Cape Coral Planning & Zoning Commission

VIDEO

AGENDA

Wednesday, October 2, 2019
9:00 AM
Council Chambers

1. **CALL TO ORDER**
   A. Chair Read
2. **MOMENT OF SILENCE**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
   A. Bennie, Marker, Marmo, Peterson, Ranfranz, Read, Slapper and Alternates Bashaw and O'Conner
5. **APPROVAL OF MINUTES**
   A. Regular Meeting Minutes May 1, 2019
   B. Regular Meeting Minutes June 5, 2019
6. **BUSINESS**
   A. Planning and Zoning Schedule 2020 for Approval
7. **PLANNING AND ZONING COMMISSION PUBLIC HEARING**
8. **CITIZENS INPUT**
9. **STAFF UPDATES**
10. **OTHER BUSINESS**
    A. Planning and Economic Development: These Topics include: 1.) Prohibition of storage uses in the Commercial Corridor zoning

district; 2.) Siting criteria for multi-family residential uses in the Commercial Corridor zoning district; and 3. Removing parking requirements from the South Cape Downtown District.

11. MEMBER COMMENTS

12. DATE AND TIME OF NEXT MEETING

A. Wednesday, November 6, 2019, at 9:00 a.m. in Council Chambers

13. ADJOURNMENT

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons needing a special accommodation to participate in this proceeding should contact the City Clerk's Department whose office is located at Cape Coral City Hall, 1015 Cultural Park Boulevard, Cape Coral, Florida; telephone 1-239-574-0530 for assistance, if hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8700 (v) for assistance.

If a person decides to appeal any decision made by the Board/Commission/Committee with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Item Number:	**1.A.**
Meeting Date:	**10/2/2019**
Item Type:	**CALL TO ORDER**

AGENDA REQUEST FORM
CITY OF CAPE CORAL

TITLE:
Chair Read

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?
2. Is this a Strategic Decision?

If Yes, Priority Goals Supported are listed below.

If No, will it harm the intent or success of the Strategic Plan?

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:
WHAT THE ORDINANCE ACCOMPLISHES:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:
Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

Item Number:	**4.A.**
Meeting Date:	**10/2/2019**
Item Type:	**ROLL CALL**

AGENDA REQUEST FORM
CITY OF CAPE CORAL

TITLE:
Bennie, Marker, Marmo, Peterson, Ranfranz, Read, Slapper and Alternates Bashaw and O'Conner

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?
2. Is this a Strategic Decision?

If Yes, Priority Goals Supported are listed below.

If No, will it harm the intent or success of the Strategic Plan?

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:
WHAT THE ORDINANCE ACCOMPLISHES:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:
Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

Item Number:	**5.A.**
Meeting Date:	**10/2/2019**
Item Type:	**APPROVAL OF MINUTES**

AGENDA REQUEST FORM
CITY OF CAPE CORAL

TITLE:
Regular Meeting Minutes May 1, 2019

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?
2. Is this a Strategic Decision?

If Yes, Priority Goals Supported are listed below.

If No, will it harm the intent or success of the Strategic Plan?

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:
Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
Regular Meeting Minutes May 1, 2019	Backup Material

MINUTES OF THE REGULAR MEETING OF THE CITY OF CAPE CORAL PLANNING & ZONING COMMISSION/LOCAL PLANNING AGENCY

WEDNESDAY, MAY 1, 2019

COUNCIL CHAMBERS **9:00 A.M.**

Chair Read called the meeting to order at 9:04 a.m.

A moment of silence was observed.

Pledge of Allegiance.

ROLL CALL: Bennie, Marker, Marmo, Peterson, Ranfranz, Read, Slapper, and Alternates Bashaw and O'Connor were present.

ALSO PRESENT: Robert Pederson, Planning Manager
Wyatt Daltry, Planning Team Coordinator
Brian Bartos, Assistant City Attorney
John Naclerio, Assistant City Attorney

APPROVAL OF MINUTES

April 3, 2019 Regular Meeting Minutes

Vice Chair Peterson moved, seconded by Commissioner Ranfranz to approve the minutes of the regular meeting held on April 3, 2019 as presented.

