



Land Development Code Amendments
Stakeholder Meeting Comments
Captiva Civic Association - 7/13/23

Captiva Height:

- Proposed language changes allowable height on Captiva from two livable floors to three
 - ⇒ Creates issues for sewer project, island water, and fire
 - ⇒ Unfair to those who built to 28 foot height and followed current Captiva rules; new construction greater than 28 feet above base flood elevation should not be allowed anywhere on Captiva
- In general, support for rebuilding usable space above base flood elevation and equity for what is allowed to be built on Captiva
- Principles written by the Captiva Community Panel are supported by the Captiva Civic Association and RLR Investments
- Request for staff to look at build-back provisions to eliminate possible inconsistencies

South Seas Height:

- In general, South Seas should be governed by Captiva Community Plan if ADD is amended
- All exceptions to height and density for South Seas should be removed from amendments
- In general, support for South Seas to build-back what they had in compliance with current codes

Comments from Timbers Resort:

- Needs to be able to build a product that is both marketable and insurable, and the current code prevents that by “squeezing” their height

Density Comments:

- In general, remove density increases from proposed language including for Timbers; not tied to resiliency
- Discussion regarding density tabled for topic at future meeting

Stakeholder Representatives:

- ◆ David Mintz – Captiva Community Panel
- ◆ Greg Spencer – Timbers Resort
- ◆ Sarah Spector & Ashley Suarez – RLR Investments
- ◆ Sandy Stilwell – Stilwell Enterprises & Restaurant Group
- ◆ Matt DePaolis – SCCF
- ◆ Ken Saurez – South Seas Representative
- ◆ Lisa Riordan - Captiva Civic Association
- ◆ Mayor Richard Johnson – City of Sanibel