regulations that will provide additional protection to the shoreline, including mangrove fringe, to the greatest extent possible. (Ord. 18-04, 18-18)

Policy 23.1.1 is not duplicative of Policy 123.2.12 as claimed by Staff. Policy 23.1.1 seeks to provide additional protection to the mangrove fringe which is needed on Captiva. Policy 123.2.12 only seeks to maintain adequate protection.

POLICY 23.1.2: Blind Pass. Cooperate at the federal, state, regional and local levels, efforts to maintain Blind Pass as an open pass. Lee County recognizes the positive benefits of maintaining an open Blind Pass to the near-shore environment, marine ecology, back-bay water quality, and boater access. (Ord. No. 03-01, 11-19, 18-04, 18-18)

Policy 23.1.2 is not duplicative of Policies 114 and 114.1.3 as claimed by Staff. Policy 23.1.2 emphasizes the need and efforts needed to keep Blind Pass open. Policies 114 and 114.1.3 do not reference Blind Pass, and authorize the maintenance of channels and passes where “economically feasible.”

POLICY 23.1.3: Estuarine and Wetland Resources. Continue to support the protection of estuarine and wetland resources and wildlife habitat on Captiva. (Ord. No. 03-01, 18-04, 18-18)

Policy 23.1.3 is not duplicative of Goal 122 and Objective 122.1 as claimed by Staff. Policy 23.1.3 mandates the protection of estuarine and wetland resources and wildlife habitat on Captiva. Goal 122 and Objective 122.1 seeks to “conserve productivity” and “to ensure new development will maximize stormwater retention and treatment.” Instead of specifically protecting wildlife habitat on Captiva, the changes “protect wildlife diversity” in Lee County.

POLICY 23.1.4: Beach and Shore Preservation. Continue to support the effort of the Captiva Erosion Prevention District, a beach and shore preservation authority under provisions of Chapter 161, Florida Statutes, to preserve, protect and maintain Captiva's beaches using environmentally responsible methods. (Ord. No. 03-01, 18-04, 18-18)

POLICY 23.1.5: Quality of Adjacent Waters. Continue to support efforts to investigate measures that may improve water quality in Pine Island Sound and the Gulf of Mexico. This may include a feasibility analysis of alternative wastewater collection and treatment systems to serve the Captiva community for a planning period of 30 years, including a central sewer system based upon current land use regulations. Should the feasibility analysis show that Captiva requires or is best served by an alternative wastewater collection and treatment system, Lee County will encourage efforts to size the system consistent with development permitted by the Lee Plan and the LDC. (Ord. No. 03 01, 18-04, 18-18)

Policy 23.1.5 is not duplicative of Goal 122, Objective 56.2 or Policy 122.1.4 as Staff claims. Policy 23.1.5 specifically addresses central sewer on Captiva and the need to limit the size of any central sewer system to current land use and development regulations. The proposed changes are silent on these issues.

POLICY 23.1.6: Natural Upland Habitats. Continue to support the preservation of native upland vegetation and wildlife habitat on Captiva. (Ord. No. 18-04, 18-18)

OBJECTIVE 23.2: PROTECTION OF COMMUNITY RESOURCES. To continue the long-term protection and enhancement of community facilities, existing land use patterns, unique neighborhood style commercial activities, infrastructure capacity, and historically significant features on Captiva. (Ord. No. 03-02, 18-04, 18-18)

Objective 23.2 is not duplicative of Policy 2.1.5 as claimed by Staff. Objective 23.2 requires the continuation of existing land use patterns, unique neighborhood style commercial activities and historic features on Captiva. The proposed changes only discuss “commodity movement facilities.”