Commissioner polled as follows: Bennie, Marker, Marmo, Peterson, Ranfranz, Read, and Slapper voted "aye." All "ayes." Motion carried 7-0.

BUSINESS

PLANNING AND ZONING COMMISSION PUBLIC HEARING

Ordinance 22-19
WHAT THE ORDINANCE ACCOMPLISHES:
An ordinance amending the City of Cape Coral Land Use and Development Regulations, Article II, District Regulations, Section 2.7, District Regulations, Subsection .15, South Cape Downtown District (SC), by eliminating the South Cape Redevelopment Incentive Program (SCRIP), amending the maximum floor area ratio, maximum residential density, and maximum building height in the South Cape Downtown District, establishing regulations

SUBJECT TO APPROVAL

to allow certain architectural elements in City easements and rights-of-way in the South Cape Downtown District, and establishing regulations to allow outdoor dining on public rights-of-way and City-owned parking lots in the South Cape Downtown District.

Assistant City Attorney Bartos read the title of the Ordinance.

Planning Team Coordinator Daltry presented a power point with the following:

- Ordinance 22-19
- Purpose: A City-initiated change to Section 2.7.15 Land Use and Development Regulations
- Changes include elimination of the SCRIP, amending the maximum density to 75 units/acre, and increasing the maximum height to 160 feet
- Additional regulations include permitting architectural improvements into public easements and rights-of-way and providing guidance for outdoor dining.
- Conclusion
- Staff recommends Approval
- No correspondence received.

Public hearing opened.

Chair Read announced there were no speakers.

Public hearing closed.

Commissioner Bashaw questioned the increase for all the lots and the density.

Mr. Daltry stated it was to facilitate the redevelopment in the downtown area. He noted the cap was established back in 2005. Additional dwelling units will help with this area. We have noticed the increase of development in the downtown district. This will allow for more concentrated development in this area.

Commissioner O'Connor questioned whether outdoor dining was allowed.

Planning Manager Pederson stated this is allowed on private property. However, it is not allowed on public right-of-way. This is to bring more activity to the downtown Cape Coral District.

Discussion held regarding the following:

- Current Height 6 stories to 95 feet
- Impact on site line for the High Rises
- How many floors are 160 feet?
- Easier for the contractor to develop

SUBJECT TO APPROVAL

- Outside dining

Commissioner Slapper moved, seconded by Vice Chair Peterson, to recommend adoption of Ordinance 22-19.

Commission polled as follows: Bennie, Marker, Marmo, Peterson, Ranfranz, Read, and Slapper voted "aye." All "ayes." Motion carried 7-0.

Ordinance 23-19
WHAT THE ORDINANCE ACCOMPLISHES:
An ordinance amending the City of Cape Coral Comprehensive Plan by Amending Policy 1.15 of the Future Land Use Element. This amendment removes language doubling the allowable density for multi-family residential developments with a significant affordable housing component, provides additional flexibility for development in the Downtown Mixed and Pine Island Road District Future Land Use Classifications, and decreases the maximum density within Neighborhood Commercial Development Parameters for the Commercial Activity Center Future Land Use Classification.

Assistant City Attorney Bartos read the title of the Ordinance

Planning Team Coordinator Daltry presented a power point with the following:

- Ordinance 23-19
- Purpose
- A City-initiated change to Policy 1.15, Policy 1.5 Future Land Use Element of the Comprehensive Plan.
- Makes some changes amending language adopted in Ordinance 71-18
- Specifics
- Removes affordable housing density doubling language
- Increase residential densities from 75 to 125 units/acre in the Downtown Mixed future land use
- Reduces residential densities from 25 to 16 units/acre in the Commercial Activity Center future land use
- Staff recommends Approval
- No correspondence received.

Vice Chair Peterson questioned what is pushing the change for removing the doubling affordable housing language.

Mr. Daltry explained that some of the changes are related to the zoning code. Staff received direction and guidance from the City Management regarding the density increase in the downtown district.

Vice Chair Peterson stated he is not in agreement to reducing the density for the

SUBJECT TO APPROVAL

affordable housing. If this is done you will have to increase the units.

