

1. After reviewing the proposed Meeting Code, what comments would you like to share with the panel?

Sounds good and should provide the Island better information and (hopefully) increased control over projects that might adversely affect our future.

3/5/2013 10:35 AM [View Responses](#)

It is a fact that the vast majority of owners on this island are, at longest, part-time residents. They need to be assured that plans which could materially affect both the nature of this island and their own financial interests will not be able to be run through in the summer months when many are absent. The Meeting Code protects those and all other owners' interests by allowing of challenges to proposed developments and providing the developers with ample opportunity, both in time and in focus, to respond to owners and to explain the merits of their proposals which are frequently not adequately covered by simple applications for zoning changes or variances. More due process is never a bad thing, especially when a project can affect the entire character of an entire island.

3/4/2013 9:19 PM [View Responses](#)

I feel this is an unnecessary burden to place on a new home owner to allow a select few on the island to decide if & what a person can build on their lot. I have no problem if you would like to establish a basic set of guidelines or building specifications that sets standards for the island, but in today's litigation society, be prepared to defend them at a high cost, because if you are not willing to defend them, you are wasting your time writing them. The new homes on the Island make the Island worth more and are aesthetically pleasing. The bigger issue are the existing and older homes already on the island who don't upkeep their home and keep objects/trash/work in the yard visible from the street. We should encourage new money to flow onto the island. It's the new money that creates the jobs, the interest & raises the real estate values for everyone on the island. I get tired of looking at the run down houses, over grown yards & lack of respect for your fellow neighbor. If you look on the mainland at any housing community, there will be regulations on how you must maintain your yard and property.

3/4/2013 6:08 PM [View Responses](#)

Good

3/3/2013 8:24 PM [View Responses](#)

Waste of time and money. You got your property developed as you wanted it. Lee County code is fine for me. Throw this out.

3/3/2013 3:14 PM [View Responses](#)

more is not always better

3/2/2013 1:30 PM [View Responses](#)

OBVIOUS. NO ONE COULD OBJECT TO A SIMPLE DISCLOSURE

3/2/2013 12:38 AM [View Responses](#)

We support the code in principle

3/2/2013 9:49 AM [View Responses](#)

Some of the houses that are now being built on the island are like mini hotels. They are taking away from the beauty of the island, and the thought that anyone can build anything on the island without the other owners knowing is not a good idea. There should also be limitations on size and height - some of the new buildings completely destroy the view for other houses. Unfortunately sometimes people with money have no regard for other people, and their homes. The bigger the house - the more water is used, more people, more erosion. I agree with the new Meeting Code proposal.

3/2/2013 6:20 AM [View Responses](#)

Your proposal gives the "hearing examiner" enormous power to decide unilaterally on exception and variance requests. The "hearing examiner" has too much power.

3/1/2013 6:56 PM [View Responses](#)

I thought this was already the process before development can occur. I don't want any more codes or Lee County enforcement than what we already have.

2/28/2013 1:31 AM [View Responses](#)

This seems to be a reasonable request. Based on conversations with a diverse number of people, I think the panel must take pains to make sure folks know that this does NOT mean that everything they do with their house or property has to be reviewed island-wide. While the language is very specific and says "in cases of a variance" I think (owing to misreading or misinformation) many people think this means that this code will require them to get approval of any work they do on their house. I realize this is frustrating to the panel, but unfortunately, education is key. Perhaps examples would help. (e.g., I want to make my house 3 feet from my neighbor's house and want to apply for a variance). We are dealing with many absentee owners here, and the conclusions they are jumping to will work against this code.

2/26/2013 8:03 PM [View Responses](#)

The State of Florida, the DEP, Army Corp of Engineers, Lee County, and Coastal Control already have enough codes and rules in place. We don't need any more stinking rules!! People are drawn here to get away from all of these stupid rules Now you want to bring more rules and regulations, restrict what everyone does and control everything. If you want more rules move to Useppa!

2/26/2013 7:50 PM [View Responses](#)

I assume that another purpose of this section is to discourage development on the island.

2/26/2013 5:02 PM [View Responses](#)

wish more people would understand the process, how much groundwork was required to get the few codes we have, and teh hours volunteers and county staff have put into what remains of a once ambitious list. Others can be done but it depends upon sustainability of panel.

2/24/2013 2:21 PM [View Responses](#)

This is an important step for the continuing development of the island. gaining the input of current residents and non-residents that have made considerable investment to date should have a convenient way of voicing their input.....

2/24/2013 12:35 AM [View Responses](#)

This code is going way too far. It should not be so difficult for simple variances. Simple variances should be allowed to go through normal Lee County channels without having to wait so long.