POLICY 23.2.1: Mixed Use Development. Mixed use developments as defined in the Glossary, and mixed use developments containing both commercial and residential uses within the same structure, are appropriate on Captiva properties that were zoned C-1 or CT as of Jan. 1, 2006. Such properties may be allowed residential units in addition to commercial uses at a density consistent with the Lee Plan. Such developments will only be permitted if approved as a Commercial or Mixed Use Planned Development. (Ord. No. 03-02, 18-04, 18-18)

POLICY 23.2.2: Subdivision of Existing RSC-2 Parcels. Maintain existing development regulations that restrict the subdivision of parcels that are zoned RSC-2 (Captiva Estate) as of January 1, 2002 unless the resulting lots comply with the minimum lot size and dimensional requirements set forth in the LDC for RSC-2 zoned lots in Captiva. (Ord. No. 03-01, 18-04, 18-18)

Policy 23.2.2 is not duplicative of LDC Sec. 34-2222 as claimed by Staff. LDC Sec. 34-2222 only discusses corner lots and minimum depths of lots that abut collector or arterial streets. It does not “maintain existing development regulations” that require the minimum size of RSC-2 zoned lots.

POLICY 23.2.3: Building Heights. Maintain building height regulations that account for barrier island conditions, such as mandatory flood elevation and mean-high sea level, for measuring height of buildings and structures. (Ord. No. 18-04, 18-18, 23-33)

Policy 23.2.3 is not duplicative of LDC Sec. 34-2175 as claimed by Staff. Policy 23.2.3 in conjunction with Policy 23.2.4 limit building heights on Captiva “to that which is in keeping with the historic development pattern on Captiva” and that “account for barrier island conditions.” With the elimination of these provisions of the Plan, the accompanying proposed Staff amendments to LDC Sec. 34-2175 would now permit the height of a building anywhere on the Island of Captiva to increase from 35 feet to between 45 to 75 feet above base flood elevation (up to 90 feet) if approved as part of a planned development – almost doubling the height of existing buildings on Captiva. The Staff’s claim that the Plan and Code changes do not increase intensity is incorrect. This change allows for a major increase in the intensity of development on Captiva.

POLICY 23.2.4: Historic Development Pattern. Limit development to that which is in keeping with the historic development pattern on Captiva including the designation of historic resources and the rehabilitation or reconstruction of historic structures. The historic development pattern on Captiva is comprised of low-density residential dwelling units, as defined in LDC, Chapter 10, minor commercial development and South Seas Island Resort. (Ord. No. 18-04, 18-18)

Policy 23.2.4 is not duplicative of Policy 161.1.5 and Objective 142.1 as claimed by Staff. Policy 23.2.4 “limits development to that which is in keeping with the historic development pattern on Captiva” which is “comprised of low-density residential dwelling units and minor commercial development.” While the number of hotel units permitted on South Seas is subject to litigation, there is no dispute that new hotel development outside of South Seas is currently limited to 3 hotel units per acre under LDC Section 34-1805. With the elimination of Policy 23.2.4, Staff is proposing to completely eliminate LDC Section 34-1805 (three hotel units per acre on Captiva) and replace it with no numerical limitation on hotels units on Captiva within a new planned development.

POLICY 23.2.5: Lot Size per Unit. Development orders or development permits that would result in a reduction of the minimum lot size per unit permitted on a parcel under the parcel's current zoning category or under any other zoning category that would result in a reduction of the minimum lot size per unit on that parcel (as of March 23, 2018) are prohibited. (Ord. No. 18-04, 18-18)

Policy 23.2.5 is not duplicative of LDC Section 34-2222 as claimed by Staff. Policy 23.2.5 strictly prohibits the reduction of the minimum lots size allowed on a parcel on Captiva to prevent an increase in density or intensity. The proposed changes eliminate that restriction entirely and LDC Section 34-2222 does not address the issue at all.

POLICY 23.2.6: Variances and Deviations. Variances and/or deviations from the current development standards will not be permitted unless they meet all of the specific requirements for variances and deviations set forth in the LDC. (Ord. No. 18-04, 18-18)

Staff proposes to eliminate Policy 23.2.6 entirely claiming that “it is not appropriate to apply different standards and protections in different areas of the County.” However, it is completely appropriate because different areas of the County require different standards and protections. That is the value and importance of Community Planning Areas and Community Plans.