Planning Manager Pederson stated over the last few years there has not been a single rezone or Comp Plan amendment for multifamily housing. The base density of CAC was 16 units per acre. He used the example of the Four Corners rezone. He noted because of all the discussion. We received direction to keep the maximum density as the same.

Vice Chair Peterson stated even though multifamily is controversial, Cape Coral needs some multifamily. He noted to get the same units you will have to increase the amount of land.

Planning Manager Pederson explained staffs purpose was to increase the incentive for additional affordable housing and that has not been well received.

Assistant City Attorney Bartos noted there is a misconception of what is considered affordable housing. The misconception is not all the units will be affordable housing; only 10 percent of the complex will be. Most affordable housing in the City of Cape Coral is single family through Habitat for Humanity.

Vice Chair Peterson expressed his concern about decreasing the density of affordable housing.

Mr. Pederson noted the current density is 16 units per acre.

Commissioner Bashaw questioned what the requirements were for the two complexes that have been built?

Mr. Daltry noted 15 units per acre could be taller or more lot coverage. The language in 4-12 is being reviewed and we will be removing the language from this Ordinance in the Pine Island Road District.

Discussion held regarding the following:

- Affordable housing density
- Multi-Family residential increase
- Footprint on the land
- 50 units could mean taller
- From 25 units to 50 units

Vice Chair Peterson moved, seconded by Commissioner Bennie, to recommend adoption of Ordinance 23-19.

Commission polled as follows: Bennie, Marker, Marmo, Peterson, Ranfranz, Read, and Slapper voted "aye." All "ayes." Motion carried 7-0.

SUBJECT TO APPROVAL

Ordinance 24-19
WHAT THE ORDINANCE ACCOMPLISHES:
An ordinance amending the City of Cape Coral Land Use and Development Regulations, Article II, District Regulations, Section 2.7, District Regulations, Subsection .13, Corridor District (CORR), to remove the maximum building height regulations for non-residential buildings in the Corridor District.

Assistant City Attorney Bartos read the title of the Ordinance.

Planning Team Coordinator Daltry presented a power point with the following:

- Ordinance 24-19
- Removes the height limitation in the Corridor Zoning district for nonresidential buildings.
- Currently 45 feet
- Consistent with the proposed new code that generally removes height regulation in commercial areas and regulated based on floor area ratio. (FAR)
- Staff recommends Approval
- No correspondence

Public hearing opened.

No Speakers.

Public hearing closed.

Vice Chair Peterson noted he was in agreement with the Ordinance. This will keep the land from being sprawled, there is a lot of land to be developed in this area.

Vice Chair Peterson moved, seconded by Commissioner Slapper, to recommend adoption of Ordinance 24-19.

Commission polled as follows: Bennie, Marker, Marmo, Peterson, Ranfranz, Read, and Slapper voted "aye." All "ayes." Motion carried 7-0.

CITIZENS INPUT

No speakers

STAFF UPDATES

Planning Manager Pederson introduced the New Geo Processing Tech Kristin Kantarze and the New Planner Katherine Woellner. The next meeting on June 5, 2019, the entire LDC will be presented for the Commission's review and for their recommendation to Council. Staff provided a chart to the Commissioners regarding the upcoming schedule.

SUBJECT TO APPROVAL

OTHER BUSINESS

None.

MEMBER COMMENTS

None.

DATE AND TIME OF NEXT MEETING

Regular meeting scheduled for Wednesday, June 5, 2019 at 9:00 a.m. in Council Chambers.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:36 a.m.

Submitted by,

Patricia Sorrels
Recording Secretary

SUBJECT TO APPROVAL

Item Number:	**5.B.**
Meeting Date:	**10/2/2019**
Item Type:	**APPROVAL OF MINUTES**

AGENDA REQUEST FORM
CITY OF CAPE CORAL

TITLE:
Regular Meeting Minutes June 5, 2019

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?
2. Is this a Strategic Decision?

   If Yes, Priority Goals Supported are listed below.

   If No, will it harm the intent or success of the Strategic Plan?

