

Upper Captiva Community Panel

Analysis of Intent and Effect of Proposed Codes

	Intent	Effect
Meeting Code	<ul style="list-style-type: none"> • Ensure that island interests (residents, owners, and businesses) understand new and proposed development on the island to the extent possible • Provide an opportunity for residents to give feedback on projects • Provide an opportunity for developer to adjust project based on island interest feedback • Provide island interests with opportunities to meet proposed developers without having to travel off the island 	<ul style="list-style-type: none"> • Requires developers to explain projects in clear, objective terms • Puts a greater burden on developers to spend additional time and resources prior to project approval • Allows the community to question the project in detail, at length
Approved Vehicles on Pathways	<ul style="list-style-type: none"> • Limit on vehicle weight and speed as a means to enhance safety on island pathways • Limit weight and speed of vehicle to ensure that newer or innovative electric automobiles (such as a Chevrolet Volt) are not allowable on pathways • Provide for equipment on vehicles to meet minimum safety standards • Provide a clear standard on what vehicle is and is not allowable for those who may purchase new on-island vehicle • Ensure that both residents and renters are aware of policy • Ensure that property owners, visitors, and residents have legal protection if accidents occur 	<ul style="list-style-type: none"> • May be a perceived limitation on under-age drivers • Limited staffing and enforcement capacity • Requires rental property managers to inform visitors and renters of policy • Standards of vehicle weight of 1,800 pounds and 25 MPH speed are difficult for most users to envision

	Intent	Effect
"Dark Skies" or Night Lighting Standards	<ul style="list-style-type: none"> • Prohibit unshielded lights as a means to ensure that lights do not intrude on neighboring properties • Prohibit unshielded lights as a means to ensure that lights do not "pollute" the ability to view the night sky • Focus on shielding instead of more complicated measurements of lumens or bulb types • Provide clear standards on allowable light types • Provide for a five (5) year phase in period • Based on International Standards for protecting the night sky 	<ul style="list-style-type: none"> • Requires that builders install approved lighting in new construction and renovations • May add property owners additional expense • Limited staffing and enforcement capacity
Brazilian Pepper removal	<ul style="list-style-type: none"> • Limit the spread of Brazilian Pepper across properties • Ensure that roads are permanently cleared of Brazilian Pepper for the purpose of fire vehicle access • Enhance ability to control Black Rats • Provide some basis for island-based program to assist with removal and/or disposal 	<ul style="list-style-type: none"> • Requires absentee owners to take an active interest in property • May cause added expense for property owners to eliminate Brazilian Pepper • May cause fire or nuisance appearance if Brazilian Pepper is left standing