2/24/2013 9:18 AM [View Responses](#)

High speed electric motors are computerized and can be programed to low medium or high speeds ! In the near future all new carts will be equiped with multi speed motors and (NONE of the new carts will meet the standards you are setting ! Re think the proposal to a speed limit . There are 30 some carts with high speed motors on island , some are programable and others are not ! No one will be able to purchase new carts ! I would like to see a proposal that requires all roads to be at 15 foot wide and payed for by the owners that front the road or lane , This would enhance the ability to get fire equipment around island. If not kept back an assessment will be added to the property tax billing . Larry Diorio

2/24/2013 8:21 AM [View Responses](#)

This is an important part of our Community Development in the future

2/22/2013 3:41 PM [View Responses](#)

I think the meeting code is very important. It gives us a way to have input on what is proposed for our tiny place. We aren't "everywhere" we aren't "everyone". As people we are not more or less important than anyone else in Lee County, but the place we live is a special place and deserves to be treated with thought to it's place in the ecology of the area. If the meetings are moved to a place of the applicants choosing it would take away our ability to have a say.

2/21/2013 4:03 PM [View Responses](#)

too many people get involved and exercise the 'not in my back yard' attitude. Unfortunately, more island 'sides' are formed

2/20/2013 2:38 PM [View Responses](#)

The meeting code is valuable. I agree with the Panel's proposal. Please make it law. It has already helped islanders evaluate projects that could adversely affect the island.

2/19/2013 2:41 PM [View Responses](#)

I agree.

2/16/2013 6:41 PM [View Responses](#)

In the e-mail sent out by the UCCA, the following was stated re. Community Review Meetings: "Before an owner or developer can start a new project that requires county approval or request a rezoning or variance, they must hold an open information meeting on the island to explain the project and gain feedback from the community." Under the above description, every private residential landowner wishing to build a house under existing codes would still be required to hold a Community Review Meeting since he would need county approval to get a building permit. Accordingly, the wording must be changed as follows: "Before an owner or developer can start a new project that requires a rezoning or variance, they must hold an open information meeting on the island to explain the project and gain feedback from the community." (in other words, take out "that requires county approval" so as to make Community Review Meetings necessary ONLY if rezoning or variance requests are involved).

2/15/2013 2:20 PM [View Responses](#)

Makes a lot of sense, an informed community can make suggestions that are beneficial to all.

2/14/2013 2:32 PM [View Responses](#)

I am outraged and very concerned that the people who are making decisions on behalf of the UCCA are extreme liberals that only seek more regulation and oversight. My view is that most people come to North Captiva to be in an island frame of mind, and want de-regulation. That is what makes our island special. I think it is inappropriate to have a "open information meeting on the island to explain the project and gain feedback from the community"! It is not other people's business what i do to my property. I will NEVER let other people know what i am doing to my property.

I will go directly to the county for permits. IF YOU WANT TO BE IN SAFETY HARBOR CLUB WHERE ALL THE HOUSES AND UGLY LANDSCAPING IS THE SAME THEN THIS MAKES SENSE! I ask the panel to stay out of peoples business...find something better to do with your lives.

2/14/2013 1:06 PM [View Responses](#)

A copy of the minutes from the informational meeting for island residents (prior to submission of a developer's plans officially to the County), including public comments, should be submitted to the Board of County Commissioners (BCC), the Lee County Planning Dept., and the Upper Captiva Civic Association (to be added to their web site).

2/14/2013 11:08 AM [View Responses](#)

Agree 100% with the intent.

2/14/2013 10:16 AM [View Responses](#)

My problem is enforcement. Please define how and who will enforcing these new laws. Laws without proper enforcement are worthless.

2/14/2013 9:05 AM [View Responses](#)

All good

2/14/2013 8:59 AM [View Responses](#)

The code has already proven to be essential. We would not have known about two large projects this year without it.

2/14/2013 7:49 AM [View Responses](#)

The code is well written, needed and long overdue. It will be another step in forcing Lee County to pay some attention to Upper Captiva.

2/14/2013 7:15 AM [View Responses](#)

Good idea

2/14/2013 1:14 AM [View Responses](#)

Do not implement. I really appreciate all the effort that people have put in, and the willingness to try to do good for the island, but this should be done on a voluntary basis. I recommend disbanding the panel, with recognition and appreciation for the efforts expended.

2/13/2013 1:19 PM [View Responses](#)

The planning panel should concentrate more on planning than code writing. The items we are considering for new codes are relevant but not necessarily our highest priorities. I get the impression that the panel has gone down this road because the County is giving us grant money and the County would rather have us be an adjunct to the development code rather a panel to address the most important issues facing the island. Land Development Code modifications are easy for the County to give us because generally the burden of the costs ends up on private property owners and does not require a commitment from the County to address the inequities of what we pay them versus the services we receive. Most of us don't want mainland style services but there are needs to address specific to the island that the community can provide for itself with some assistance from Lee County.