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:
Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
Regular Meeting Minutes June 5, 2019	Backup Material

MINUTES OF THE REGULAR MEETING OF THE CITY OF CAPE CORAL PLANNING & ZONING COMMISSION/LOCAL PLANNING AGENCY

WEDNESDAY, JUNE 5, 2019

COUNCIL CHAMBERS **9:00 A.M.**

Chair Read called the meeting to order at 9:02 a.m.

A moment of silence was observed.

Pledge of Allegiance.

ROLL CALL: Bashaw, Bennie, Marker, Marmo, Ranfranz, Read, and O'Connor were present. Peterson, and Slapper were excused.

ALSO PRESENT: Robert Pederson, Planning Manager
Wyatt Daltry, Planning Team Coordinator
Brian Bartos, Assistant City Attorney
John Naclerio, Assistant City Attorney

APPROVAL OF MINUTES

May 1, 2019 Regular Meeting Minutes

Commissioner Ranfranz moved, seconded by Commissioner Marmo to approve the minutes of the regular meeting held on May 1, 2019 as presented.

Commissioner polled as follows: Bashaw, Bennie, Marker, Marmo, Ranfranz, Read, and O'Connor voted "aye." All "ayes." Motion carried 7-0.

BUSINESS

PLANNING AND ZONING COMMISSION PUBLIC HEARING

Ordinance 32-19
WHAT THE ORDINANCE ACCOMPLISHES:
An ordinance amending the City of Cape Coral Comprehensive Plan by amending the Conservation and Coastal Management Element, Infrastructure Element, and Intergovernmental Coordination Element by adopting policies to provide consistency with the Cape Coral Water Supply Facilities Work Plan; adopting the 2017 Cape Coral Water Supply Facilities Work Plan as Appendix "A" to the Comprehensive Plan. (Applicant: City of Cape Coral)

Subject to Approval

Assistant City Attorney Bartos read the title of the Ordinance.

Planning Team Coordinator Daltry presented a power point with the following:

- Background Chapter 373.709, Florida Statutes.
- Implementation
- Purpose
- Conclusion
- Staff recommends Transmittal
- No Correspondence

Public hearing opened.

No speakers.

Public hearing closed.

Commissioner Bashaw questioned whether the dredging affects the water quality. He questioned Policy 1.4 and 1.4.5. He noted the importance of knowing the water quality standard.

Mr. Daltry noted the Policy changes are done in a separate Ordinance.

Commissioner Bashaw noted there is a discrepancy in the population projections between the 2015 build out analyses and the study. What is the basis for this population? Is this determined by the dwelling units?

Mr. Daltry noted there are two different studies that we are discussing. This study was for the water supply plant. This was developed by the City's Utilities Department and their consultant. The estimated build out population will be around the year 2070. Realistically the build out population should be about 400,000. Since 2015 there has been a few Land Use changes. Staff is looking at updating the 2015 plan. This is something we do every 5 years.

Mr. Pederson explained the long-range planning in the future. The evaluation and reappraisal report will be reviewed. He noted the process is for the Comprehensive Plan. This will give a fresh look at the population study. Staff will look at the population projection.

Chair Read agreed and he noted the population amount is off by 50,000.

Commissioner Marmo moved, seconded by Commissioner Bennie, to recommend transmittal of Ordinance 32-19.

Subject to Approval

Commission polled as follows: Bashaw, Bennie, Marker, Marmo, Ranfranz, Read, and O'Connor voted "aye." All "ayes." Motion carried 7-0.

Ordinance 17-19
WHAT THE ORDINANCE ACCOMPLISHES:
An ordinance repealing Articles I - X and XII and amending Article XI of the City of Cape Coral Land Use and Development Regulations; establishing Article 1, General Provisions; Article 2, Decision Making and Administrative Bodies; Article 3, Development Review; Article 4, Zoning Districts; Article 5, Development Standards; Article 6, Parking; Article 7, Sign Regulations; Article 8, Nonconformities and Lawfully Existing Uses; Article 9, Floodplain Management; Article 10, Subdivisions; Article 12, Building Code and Engineering Design Standards; and Article 13, Reasonable Accommodation & Dispute Resolution, of the new City of Cape Coral Land Development Code; incorporating Article XI, as amended, into the new City of Cape Coral Land Development Code as Article 11, Definitions.

