

CPA2026-00005 - North Captiva Community Plan Changes

GOAL 26: NORTH CAPTIVA COMMUNITY PLAN	
Goal / Objective / Policy	Change Notes
GOAL 26: NORTH CAPTIVA COMMUNITY PLAN. Preserve the character, scale, fragile environment, and way of life in the North Captiva Community Plan area by guiding future land use; transportation and roads; conservation and coastal management; Safety Harbor; shore and water quality, water and waste management; open space, recreation, and quality of life; and citizen participation and community education.	Duplicate of: POLICY 1.4.2: The <u>Outer Islands</u> are sparsely settled, have minimal existing or planned infrastructure, and are very distant from major shopping and employment centers. Except for those services as provided in compliance with other sections of this plan, they are not expected to be programmed to receive urban-type capital improvements in the time frame of this plan, and as such can anticipate a continued level of public services below that of other land use categories. The continuation of the Outer Islands essentially in their present character is intended to provide for a rural character and lifestyle, and conserve open space and important natural upland resources. Maximum density is one dwelling unit per acre (1 du/acre). 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 26.1: FUTURE LAND USE. Preserve the traditional character, scale, and tranquility of the North Captiva community by continuing to limit the densities and intensities of use and development to sustainable levels that will not adversely impact the natural environment or overburden the existing infrastructure.	Duplicate of: POLICY 1.4.2: The <u>Outer Islands</u> are sparsely settled, have minimal existing or planned infrastructure, and are very distant from major shopping and employment centers. Except for those services as provided in compliance with other sections of this plan, they are not expected to be programmed to receive urban-type capital improvements in the time frame of this plan, and as such can anticipate a continued level of public services below that of other land use categories. The continuation of the Outer Islands essentially in their present character is intended to provide for a rural character and lifestyle, and conserve open space and important natural upland resources. Maximum density is one dwelling unit per acre (1 du/acre).

POLICY 26.1.1: Variances should be limited to unique, specifically authorized circumstances and be allowed only in situations where unnecessary hardship would otherwise occur; i.e., where all of the following criteria are met: 1. the hardship cannot be corrected by other means allowed in the land development regulations; 2. strict compliance with the applicable regulations allows the property owner no reasonable use of the property; 3. the variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties located on the same street and within the same Future Land Use category, unless denial of the variance would allow no reasonable use of the property; 4. the applicant did not cause the need for the variance, and; 5. the variance is not contrary to the spirit of 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.
OBJECTIVE 26.2: TRANSPORTATION AND PATHWAYS. Ensure that the character of North Captiva is retained while providing adequate facilities for ingress, egress, and intra-island transportation consistent with property rights.	Duplicate of: POLICY 1.4.2: The <u>Outer Islands</u> are sparsely settled, have minimal existing or planned infrastructure, and are very distant from major shopping and employment centers. Except for those services as provided in compliance with other sections of this plan, they are not expected to be programmed to receive urban-type capital improvements in the time frame of this plan, and as such can anticipate a continued level of public services below that of other land use categories. The continuation of the Outer Islands essentially in their present character is intended to provide for a rural character and lifestyle, and conserve open space and important natural upland resources. Maximum density is one dwelling unit per acre (1 du/acre).
POLICY 26.2.1: Lee County will cooperate with the North Captiva community in the location and provision of public boat ramps, access facilities, and parking for the purpose of providing access to North Captiva.	Duplicate of: GOAL 79: Increase the recreation potential of Lee County's natural waterways. GOAL 82: WATER ACCESS. Improve access to public beaches and other bodies of water. OBJECTIVE 82.1: Support multiple forms of water access for the public and acquire additional property to be used as public water access, when economically feasible. POLICY 82.1.1: Continue to pursue grants and other initiatives as funding sources for additional water access for the public.
POLICY 26.2.2: Seek technical advice from Lee County from time to time on procedures necessary to accomplish pathway maintenance and safety.	This is not a regulatory policy. Removal of this policy does not prevent North Captiva community from seeking technical advice from Lee County.
POLICY 26.2.3: Except for emergency events, public purposes, approved community needs, and permitted heavy construction equipment, internal combustion powered vehicles are banned from all pathways on North Captiva.	This is an unenforceable policy, and the Lee Plan is not the appropriate place for this type of regulation.