2/13/2013 11:45 AM [View Responses](#)

2. After reviewing the proposed Golf Cart Regulations, what comments would you like to share with the panel?

new approach to attacking a very old problem area. My concern remains our inability to truly enforce any regulations that are enacted.

3/5/2013 10:35 AM [View Responses](#)

We have been owners on this island for 17 years and have seen a disturbing trend in favor of bigger, heavier and more powerful electric carts. Whether this is due to the size of the carts' owners/drivers/passengers or simply a desire for more speed on the roads (which have not materially changed for the negative in quantity or quality over this time period) is immaterial. The carts are, simply put, more dangerous than the older golf-type carts. When carts of this size and power are put in the hands of unlicensed drivers, they are disasters waiting to happen. Many parents and grandparents view the islands' roads as a testing track for their under-driving-age children and grandchildren. They have not seen the effects of being crushed between the adult and the steering wheel when a panic stop is required to avoid a collision. Nor have they witnessed unlicensed drivers' use of speed and power on these roads as youngsters celebrate their access to vehicles which they cannot obtain in their home municipalities where law enforcement officers are present to stop them. These rules are essential to the safety of the islanders who are walking, bicycling or driving the island's roads.

3/4/2013 9:19 PM [View Responses](#)

While I respect what you are trying to accomplish, I'm utterly amazed at how unsuccessful the efforts have been. Signs that say it's illegal to drive a golf cart without a license litter the island. Wasting money on a stop sign on Rum Road in Safety Harbor that no one stops at. Stop signs for each of the roads that feed Rum Road would make sense to me, but that's not done. To me the solution doesn't lie by threatening people with something that you can't enforce. Why don't you try signs that ask parents not to allow their kids to drive carts for everyone's' safety. Why don't you press the idea of responsibility to parents. Why don't you make stickers & ask homeowners like myself to put them on our carts that warn against the damages of underage kids driving golf carts. Why don't you start an e-mail notification system that notifies absentee owners like myself that their carts are being driven recklessly or by kids. Golf cart abuse is a top tier repair cost for me & I would love to be notified if my carts are being misused or driven by kids. To me more ugly signs placed around the island are detracting from the beauty of the island & even worst these ugly signs are unenforceable rules that will never lead to a solution.

3/4/2013 6:08 PM [View Responses](#)

I see enforcement as the issue....Until we want to have enforcement, this is just another law/code with no teeth.

3/3/2013 8:24 PM [View Responses](#)

No carts on the beach and no gas powered carts. Unwritten rule. Thats it.

3/3/2013 3:14 PM [View Responses](#)

maximum speed of 15 mph

3/2/2013 1:30 PM [View Responses](#)

SIMPLIFY. I AGREE WITH HEIGHT AND SPEED COMMENTS BUT I WOULD FOCUS ON DRUNK DRIVING AND UNDERAGE DRIVING.

3/2/2013 12:38 AM [View Responses](#)

We approve of them and hope that they can be enforced. The real problem here is enforcement. And how that can be done.

3/2/2013 9:49 AM [View Responses](#)

I think that there should be stiff penalties for under age drivers. I think that ALL owners should make their tenants sign an agreement stating all the rules. Perhaps the UCCA could provide a generic agreement on the website that all owners could download so that all owners are on the same page. Guests MUST sign and be aware of the consequences. I recently had someone crash into my wall in front of my house. I only knew because one of my neighbours alerted me. It took many e-mails etc. to even get the name of the guest. The owner was rude, and made no effort to help resolve the problem. I think that the owners should be held ultimately responsible for any damage caused by their guests or at least to facilitate information!! Owners have to work together!! Speed limits would help reduce accidents - but most carts do not have speedometers. Definitely impose weight and speed of construction vehicles, and impose that if roads should be restored after construction to pre-construction status.

3/2/2013 6:20 AM [View Responses](#)

Are we going to have to carry our drivers licenses when we drive our carts? Who is going to check cart speeds, braking systems, determine "safe operation"? A "duly authorized law enforcement officer"? what constitutes such an officer? I'd like more information on this. What will be the cost of enforcement, and are those authorized to enforce the laws hired by Lee County and dressed in uniforms? What's wrong with an adult supervising a child driver?

Teaching a child how to drive a cart is one of the pleasures afforded by the island. The closest I've come to an accident while driving a cart is at blind corners, where the view of cross traffic is blocked by vegetation. Also work crews in a hurry to get where they're going whip around corners and have almost hit me .

3/1/2013 6:56 PM [View Responses](#)

I am fully in favor of slowing down the traffic on the island. I walk my dog several times a day, and have nearly been run down countless times. I, personally, think that 25 mph is too fast. However will you enforce this? Also, I have some concerns about the number and size of the various tractors and heavy equipment on the island. Will these be removed when the large homes being built are finished? It seems like a major highway in the mornings and the noise is annoying all day!!