Assistant City Attorney Bartos read the title of the Ordinance.

Planning Team Coordinator Daltry presented a power point with the following:

- Process to Date
- Proposed Outcomes 1-3
- Structure
- Article 1- General Provisions, Article 2 - Decision Making and Administration Bodies, Article 3 – Development Review, Article 4 – Zoning Districts, Article 5 - Development standards, Article 6 – Parking, Article 7 – Sign Regulations, Article 8 – Nonconformities, Article 9 - Floodplain Management, Article 10 – Subdivisions, Article 11 – Definitions, Article 12 – Building Code and Engineering Design Standards, Article 13 – Reasonable Accommodation and Dispute Resolution
- More Administrative Approvals
- Subdivision Plat Approval Process
- Planned Unit Developments (PUDs) to replace PDPs
- Updating the Regulations; Example LUDR Uses Lists of Uses / LDC Uses Tables, NAICS categories/ LDC Tables, Supplementary District Regulations/Double Frontage Lot.
- Consolidation, elimination, and renaming of zoning districts
- Zoning: LUDR v. LDC
- Staff Recommendation
  Staff recommends approval of Ordinance 17-19

Mr. Daltry noted most of the changes had been done in Article 4. One of them would be the removal of residential housing in some districts, we have increased the density in the commercial corridor pending the changes to the Comprehensive Plan, increasing the height in the Mixed-Use Bimini Basin to 12 stories/160'. There is a list

Subject to Approval

of changes that have been done. Increase in the Sign height 5 feet to 6 feet is one of the changes. We have also added regulations to the Floodplain.

Public hearing opened.

No speakers.

Public hearing closed.

Commissioner Bashaw questioned whether the zoning district in Section 4.2.3 Residential Estate (RE) permits domesticated live stock. He asked if there were any zoning districts that permit raising chickens? Why don't the neighborhood design standards apply to commercial?

Mr. Pederson noted there is no zoning district for raising chickens. This would be allowed in Section 4.2.4 Residential Estate (RE) District or Agriculture.

Commissioner Bashaw noted any commercial structure needs to fit into the zoning. He questioned why the City does not allow for Mobile Food Trucks?

Mr. Pederson explained the Mobile Food Trucks are not permitted in the City. The changes are very focused in the code to specific areas. We will access more issues in the future as code amendments, after the body of the code is adopted. The City does allow for Food Trucks for special events and they will have a permit. There are some locations around town where they are set up. There had been an Ordinance drafted.

Assistant City Attorney Bartos noted they met with the Stakeholders' Group through the City Manager. We met for over a year and drafted an Ordinance. We followed the State Statute. The Florida Department of Health was expected to take care of this and get the Food Trucks to move. We have not come forward with a Food Truck Ordinance. Currently the City is not handling the Food Trucks. It is basically a Florida Department of Health issue.

Mr. Pederson noted the City does ensure that the business has a sales tax receipt. If it is not listed as a permitted use, then it is prohibited. When people call and inquire about the Food Trucks they are told no it is not allowed by Code.

Commissioner Bashaw questioned the change in the terminology from Guest Quarters to Guest Houses. In the previous LUDR it stated a separate unit on a large parcel was a Guest Quarters. Now, it is called Guest Houses.

Mr. Pederson noted the detached structures are not permitted such as having an office in the shed this is not allowed. Living space is not allowed other than the main dwelling, except Guest Quarters.

Subject to Approval

Commissioner Bashaw questioned Guest Houses verses Guest Quarters.

Mr. Pederson noted the terminology may have changed but it's the same thing, only for the one district.

Mr. Daltry responded to a prior question that Mr. Bashaw posed regarding the nonresidential design standards. He explained the nonresident design would apply to all nonresidential or mixed-use development. It does exempt Industrial, this is the only district that has been removed. He explained all the standards that are accepted. Neighborhood commercial is covered in nonresidential standards.