OBJECTIVE 26.3: CONSERVATION AND COASTAL MANAGEMENT. To preserve, protect and enhance the natural resources, wildlife habitat, and natural beauty of North Captiva, by maintaining diverse and healthy native vegetation, clear offshore waters, diverse and abundant native marine life, wildlife resources, and by minimizing harm resulting from human activity.

Duplicate of:

GOAL 101: COASTAL AREAS. Protect human life along with current and future development from the impacts of coastal flooding. Coastal flooding includes, but is not limited to, high tide events, storm surge, flash floods, stormwater runoff, and impacts of sea level rise.

GOAL 113: FISHERIES MANAGEMENT. Preserve the ecosystem that nourishes and shelters Lee County's commercial, sport, and recreational fisheries.

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.

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.

GOAL 125: WATER QUALITY. To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County.

POLICY 26.3.1: Protect and preserve the distinct environmental resources on North Captiva to the greatest extent possible. These resources include but are not limited to: mangroves; the beach dune system, beach dune vegetation, and beach dune wildlife; coastal dunes, beaches, and coastal scrub vegetation; beach dune wildlife, including shorebird nesting habitat and sea turtle habitat; the marine habitat, including sea grass beds and fisheries; and, rare and unique upland habitats.

Duplicate of:

POLICY 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.

POLICY 101.1.2: Protect and conserve the following environmentally sensitive coastal areas: wetlands, estuaries, mangrove stands, undeveloped barrier islands, beach and dune systems, aquatic preserves, wildlife refuges, undeveloped tidal creeks and inlets, critical wildlife habitats, benthic communities, and marine grass beds.

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 123.2.15: Protect Rare and Unique upland habitats from development impacts, to the maximum extent possible, through conservation and/or site design.

OBJECTIVE 123.5: LOGGERHEAD SEA TURTLES. Continue the sea turtle protection program to minimize the disorientation of sea turtles along the Gulf beaches.

POLICY 26.3.2: Support the efforts of the Federal, State and County authorities to preserve, protect, and enhance the distinct environmental resources on North Captiva.	Policy 26.3.2 does not provide any specific environmental protection. Lee County will continue to be compliant with applicable laws.
POLICY 26.3.3: Maintain land development regulations intended to stop the proliferation of invasive exotic vegetation and nuisance pests.	Duplicate of: POLICY 123.2.9: Maintain regulations, incentives, and programs for preserving and planting native plant species and for controlling invasive exotic plants, particularly within environmentally sensitive areas. POLICY 123.2.11: Planting of invasive exotic plants is prohibited as specified in the LDC. POLICY 123.2.14: Educate landowners on exotic vegetation eradication and management techniques.
OBJECTIVE 26.4: WATER AND WASTE MANAGEMENT. Ensure a high quality of living by managing natural resources and waste products in a way that is sustainable, cost effective, and agreeable to island residents and island taxpayers.	This Objective and Policies are not required by Florida Statutes and are not necessary in the Lee Plan. The two actionable Policies say the "North Captiva community may" conduct feasibility studies. Removal of these Policies would not preclude feasibility studies from being conducted by the community or Lee County.
POLICY 26.4.1: The North Captiva community may conduct a feasibility study of cisterns and other water conservation systems, the long-term development of an island-wide potable water system, and the development of an island-wide wastewater treatment system. The feasibility study will include, but not be limited to, costs estimates, new or innovative technologies, grant funding assistance and other funding opportunities.	
POLICY 26.4.2: The North Captiva community may conduct a potable water hydrology study to support potable water planning.	
OBJECTIVE 26.5: OPEN SPACE, RECREATION, AND QUALITY OF LIFE. To promote, protect, and enhance open space, recreational facilities, including beach access, and the quality of life for residents and visitors of North Captiva.	Duplicate of: GOAL 76: DISTRIBUTION OF FACILITIES. To provide, maintain and preserve a diverse park, recreational, and open space system which provides equitable access and distribution to all residents of unincorporated Lee County regardless of interest, age, sex, income, race, handicap, or location of residency within unincorporated Lee County. OBJECTIVE 82.1: Support multiple forms of water access for the public and acquire additional property to be used as public water access, when economically feasible.