POLICY 23.2.7: Alternative Transportation. Support integration of pedestrian and bicycle facilities into the transportation network to make Captiva safer for pedestrians, golf carts and bicyclists and to reduce automobile dependence and the need for increased parking facilities. (Ord. No. 18-04, 18-18)

POLICY 23.2.8: Underground Utilities. Support efforts to investigate the relocation of utilities underground. (Ord. No. 18-04, 18-18)

POLICY 23.2.9: Dark Skies. Limit light pollution and light trespass on Captiva in order to protect wildlife from any detrimental effects and for the benefit of Captiva residents and visitors. (Ord. No. 18-04, 18-18)

Policy 23.2.9 is not duplicative of Objective 123.5 as claimed by Staff. Policy 23.2.9 seeks to promote dark skies on Captiva – not just to protect sea turtles.

OBJECTIVE 23.3: NATIVE VEGETATION AND TREE CANOPY. To enforce and strengthen existing vegetation ordinances intended to preserve, promote, and enhance the existing native vegetation and tree canopy on Captiva. (Ord. No. 18-04, 18-18)

Objective 23.3 is not duplicative of Policies 77.3.3, 123.2.4, 123.2.6 or 123.2.10. Objective 23.3. seeks an enforcement mechanism to protect native vegetation and to promote the tree canopy on Captiva. The existing policies are either weak or silent on the issues.

POLICY 23.3.1: Trees along Captiva Drive. Support efforts to restore the historic tree canopy and vegetative buffers along Captiva Drive between Blind Pass and the north end of Captiva Drive by promoting planting of indigenous, native or non-invasive trees, preferably those that require minimal irrigation once established. (Ord. No. 18-04, 18-18)

Staff proposes to eliminate Policy 23.3.1 entirely claiming that “Captiva Drive is primarily residential and development of single-family residential uses does not require the installation of trees.” Staff is making its own policy decision as to what is important for Captiva.

POLICY 23.3.2: Invasive Vegetation and Nuisance Pests. Consider implementation of methods or programs, including education of individual property owners, to reduce the proliferation of invasive exotic vegetation and nuisance pests. (Ord. No. 18-04, 18-18)

OBJECTIVE 23.4: PUBLIC PARTICIPATION. Opportunities for public input will be provided during the comprehensive plan amendment and rezoning processes. (Ord. No. 18-04, 18-18)

Staff proposes to eliminate Objective 23.4 in its entirety claiming that “community input meetings . . . are not required by statute and the requirement is being deleted based on Board Direction.” Again, Staff chooses to make its own policy decision to eliminate important and longstanding opportunities for public input. Also, that the Board of County Commissioners gave that direction to staff is certainly disputed.

POLICY 23.4.1: Public Informational Meeting. The owner or agent applying for an amendment to Captiva community-specific provisions in the Lee Plan or LDC must conduct one public informational meeting. The applicant is fully responsible for providing the meeting space, providing advance notice of the meeting, and providing security measures as needed. The meeting must be held within the community plan boundary. Advance notice of the meeting must be disseminated in a community-based media outlet, physically posted at the post office and provided in writing to citizen groups and civic associations within the community that are registered with Lee County for notification of pending Lee Plan or LDC amendments. The notice must be available and posted at least one week prior the scheduled meeting date.

At the meeting, the agent will provide a general overview of the amendment for any interested citizens. 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 the applicant's response to any issues that were raised. This information must be submitted to the County before an application for a project can be found sufficient.

Zoning Public Informational Meetings: Zoning related public information meetings will be required as provided in the LDC. (Ord. No. 18-04, 18-18)

Staff proposes to eliminate Policy 23.4.1 in its entirety again claiming that “community input meetings . . . are not required by statute and the requirement is being deleted based on Board Direction.” For Staff, there is no need for someone applying for an amendment to Captiva community-specific provisions in the Lee Plan or LDC to conduct one public informational meeting on Captiva – or for the County to initially hear the concerns or issues raised by the community in response to the proposed amendments. By also proposing to eliminate all of Chapter 33 of the LDC, Staff also proposed to eliminate the requirement of community review and one public information meeting on Captiva for Captiva-specific development orders, planned development zoning actions, special exception and variance requests, conventional zoning actions and administrative actions.