2/28/2013 8:54 PM [View Responses](#)

We have enough signs and regulations as it is--no more.

2/28/2013 1:31 AM [View Responses](#)

Again, while the language of the code is very specific to the attentive reader, people are missing the point. Perhaps more examples will help them understand this is not to deny them their right to a golf cart, but is to protect them from an island where Chevy Volts are racing up and down roads.

2/26/2013 8:03 PM [View Responses](#)

What's with the golf carts These are not public roads They are public prescribed easements that are not subject to the rules and regulations of a roadway. This is where kids should learn to drive. This is where people should go to have fun. This is not where we need to have some rent a cop patrolling for golf cart offenders.

2/26/2013 7:50 PM [View Responses](#)

Section 33-1723 (2 and 3)How, where, by whom, how often and at whose expense are carts to be tested? Section 33 -1723 (1) means I can no longer teach my grandchildren to drive. Section 33-1723 (7) What constitutes a "duly authorized law enforcement officers"? Who pays him and provides room and meals and provides a golf cart? When is he on the island? Does he wear a uniform so that he can be identified as not just another island crank? Remember Tourism is one of the mainstays of the Florida economy, this section appears to be designed to harass visitors.

2/26/2013 5:02 PM [View Responses](#)

To remedy the issue that the County is not an omnipresent source for reinforcing cart abuse, there may need to be some additional implementation made to fortify the proposals. ie. 1- All carts have an ID# on front and rear bumpers that could be reported, without confrontation. Fines incurred for repeat offenders, encouraging owners and rental agencies to take better responsibility. 2- ALL beach access to be aesthetically blocked with low PT posts and signage.

2/25/2013 8:17 AM [View Responses](#)

size, speed weight OK considering electric cars through existing code would not be prohibited without this code we need this code to go forward

2/24/2013 2:21 PM [View Responses](#)

this is important to future document and guide the use of vehicles

2/24/2013 12:35 AM [View Responses](#)

The "Binding Cart Agreement" section needs to be stricken from the code. This could cause huge insurance liabilities for owners who rent their homes (for example, renters drive cart through water making brakes not work... then homeowner broke code without knowing (far away from the island) and could have insurance coverage issues). Please do not put rental home owners at such risk!!!! The section about lights, brakes, and signs could also put ALL homeowners at risk of not having insurance coverage if an accident does occur. The insurance company would just say that cart brakes didn't meet the code and would not pay claims, subjecting owners to potentially huge liabilities. We must be very careful to consider all consequences of any code before jumping forward.

2/24/2013 9:18 AM [View Responses](#)

I'm not certain that one should have a driver's license. It will be difficult to enforce speed limitations

2/22/2013 3:41 PM [View Responses](#)

It's unenforceable now and yet I think it's important because by establishing this code we establish a standard which in the case of an accident gives the sheriff a way to establish fault. It would be helpful if you included something about golf cart numbering that would be required and would be consistent on each cart. The a photo could be sent to the sheriff for enforcement.

2/21/2013 4:03 PM [View Responses](#)

Not sure I agree with any of this. I don't care to have regulations on golf carts other than the age, and having a license, are most important in this section.

2/20/2013 2:38 PM [View Responses](#)

Please pass the new regulations. The Panel has researched and found the most reasonable, practical way to curb vehicle abuses.

2/19/2013 2:41 PM [View Responses](#)

I would love to see this enforced,but what will you do about people who already have high speed carts ?

2/16/2013 11:39 PM [View Responses](#)

I know that North Captiva residents have been concerned with golf cart operation for more than 15 years. I suppose the problem is one of enforcement. But the more signs there are the better. I agree with the code.

2/16/2013 6:41 PM [View Responses](#)

in general, I concur with and support the modifications to the code that are proposed. However I do not support section 33 -- 1723 (b.) (1) which would limit operation of golf carts only to people with a drivers license or drivers permit from state of their residence.. I believe there should be an exception which allows drivers age 12 or older to operate a cart if accompanied by a person licensed to operate a motor vehicle. From personal experience, my own children all were operating a golf cart in a responsible manner at an age before they obtained a driver's license. I feel that in fact the experience of driving a golf cart was a benefit to them in experience as they approached, and achieved the right to have a driver's license for a motor vehicle.

2/14/2013 6:35 PM [View Responses](#)

Long overdue, but how can codes be enforced?

2/14/2013 2:32 PM [View Responses](#)

Drivers license makes sense....again, why do you people want more regulation? YOU'RE ON AN ISLAND.

