

UPPER CAPTIVA COMMUNITY PANEL

Planning meeting, Architectural & Building Design Standards, 11 Apr 07

Safety Harbor Clubhouse: One islander attended, a realtor and year-round resident.

Comments:

1. The island is too cluttered with signs.

The UCCA has heard this from many people. It's the result of us replacing our six signs warning that golf cart operators must be licensed drivers (they were destroyed by Charlie) followed by the Road Commission adding another dozen or so on their own. Some simple coordination would resolve the problem.

2. Maximum size limits on construction tend to hurt property values.

3. Consider a minimum size of 1000 sq. ft.

4. The island needs a strict height limit, tied to a constant like mean high water rather than a variable like site elevation.

5. Favors diverse styles. Safety Harbor is too uniform. Keep an old Florida style with no flat or Mansard roofs, and no "cubes".

I guess that eliminates my house and the other contemporary down island.

6. Side setbacks should increase to 12.5 or 15 ft.

How can we limit height and decrease the buildable lot area without limiting size (see 2.)?

7. There is a lot of variation in deed restrictions of the various subdivisions, aim for a uniform code.

This is news to me. I know the lot sizes vary but I thought all codes were Lee County.

8. Minimum space between septic systems and well should increase from 75' to 100'.

9. Limit density and promote green space by means of tax incentives, e.g. one house on two or three lots.

Next panel meeting is May 2.

David Tompkins