

Captiva Community Panel:

Principles for Maintaining and Increasing Resiliency on Captiva:

We oppose changing the existing height restrictions on Captiva which already incorporate increasing base flood elevations.

[We would consider offering property owners on Captiva the option to add up to four feet to their lawful base flood elevation. The current 28 feet height allowance for habitable space would then be measured from the higher base flood elevation.]

We oppose changing the maximum permitted density for hotels and motels on Captiva which may not exceed 3 units per gross acre.

We oppose any special exceptions to the existing height restrictions and density limitations on Captiva, and oppose exempting South Seas Island Resort from the height and density regulations applicable to Captiva when it seeks to redevelop its property.

We support the elimination of any ambiguity in the county's build-back policy to ensure that structures whose damage exceeds 50% of their value can be rebuilt to what existed at the time of the damage with the same use, density, intensity and size – including the originally permitted height which will be measured from the federal base flood elevations in force at the time permits are sought for rebuilding.

We request the county correct the outdated height limitations in Section 34 of the Land Development Code to reflect the Captiva-specific height limitations in Chapter 33 which incorporate base flood elevations.

We support efforts by parties governed by Administrative Interpretation - ADD2002-00098 on South Seas Island Resort to bring its existing master development plan into compliance with the Land Development Code provisions applicable to Captiva to reflect the more resilient height restrictions on Captiva which incorporate base flood elevations.

We support other revisions to the Land Development Code that can be shown to improve resiliency, enhance disaster recovery, and protect our fragile barrier island's environment – and which do not conflict with the principles stated above.