2/14/2013 1:06 PM [View Responses](#)

Who is responsible for checking ID for a possibly underaged driver - the fire department personnel, residents, local business owners, rental companies? We agree totally in controlling under-aged drivers. Remember, too, that a "ratty" looking golf cart does not mean the brakes are bad. If you are trying to control the golf carts, it's like going back to the time of State-mandated vehicle inspections.

2/14/2013 11:08 AM [View Responses](#)

Agree 100% with the intent; have doubts about ability to enforce this code.

2/14/2013 10:16 AM [View Responses](#)

All good

2/14/2013 8:59 AM [View Responses](#)

This is the only way to start to control children driving carts. It at least makes it a Lee Co code violation for child to drive.

2/14/2013 7:49 AM [View Responses](#)

There is no way to enforce this code so it is pointless. Lee county has already said they do not have the police man power to send a sheriff out to the island for golf cart violations.

2/14/2013 7:47 AM [View Responses](#)

The code is well written, needed and long overdue. It will be another step in forcing Lee County to pay some attention to Upper Captiva.

2/14/2013 7:15 AM [View Responses](#)

Meaningless w/o enforcement but good idea

2/14/2013 1:14 AM [View Responses](#)

Absolutely do not implement. I see no problems with the current situation, and the changes would have a negative impact on the "feel" of the island. I have not seen the problem that we are trying to solve.

2/13/2013 1:19 PM [View Responses](#)

There does not appear to be a current problem on the island with combustion engines. The lack of on island fuel tends to be a limiting factor. Are we unnecessarily embracing the current best technology (i.e. electric) when other options may be as clean and quiet in the future? Enforcement will be impossible and Lee County won't bother unless there is some after the fact violation that needs to be issued for an event. Remember this would be a zoning violation not a traffic violation.....hence the cure is to say you won't do it anymore. Regulation of this type will transfer liability from cart users to property owners. Licensing carts and modifying the traffic code would be the way to address these issues. Vehicle use should never be a land use or zoning code issue. THIS IS NOT A LAND DEVELOPMENT CODE ISSUE. This needs to be addressed in "Lee County Code Part 2 - Chapter 24 Motor Vehicles and Traffic".

2/13/2013 11:45 AM [View Responses](#)

3. After reviewing the proposed Dark Sky Regulations, what comments would you like to share with the panel?

We originally questioned the need for action in this area. However, with the apparent trend to build bigger and taller structures on the Island, the regulations appear to be at least a partial approach to limiting the impact of those structures on the rest of the Island.

3/5/2013 10:35 AM [View Responses](#)

NIGHT LIGHTS Great idea to take advantage of island's unique situation with so much of island land mass an undeveloped state park. I don't see this as a difficult enforcement regulation, given that island residents can observe the lights for themselves and take appropriate reporting action to whatever enforcement authority is ultimately designated. Also, I would hope that island owners would be willing to join this project and not have to be forced into preserving night skies. Support requires very little in the way of costs or effort.

3/4/2013 9:19 PM [View Responses](#)

If I'm not mistaken aren't their existing codes in place when you build your home that require certain kinds of window tinting & exterior lighting? To me, the real problem again lies with the existing homes on the island. Over time due to lack of enforcement current homeowners simply don't upgrade to the current rules. Why not work to encourage rule enforcement on existing homes. Why not create a committee that offers recommendations to existing home owners of the potential violations they might have. That education process just might get a few people to fix their issues. Curious, if violators were found, can they be turned into Lee County?

3/4/2013 6:08 PM [View Responses](#)

Good as long as we are not being over zealous with the specifications....

3/3/2013 8:24 PM [View Responses](#)

Down facing lighting is ok (common sense). Lee County has turtle light codes. enforce them. If I need lights to see at night say for walking the dog or anything else I will turn my floods on. End of discussion. Throw this out.

3/3/2013 3:14 PM [View Responses](#)

shield only top of light

3/2/2013 1:30 PM [View Responses](#)

I AGREE

3/2/2013 12:38 AM [View Responses](#)

WE approve of them as written.

3/2/2013 9:49 AM [View Responses](#)

Agreed - assume that means no spot lights. Specifications as to which lights can and cannot be used should be very specific - so that the regulations are adhered to completely. Not sure why we need a 5 year phase in period - how about 2 years - should be sufficient?

3/2/2013 6:20 AM [View Responses](#)

Our experience with lighting issues is that they are best handled on a neighbor-to-neighbor basis. We don't need more laws. Again, who is authorized to enforce the codes you're proposing?

3/1/2013 6:56 PM [View Responses](#)

I find the island very dark!! I am opposed to any regulation that would decrease the amount of light. I do not like not being able to see my boat, etc. when I look out.