POLICY 26.5.1: The North Captiva community and Lee County will cooperate to preserve, protect, and enhance open space, passive recreation areas, and beach access points, regardless of size on North Captiva. This may be accomplished by Lee County acquiring property or conservation easements on private lands or vacant lots.	Duplicate of: GOAL 77: DEVELOPMENT DESIGN REQUIREMENTS. To require new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation. OBJECTIVE 82.1: Support multiple forms of water access for the public and acquire additional property to be used as public water access, when economically feasible. OBJECTIVE 82.2: DEVELOPMENT STANDARDS FOR WATER ACCESS. Enhance public access to County waterways through new development and maintenance of beach and water accesses.
POLICY 26.5.2: The North Captiva community and Lee County will cooperate in the community's efforts to obtain an accessible community facility and library for the purposes of meeting, recreation, and community education.	This creates an inconsistency with Policy 1.4.2, which provides these areas are not expected to receive urban-type capital improvements. Also duplicate of: GOAL 64: LIBRARIES. To meet the demand for literacy and reference services throughout Lee County by ensuring that library services are provided in a manner that is responsive to the needs of the community.
POLICY 26.5.3: The North Captiva community will work with Lee County, the State of Florida, and the National Parks Service and other agencies to provide appropriate new or enhanced greenways, ecological corridors, or recreational trail systems. These opportunities may include passive parks or nature and pedestrian trails, and may be developed through public/private partnerships.	Duplicate of: GOAL 78: LANDSCAPE/WAYSIDE PARKS. To improve the aesthetics of the community by providing Landscape/Wayside Parks where feasible and appropriate. POLICY 85.4.2: Prepare design plans and begin construction of trails consistent with the Lee County Greenways Master Plan Program, identifying available state, national, and local funding sources such as (but not limited to) the State and Local Transportation Enhancement Program, Local CIP, Florida Communities Trust Florida Forever Program, the Florida DEP Florida Recreation Development Assistance Program (FRDAP), Florida Office of Greenways and Trails Land Acquisition Program, as well as the Land and Water Conservation Fund. OBJECTIVE 87.2: PUBLIC/PRIVATE COORDINATION. Lee County will coordinate with other public agencies and with private organizations, corporations, and individuals to use all available and potential resources to meet recreation demands. POLICY 87.2.1: Lee County will work with state and federal agencies and other groups to explore the possibility of grants, matching funds, contributions, joint-use agreements, sharing of facilities, leasing of land, and volunteer labor which will further the goal of providing a comprehensive park system that properly meets the needs of the County. These cooperative efforts should also include working with private organizations and corporations to form public/ private partnerships to achieve the goal.

OBJECTIVE 26.6: CITIZEN PARTICIPATION AND COMMUNITY EDUCATION. To enhance the community character, sustain natural resources, and involve the public in decisions that affect them, by providing educational and participation opportunities.	Duplicate of: POLICY 67.4.1: Support a coordinated community education and outreach program that fosters the construction and implementation of environmental projects, such as the filter marshes, land acquisition, and local mitigation opportunities. GOAL 86: ENVIRONMENTAL AND HISTORIC PROGRAMS. To provide programs and information to promote knowledge and understanding of Lee County's unique environmental and cultural heritage.
POLICY 26.6.1: Lee County will involve residents from the North Captiva Community Plan area in planning processes that relate specifically to North Captiva and generally to barrier islands, island ingress and egress, and other changes that may affect the island and its environment.	Community input meetings as described in this Policy are not required by statute and the requirement is being deleted based on Board Direction.
POLICY 26.6.2: Upon request, Lee County will provide educational programs or materials on energy conservation, solid waste management, hazardous waste, surface water runoff, septic maintenance, water conservation, Florida Friendly Landscaping, green building, harbor management, cultural resources, and history. The site for these programs will be located on North Captiva.	Duplicate of: OBJECTIVE 54.1: Continue programs in education, technical advice, demonstration, rate revisions, and reuse to reduce potable water consumption and the consumption of large volumes of potentially potable water. POLICY 54.1.1: Continue to offer public information and education programs highlighting and advocating various strategies of water conservation, including: • creating incentives for “gray water” systems or other recycling activities; • adopting incentives for household and commercial use of appliances and ultralow volume plumbing fixtures with low water consumption rates; • advising householders to reduce water use; • creating a demand for low water use appliances by publishing ratings of water use efficiency for appliances analogous to the energy efficiency ratings for electrical appliances; • advocating the cost-effective use of appliances and water: i.e. run only full loads or use low water settings when appropriate; • encouraging maintenance of water systems, i.e. timely repair of dripping faucets, leaking water closets, broken or maladjusted sprinkler heads, etc.; • installing alternatives to spray irrigation devices for lawns and grounds management such as drip or seep systems, or at least attending to the ambient humidity and evapo-transpiration rates in controlling sprinkler systems; • promoting the installation of a “rain sensor device” or “automatic switch” on all new irrigation systems to override the irrigation cycle of the sprinkler system when adequate rainfall has occurred; • encouraging the use of drought-tolerant ground covers and shrubbery according to the principles of Florida Friendly Landscaping (see Glossary and Objective 126.2) and demonstrating the uses of native vegetation in landscaping; and • encouraging the thoughtful use of water.

