

GPA 2007-0050

COMMUNITY DEVELOPMENT

SEP 2 6 2007

RECEIVED

September 2007

North Captiva Community Plan



North / Upper Captiva Community Plan



Upper Captiva Planning Panel

Richard Craven  
Kristie Anders  
Dave Tompkins  
Rick Fox  
Peter Aldrian

Consultants

Robert Pritt, Roetzel & Andress, L.P.A.  
Margaret E. Banyan, Johnson Engineering, Inc.

September 2007

TABLE OF CONTENTS

1 Lee Plan Amendment Application..... 1

11 Panel Member and Consultant Contact Information..... 11

12 Planning Narrative..... 12

12 Planning History and Background..... 12

12 North / Upper Captiva Physical and Community Characteristics..... 12

12 Physical Characteristics..... 12

13 Community Characteristics..... 13

13 Population Demographics..... 13

13 Island Name..... 13

13 Governance..... 13

14 Tensions and Planning..... 14

14 Planning Elements..... 14

14 1. Public Safety and Code Enforcement..... 14

14 Code Enforcement..... 14

14 Fire Safety and Fire Safety Codes..... 14

15 Public Safety Issues..... 15

16 Public Safety and Code Enforcement Recommendations..... 16

16 2. Island Access..... 16

16 Docking Facilities on Pine Island..... 16

18 Facilities on North / Upper Captiva..... 18

18 Recommendations..... 18

18 3. Roads and Road Maintenance..... 18

18 Road Maintenance..... 18

18 Road Safety..... 18

19 Road and Road Safety Recommendations..... 19

19 4. Infrastructure..... 19

19 Solid Waste Disposal..... 19

19 Potable Water..... 19

20 Sewer Treatment..... 20

20 Infrastructure Recommendations..... 20

20 5. Environment..... 20

21 Environment Recommendations..... 21

21 6. Architectural / Development Standards..... 21

21 Height Limitations..... 21

22 Property Development Regulations..... 22

24 Other Development Considerations..... 24

24 Architectural Recommendations..... 24

24 7. Hurricane Planning..... 24

24 Hurricane Planning Recommendations..... 24

25 8. Open Space and Community Facilities..... 25

25 Open Space..... 25

25 Community Facilities..... 25

26 Open Space and Community Facility Recommendations..... 26

26 9. Public Involvement and Education..... 26

26 Public Involvement and Education Recommendations..... 26

10. Taxes and Taxation.....26

    Taxes and Taxation Recommendations.....27

    Conclusions.....27

    Lee Plan Amendments.....28

    Data Collection Methods and Public Participation.....33

    Public Notice(s).....35

    Meeting Attendance and Participation.....37

    Survey Invitation(s).....42

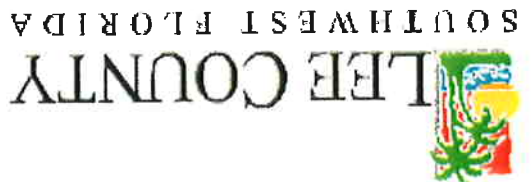
    Upper Captiva Community Survey Results.....45

    North Captiva Lee Plan Amendment Survey.....54

    Service Letters.....56

    Community Planning Boundary Map.....67

Lee County Board of County Commissioners  
 Department of Community Development  
 Division of Planning  
 Post Office Box 398  
 Fort Myers, FL 33902-0398  
 Telephone: (239) 479-8585  
 FAX: (239) 479-8519



**APPLICATION FOR A  
 COMPREHENSIVE PLAN AMENDMENT**

(To be completed at time of intake)

DATE REC'D \_\_\_\_\_ REC'D BY: \_\_\_\_\_  
 APPLICATION FEE \_\_\_\_\_ TIDEMARK NO: \_\_\_\_\_

THE FOLLOWING VERIFIED: \_\_\_\_\_  
 Zoning \_\_\_\_\_  
 Commissioner District \_\_\_\_\_

Designation on FLUM

(To be completed by Planning Staff)

Plan Amendment Cycle:  Normal  Small Scale  DRI  Emergency

Request No: \_\_\_\_\_

**APPLICANT PLEASE NOTE:**

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: \_\_\_\_\_

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

DATE \_\_\_\_\_ SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE \_\_\_\_\_

9/25/07

*[Handwritten Signature]*

**I. APPLICANT/AGENT/OWNER INFORMATION**

**Kristie Anders, Upper Captiva Community Panel**  
 APPLICANT  
 4550 Schooner Drive  
 ADDRESS  
 Upper Captiva  
 CITY  
 239- 472- 9750  
 TELEPHONE NUMBER  
 N/A  
 ZIP  
 33924  
 STATE  
 FL  
 FAX NUMBER

**Margaret Banyan, Ph.D., Johnson Engineering**  
 AGENT\*

PO Box 1550  
 ADDRESS  
 Fort Myers  
 CITY  
 239-461-2450  
 TELEPHONE NUMBER  
 33902  
 ZIP  
 FL  
 STATE  
 239-334-3361  
 FAX NUMBER

OWNER(S) OF RECORD  
 ADDRESS  
 CITY  
 STATE  
 ZIP  
 TELEPHONE NUMBER  
 FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.  
 \* This will be the person contacted for all business relative to the application.

**II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)**

A. TYPE: (Check appropriate type)

Text Amendment  Future Land Use Map Series Amendment

(Maps 1 thru 21)  
 List Number(s) of Map(s) to be amended

B. SUMMARY OF REQUEST (Brief explanation):

**Adoption of the North / Upper Captiva Community Plan into the Lee County Comprehensive Plan.**

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)**

1. Site Address: Please see Section 6

2. STRAP(s): Please see Section 6

B. Property Information

Total Acreage of Property: Please see Section 6

Total Acreage included in Request: Please see Section 6

Area of each Existing Future Land Use Category: N/A

Total Uplands: N/A

Total Wetlands: N/A

Current Zoning: N/A

Current Future Land Use Designation: N/A

Existing Land Use: N/A