2/28/2013 8:54 PM [View Responses](#)

How about just conversations with our neighbors about the night sky, light pollution, and the fact that full lighting under your house will not protect you from vicious gopher tortoises and marauding raccoons :)

2/28/2013 1:31 AM [View Responses](#)

I feel the critical elements of Dark Sky regulations are these: 1. Complying with current Lee County regulations that require certain types of lighting on roof decks, etc. Many houses do not comply with this presently. 2. NOT casting a shadow on a neighbor's property (this is easily determined). 3. Using low voltage lighting (10 watts max) on any landscaping/outdoor lighting. I feel it is unreasonable to prevent a homeowner from having ANY lighting, as some lighting of pathways and stairs, for example, since we do have renters and guests who are not familiar with the layout of houses/roads. This is a matter of safety.

2/26/2013 8:03 PM [View Responses](#)

We need safety first There is a need for lighting to enter and exit a home safely

2/26/2013 7:50 PM [View Responses](#)

How will this be enforced in five years? Assigning an inspector to do a night check of all the island homes is expensive. Another way is if you have a neighbor that has an annoying light ask him to view it with you at night. Most will correct without a new regulation. Changing lighting on outside steps to comply with your regulations while maintaining a safe level of lighting will be difficult if not impossible and if possible very expensive. Exempt them on

the basis of safety. Again this appears to be designed to harass present and potential homeowners and visitors
Whats magic about 5 years? How about 25 years. when most of us won't be around.

2/26/2013 5:02 PM [View Responses](#)

As mentioned before, we cannot depend on the County to be watchful at all times. Regarding Turtle season, a more strict solution needs to be implimented for light pollution that is seen from our beaches. Open blinds with lights left on from homes, are not being monitored as they would be on other beaches. (Porch and outside lights will hopefully be remedied with the new mandate).

2/25/2013 8:17 AM [View Responses](#)

where else can you see the southern hemisphere skies in winter? This islands character would change drastically if street lights in front of homes lit up teh island. This fits in to charater and scale of the island

2/24/2013 2:21 PM [View Responses](#)

this also needed to build awareness of this condition and to guide future use of lighting.

2/24/2013 12:35 AM [View Responses](#)

This code also goes to far. Scale back the requirements to be more simple.

2/24/2013 9:18 AM [View Responses](#)

I like it

2/22/2013 3:41 PM [View Responses](#)

I bet you get the most negative response on this one. Although I am in favor of downcast lighting, it's implementation is more of a good neighbor gesture to both our human and animal neighbors.

2/21/2013 4:03 PM [View Responses](#)

Important, especially to an owner with a "lit" neighbor

2/20/2013 2:38 PM [View Responses](#)

Yes, the Dark Sky modifications are good. It sets North Captiva apart, to our advantage. Smart marketers will recognize that controlling light pollution is a strong attraction for new owners and for visitors.

2/19/2013 2:41 PM [View Responses](#)

Glad you are concerned with keeping our night sky dark----I especially love watching the shooting stars. This island is unique in so many ways. I agree with the code.

2/16/2013 6:41 PM [View Responses](#)

Sounds like a no-brainer for this unique place.

2/14/2013 2:32 PM [View Responses](#)

I do not agree with Dark Skies. What i do on my property is no one else's business. This regulation is unconstitutional. Mind your own business.

2/14/2013 1:06 PM [View Responses](#)

Just mentioning the idea of lights pointed down does not explain the full scope of Dark Sky. If we want to be serious about it, we should follow the DarkSky.org regulations. One of my neighbors has their porch lights on a timer, whether they are there or not, and the brightness of the bulbs hits us in the eye from our decks and does not allow us to see the night sky. They are just lights next to the entry doors, but they are so bright, they can probably be seen from the beach. DarkSky.org has been adopted by many of the cities and counties in Florida for both commercial and residential use and is making a big difference.

2/14/2013 11:08 AM [View Responses](#)

Agree 100% with intent.

2/14/2013 10:16 AM [View Responses](#)

In section 33-1733 #C This is a very shady area. If someone is not getting along with their neighbor they could abuse this code, which in turn would cause more discord between neighbors. With most homes being upside down with the living areas on the top floors who couldn't say that the kitchen lights are not to bright?

2/14/2013 9:26 AM [View Responses](#)

After arriving at my town house I was appalled to look out in the night and see a red neon sign in my line of sight. How did this happen...this is not Times Square .. The sign is really too much....if it is going to be there the light Should Not Be ON At NIGHT....

2/14/2013 8:59 AM [View Responses](#)

In general, I think the panel is overstepping it's usefulness. I have similar feelings on issue one. What right does this group have to try and oversee everyone one this island. More and more homes are being built, therefore more lights will be on at night. You are not the federal government and have no rights to impose self-serving standards. I think this is ridiculous.

2/14/2013 8:18 AM [View Responses](#)

We have neighbors who shine very bright yellow light on and into our house so I am very supportive of this.