	OBJECTIVE 86.1: The County will provide information and education programs regarding its cultural history and its environment at appropriate facilities. OBJECTIVE 126.2: FLORIDA FRIENDLY LANDSCAPE. The County will promote Florida Friendly Landscaping techniques. POLICY 123.2.14: Educate landowners on exotic vegetation eradication and management techniques. POLICY 123.5.1: Include within the sea turtle protection program at least the following activities: 1. Disseminate information that explains the detrimental effects of night-time beachfront lighting on hatchling sea turtles. 2. Design light sources from public facilities and private development to avoid beach lighting and prepare plans to eliminate light from those sources onto the beach during the nesting season. 3. Participate in programs to educate residents about the importance of reduced lighting levels on the beach and other hazards to turtles from activities of people, pets, and vehicles. 4. Maintain and enforce sea turtle regulations to prevent inappropriate lighting along beaches during the nesting season. POLICY 123.7.3: Inform and educate the public through sign posting, lectures, and regulations about manatee protection. POLICY 126.2.2: The County will provide education on water conservation through creative landscaping, and promote the conservation and use of native plant species through xeriscape landscaping techniques. OBJECTIVE 144.1: EDUCATION. Lee County will maintain a public information program with the purpose of educating the public about local history, the Lee County historic preservation program, and the historic preservation incentives.
OBJECTIVE 26.7: PUBLIC SAFETY. Preserve the character of North Captiva by providing for a law enforcement presence on North Captiva Island.	Duplicate of: OBJECTIVE 70.2: FACILITIES PLANNING PROGRAM. Maintain a facilities planning program for justice and law enforcement needs.
POLICY 26.7.1: The North Captiva community will encourage the Lee County Sheriff's Office to be present during special events and during periods of high occupancy on North Captiva. The North Captiva community will work to identify housing and other resources as necessary in support of enforcement activities.	Policies that dictate the operations of the Lee County Sheriff's Office are not appropriate for the Lee Plan.

POLICY 26.7.2: Lee County will continue to ensure viable hurricane evacuation for hurricanes and other emergencies as well as emergency communication options for the residents and other affected persons.

Duplicate of:

OBJECTIVE 72.1: EMERGENCY MANAGEMENT

PLANNING. Protect the public from the effects of natural and man-made hazards through the implementation of County emergency plans and programs.

OBJECTIVE 73.1: EVACUATION. Work towards attaining out of County hurricane evacuation for a Category 5 storm event (Level E storm surge threat) that does not exceed the timeframes referenced in the Statewide Regional Evacuation Study. Lee County will work to improve clearance times by increasing shelter availability within the County, improving evacuation routes, and increasing public awareness and citizen preparedness.

POLICY 73.1.2: Design, construct and operate new or replacement bridges on evacuation routes spanning major or marked navigable waterways to adequately accommodate the safe and timely evacuation needs of both motor vehicle and marine traffic. For the purposes of accommodating hurricane evacuation, a new bridge to Pine Island is strongly discouraged due to the costs, design constraints, and potential impacts to growth patterns within Greater Pine Island.