

North Captiva Community Plan — Current Protections vs. Proposed Changes

A community-by-community review of Lee County's proposed Comprehensive Plan and Land Development Code changes

CURRENT COMMUNITY PLAN / EXISTING PROTECTION	PROPOSED LEE PLAN / LDC CHANGE	STATUS	LIKELY EFFECT
Goal 26 seeks to preserve North Captiva's character, scale, fragile environment and way of life through island-specific land-use, conservation, public-safety and participation policies.	CPA2026-00005 deletes Goal 26 as a stand-alone community plan.	REMOVED / RESTRUCTURED	North Captiva loses an integrated island-specific Comprehensive Plan framework.
Objective 26.1 limits density/intensity to sustainable levels that will not overburden infrastructure or harm the natural environment.	The objective is deleted; underlying Future Land Use categories and general island/bonus-density limitations continue to control density.	PARTIALLY PRESERVED	Numerical density constraints remain, but the North Captiva-specific sustainability test is no longer a separate Plan directive.
Objective 26.5 commits Lee County/community cooperation to preserve open space, passive recreation and beach access and pursue community facilities/greenways.	Deleted as duplicative of countywide parks/open-space/community-facility goals.	PARTIALLY PRESERVED	Countywide programs remain, but North Captiva loses specific commitments concerning beach access, open space and community facilities.
Objective 26.6 requires Lee County to involve North Captiva residents in planning processes affecting the island, barrier-island ingress/egress and environmental changes.	Deleted as unnecessary/non-specific under the restructuring.	NO EQUIVALENT COMMUNITY-SPECIFIC REPLACEMENT IDENTIFIED	This is a direct loss of an explicit commitment to involve island residents in planning decisions.
Objective 26.4 addresses potential island-wide potable-water/wastewater and hydrology studies.	Deleted; staff notes the community/County may still undertake studies without a Lee Plan policy.	REMOVED	The authority to study remains, but the Comprehensive Plan no longer expresses the commitment.
North Captiva/Upper Captiva has community-specific Chapter 33 regulations.	Chapter 33 is deleted in full. Some island-wide zoning/height/bonus-density provisions remain elsewhere, but no stand-alone Upper Captiva regulatory article remains.	REMOVED / RESTRUCTURED	The dedicated local regulatory layer disappears and surviving provisions become dispersed through the general Code.
Goal 17 requires early public meetings for private community-plan amendments.	Goal 17 is deleted.	NO EQUIVALENT REPLACEMENT IDENTIFIED	North Captiva loses the standard community-plan amendment meeting requirement in addition to Objective 26.6.

NET CHANGE / LONG-TERM STRUCTURAL ISSUE

The immediate density or intensity numbers may remain in many areas, but eliminating the stand-alone Community Plan and moving selected protections into general LDC provisions reduces the number of community-specific Comprehensive Plan policies that future LDC changes must remain consistent with. Regulations retained only in the LDC can generally be amended through the ordinance process without a comprehensive-plan amendment, making some community-character protections more vulnerable to future change.

Prepared from the August 21, 2026 Lee Plan and companion Land Development Code amendment materials. Status labels distinguish genuine relocation from substantive loss, modification, or partial preservation.