2/14/2013 7:49 AM [View Responses](#)

Lee county has already stated that they will not send a code enforcement officer out to the island at night to regulate these night sky violations. So once again this code is pointless!

2/14/2013 7:47 AM [View Responses](#)

The code is well written, needed and long overdue. It will be another step in forcing Lee County to pay some attention to Upper Captiva.

2/14/2013 7:15 AM [View Responses](#)

Meaningless w/o enforcement but good idea

2/14/2013 1:14 AM [View Responses](#)

Likely too invasive of individual owners rights. This should be done on a voluntary basis, as it seems like a good idea - just not put into code.

2/13/2013 1:19 PM [View Responses](#)

Landscape uplighting into trees is typically too underpowered (or blocked by canopy vegetation) to create a problem. Landscape Uplights should not be prohibited but restricted as far as wattage and lumens so as to not get out of hand. Is there an example of landscape lighting on island that currently impacts night sky, light spillage and glare? If not, why are we cracking down on this minor source of light? The shielding of lights is an admirable concept but with houses on stilts there will still be a lot of ambient light that will impact the nearby viewer of the night sky even if it does not directly shine off property. I have experienced this even where the source of light was not visible. Lights inside houses shining through windows can overshadow outdoor lights (by affecting night vision) and these are not (and probably can't) be regulated. Should we be regulating every outdoor light or concentrate on the worst and clearest problems such as spotlights, streetlights or sports lights? This will be a very difficult code item to enforce.

2/13/2013 11:45 AM [View Responses](#)

4. After reviewing the proposed Brazilian Pepper Removal code, what comments would you like to share with the panel?

While 5 years sounds like a long time, this code can at least give us some traction for achieving the ultimate goal of removal.

3/5/2013 10:35 AM [View Responses](#)

BRAZILIAN PEPPERS Hard to see why anyone would not join this effort, given the information readily available about BP and its effect on island vegetation and wildlife. Again, people can easily join the enforcement effort by observing and reporting.

3/4/2013 9:19 PM [View Responses](#)

I can tell you my lot is completely free of Brazilian Peppers, but the lots beside me & behind me are not. They are undeveloped lots owned by people who provide no upkeep to their property. This proposal has no teeth. Unless you can remove the peppers from all undeveloped lots & back charge the current owners, the proposal seems to lack any credibility of ultimately doing what you want which is eradicating the peppers from the island.

3/4/2013 6:08 PM [View Responses](#)

This is a necessity....

3/3/2013 8:24 PM [View Responses](#)

Again home/land owners responsible. Throw this out. Read my lips, No New Codes!

3/3/2013 3:14 PM [View Responses](#)

when trimming the roadways make sure to spray all the cut pepper left with Garlan

3/2/2013 1:30 PM [View Responses](#)

I AGREE. THIS IS A MAJOR MENACE

3/2/2013 12:38 AM [View Responses](#)

Again, we approve of the code.

3/2/2013 9:49 AM [View Responses](#)

I am an owner but am not resident on the island. Should we all be made responsible for Brazilian Pepper Removal on our own properties? I would be happy to do that. I need advice on how to get rid of the Brazillian Pepper and would be happy to comply. Could we start a fund where we could all put in money to have someone work on the Brazillian Pepper Removal - perhaps for the absentee owners?

3/2/2013 6:20 AM [View Responses](#)

Rats also like palms. Are we going to have to remove all palms on the island? I don't understand what is so objectionable about Brazilian Pepper.

3/1/2013 6:56 PM [View Responses](#)

This is fine

2/28/2013 8:54 PM [View Responses](#)

Let's all kill pepper anywhere and everywhere we can and forget the codes and regulations! America is becoming more and more of a police state, we don't need it here, too!

2/28/2013 1:31 AM [View Responses](#)

Brazilian Pepper is an invasive and pernicious species that must and should be eradicated. I applaud the Panel for focusing on this effort. Owners of vacant lots will have to deal with this, just as owners of vacant lots on the mainland are expected to maintain their properties. Owners of developed lots would be wise to deal with this pest sooner than later. Otherwise, their landscaping efforts will be in vain.

2/26/2013 8:03 PM [View Responses](#)

Peppers need to be controlled

2/26/2013 7:50 PM [View Responses](#)

How is this to be enforced and at whose expense? By the DEP asking owners to file a certificate of compliance prepared by an environmental consultant at a cost of several thousand? How often does this have to be done? The language says "in perpetuity". This regulation will increase costs of owning property and to discourage people to come to the island. Again what's magic about 5 years? How about 25 years when a more friendly group of residents can remove silly regulations. Where are these roads that are inaccessible for fire trucks because of red pepper trees?