POLICY 23.4.2: Online Database. Maintain an online database available to the public for their review containing comprehensive plan amendment and zoning case information specific to each community plan area. (Ord. No. 18-04, 18-18)

Captiva Community Panel

FINANCIAL UPDATE

October 2, 2026

Revenues:	2021 actual	2022 actual	2023 actual	2024 actual	2025 actual	2026 proposed	2026 actual
Fund-raising events	\$0.00	\$0.00		\$3,729.39			
Solicited donations	\$71,594.77	\$46,244.76	\$95,190.87	\$52,179.85	\$45,211.69	\$40,000.00	\$23,620.00
SLR study donations	\$33,346.00	\$0.00					
Interest	\$0.00	\$0.00	\$32.61	\$244.27	\$489.78	\$350.00	\$122.38
Other revenue	\$0.00	\$0.00	\$250.00		\$35,000.00		
From cash reserves	\$0.00	\$2,049.82		\$40,470.58	\$8,836.40	\$17,795.70	
Annual revenues (net)	\$104,940.77	\$48,294.58	\$95,473.48	\$96,624.09	\$89,537.87	\$58,145.70	\$23,742.38
Expenses:	2021 actual	2022 actual	2023 actual	2024 YTD	2025 final	2026 proposed	2026 actual
Legal fees	\$0.00	\$0.00			\$16,790.50		\$2,207.00
Administration	\$19,800.00	\$21,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$25,000.00
Administration -- bonus	\$0.00		\$5,000.00			\$0.00	
Iguana eradication			\$33,550.00	\$40,000.00	\$800.00	\$0.00	
Communications (Mail Chimp)	\$384.00	\$0.00	\$424.00	\$318.00	\$318.00	\$350.00	\$265.00
Development Committee	\$1,856.64	\$0.00		\$324.21			\$500.00
Waste/Stormwater Committee	\$0.00	\$0.00					\$60,000.00
Sidewalk Committee	\$3,220.00	\$0.00					
Sea Level Rise Committee	\$10,375.00	\$6,570.47	\$3,875.00				
Bayside adaptation study	\$16,566.90	\$16,786.37					
Other committees	\$500.00				\$1,072.90		
Support for ongoing projects	\$0.00	\$0.00	\$10,000.00	\$20,000.00	\$35,000.00	\$20,000.00	
Travel reimbursement	\$2,423.08						
MSTU petitions (Iguanas)	\$2,205.32	\$0.00				\$0.00	
Copies and mileage	\$332.20	\$256.32	\$336.76	\$82.66	\$53.60	\$100.00	\$53.60
Website/computer services	\$6,797.02	\$99.00	\$512.11	\$637.13	\$655.72	\$960.00	\$373.95
Storage	\$456.76	\$578.76	\$736.00	\$1,859.56	\$76.00	\$960.00	\$842.46
Advertising for meetings & events	\$0.00	\$0.00					
AV & Zoom fees	\$404.42	\$455.88	\$1,180.84	\$1,127.88	\$1,127.88	\$1,200.00	\$1,006.90
Insurance -- D&O & Hole-in-One	\$1,797.00	\$1,741.14	\$3,210.07	\$1,511.00	\$3,056.07	\$3,300.00	\$1,555.07
Taxes & fees	\$136.25	\$357.25	\$317.51	\$230.38	\$163.75	\$200.00	\$138.13
Processing & service charges	\$234.06	\$308.13	\$284.85	\$532.17	\$358.11	\$500.00	26.73
To cash reserves	\$36,841.48	\$0.00	\$5,437.80	\$0.00			
Other (1% Contingency)	\$610.64	\$141.26	\$608.54	\$1.10	\$64.54	\$575.70	
Operations total expenses	\$104,940.77	\$48,294.58	\$95,473.48	\$96,624.09	\$89,537.07	\$58,145.70	\$91,968.84
Net income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.80	\$0.00	(\$68,226.46)

Cash on hand September 2025 \$204,368.02
Cash on hand September 2026 \$167,290.49
% change -18.14%

Cash flow analysis
Cash on hand \$167,290.49
Escrowed directed donations \$20,000.00
Escrowed county grants \$0.00
Cash available for use \$147,290.49

Pending expenses:
County grant for wastewater study \$0.00 Paid
Total \$0.00

Public records legal charges:
March 17, 2026 \$20,437.50
May 18, 2026 \$3,792.50
June 17, 2026 \$11,228.50
Total: \$35,458.50