2/26/2013 5:02 PM [View Responses](#)

like it is in perpetuity and responsibility is that of owner, it will prevent much of the trimming that currently is needed for fire trucks

2/24/2013 2:21 PM [View Responses](#)

This is a step forward as long as the florida parks are committed toward this goal since they own the majority of the island vegetation..... without it, the private owners of property will have a long term expense that is a bit questionable.

2/24/2013 12:35 AM [View Responses](#)

Only code that should be passed right now.

2/24/2013 9:18 AM [View Responses](#)

I like it.

2/22/2013 3:41 PM [View Responses](#)

Do it as soon as you can. I am 100% in favor of this one. I would like the code to state that the pepper on private property must not only be killed but must also be removed. It would be nice if the county would pay for it to be removed from the Island once it is cut.

2/21/2013 4:03 PM [View Responses](#)

Very important for the island environment

2/20/2013 2:38 PM [View Responses](#)

Yes. The strong incentive to eradicate the invasive tree is good. I appreciate the phased approach and the fact island organizers are helping with information and guidance.

2/19/2013 2:41 PM [View Responses](#)

All it will take is a few berries from a plant and you will have more plants! I do not think we will see this in our lifetime!

2/16/2013 11:39 PM [View Responses](#)

I agree. We removed our peppers when we moved in.

2/16/2013 6:41 PM [View Responses](#)

Great, let's get rid of them.

2/14/2013 2:32 PM [View Responses](#)

Think this is a good measure to take.

2/14/2013 1:06 PM [View Responses](#)

We agree to eradicating Brazilian Pepper; however, if each homeowner is responsible for taking down their pepper trees, what do they do with the debris? We might want to set up another burn site on the state land, but burn the pile on a weekly, bi-weekly, or as needed basis, so the pile doesn't get too big. Another thought is to have the Civic Association buy a chipper for use by all members (or island residents, as we will all benefit by the peppers eradication), and the mulch that is created by the chipping can be available for free to everyone. The chipper can also be used for other tree debris to help eliminate the tossing of brush onto empty lots.

2/14/2013 11:08 AM [View Responses](#)

While I agree with the need to control Brazilian Pepper, this will not be effective unless 100% of island participation is achieved. With all the empty lots and common areas being totally overgrown with Brazilian Pepper today, and no expectation that anyone will take responsibility for clearing these areas, responsible residents and owners will fight a losing and costly battle on select properties, just to be invaded again by adjacent vegetation.

2/14/2013 10:16 AM [View Responses](#)

Where is the stumps and trimmings suppose to go? If they get chipped while they are seeding that just scatters the seeds. Will the fire department approve burning the large pieces? They could let people dig a small pit and stand by as a training exercise. This is a very important issue that most people agree has to be addressed.

2/14/2013 9:26 AM [View Responses](#)

The island is really looking great!

2/14/2013 8:59 AM [View Responses](#)

I support this code.

2/14/2013 7:49 AM [View Responses](#)

This code is the only appropriate use of zoning powers. Probably the only enforceable code proposed by this panel. Pretty sad when you consider the money spent on trying to write these codes. Those funds could have been used to pay laborers to eradicate Brazilian pepper from the island. A far better use of the money!

2/14/2013 7:47 AM [View Responses](#)

The code is well written, needed and long overdue. It will be another step in forcing Lee County to pay some attention to Upper Captiva.

2/14/2013 7:15 AM [View Responses](#)

Not enough details on how this is to be accomplished and enforced.

2/14/2013 1:14 AM [View Responses](#)

I support this option, but this too should be done on a voluntary basis, as it seems like a good idea - just not put into code. Alternatively, we could offer, as a community, to help rid the island of pepper on a voluntary basis or get a grant for a group on the island to do it.

2/13/2013 1:19 PM [View Responses](#)

Eradication of pepper is a reasonable use of police powers to control a nuisance generated from private properties and impacting other properties and the community. The continued presence of pepper is a maintenance, ecological and health nuisance cost for property owners, the road commission, fire department and state park. Eradication should be the responsibility of all property owners. This will not be popular but it will be easy to enforce. Unlike carts that can drive away or lights that can be turned off, the peppers have roots.

2/13/2013 11:45 AM [View Responses](#)

5. Please provide your name (required), on-island address (required), and email (not required - if Download you would like to be added to the mailing list)			
		Response Percent	Response Count
Name: Show Responses		100.0%	42
On-Island Street Address: Show Responses		100.0%	42
Email Address: Show Responses		83.3%	35
		answered question	42
		skipped question	0

6. Indicate your island affiliation (required) Create Chart Download			
		Response Percent	Response Count
Property owner		97.6%	41
Renter		0.0%	0
Business owner		0.0%	0
Other (please specify) Show Responses		2.4%	1
		answered question	42
		skipped question	0