Commissioner Bennie questioned Article 6 on Parking vehicles that have decals. Parking of passenger cars or SUV's will be permitted if it does not have the address on the vehicle. He questioned the covering of the vehicles that are required. He asked what is the intent of this code?

Mr. Pederson noted the Standards today are the major focus for all the parking requirements for Trucks, RV's and Boats. We have had three COW meetings to discuss the parking. There is no change to the parking on the grass issue. Council gave direction on two specific items, only two boats parked in the yard. This item will be reviewed again in the future.

Commissioner Bennie questioned why the Multifamily residential does not have the same requirements as Single-Family Homes. The rules are not the same for Duplexes compared to Single-Family Homes. This is something that will need to be addressed in the future.

Mr. Pederson agreed.

Commissioner Ranfranz moved, seconded by Commissioner Marmo, to recommend approval of Ordinance 17-19.

Commission polled as follows: Bashaw, Bennie, Marker, Marmo, Ranfranz, Read and O'Connor, voted "aye." All "ayes." Motion carried 7-0.

CITIZENS INPUT

No speakers

STAFF UPDATES

Discussion held regarding the following:

- Changes to the South Cape zoning Ordinance were adopted

Subject to Approval

- Outdoor dining
- Pine Island building height requirement
- Seven Island zoning district
- Four Corner rezone
- Promotions within the department
- Rezone dates

OTHER BUSINESS

Commissioner Bennie asked if there is an Ordinance against dumping in the canals?

Mr. Daltry replied in the affirmative and noted he will supply more information regarding this at the next meeting.

MEMBER COMMENTS

None.

DATE AND TIME OF NEXT MEETING

Regular meeting scheduled for Wednesday, July 10, 2019 at 9:00 a.m. in Council Chambers.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:04 a.m.

Submitted by,

Patricia Sorrels
Recording Secretary

Subject to Approval

Item Number:	**6.A.**
Meeting Date:	**10/2/2019**
Item Type:	**BUSINESS**

AGENDA REQUEST FORM
CITY OF CAPE CORAL

TITLE:
Planning and Zoning Schedule 2020 for Approval

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?
2. Is this a Strategic Decision?

If Yes, Priority Goals Supported are listed below.

If No, will it harm the intent or success of the Strategic Plan?

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:
Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

	Description	Type
	Planning and Zoning Schedule 2020 for Approval	Backup Material

PROPOSED
PLANNING AND ZONING COMMISSION
MEETING SCHEDULE – 2020

WEDNESDAY, JANUARY 8

WEDNESDAY, FEBRUARY 5

WEDNESDAY, MARCH 4

WEDNESDAY, APRIL 1

WEDNESDAY, MAY 6

WEDNESDAY, JUNE 3

WEDNESDAY, JULY 1

WEDNESDAY, AUGUST 5

WEDNESDAY, SEPTEMBER 2

WEDNESDAY, OCTOBER 7

WEDNESDAY, NOVEMBER 4

WEDNESDAY, DECEMBER 2

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*P&Z meetings are scheduled on the 1st Wednesday of every month unless noted.

P&Z Meetings will be held in the Council Chambers starting at 9:00 a.m.
Note: Dates are subject to change.

DRAFT

Item Number:	**10.A.**
Meeting Date:	**10/2/2019**
Item Type:	**OTHER BUSINESS**

AGENDA REQUEST FORM
CITY OF CAPE CORAL

TITLE:
Planning and Economic Development: These Topics include: 1.) Prohibition of storage uses in the Commercial Corridor zoning district; 2.) Siting criteria for multi-family residential uses in the Commercial Corridor zoning district; and 3. Removing parking requirements from the South Cape Downtown District.

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?
2. Is this a Strategic Decision?

   If Yes, Priority Goals Supported are listed below.

   If No, will it harm the intent or success of the Strategic Plan?

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:
1. Siting criteria for multi-family residential uses in the Commercial Corridor zoning district.
2. Prohibition of storage uses in the Commercial Corridor zoning district.
3.These topics include: Removing parking requirements from the South Cape Downtown District.

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:
Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
Memo MF	Backup Material

Memo Storage	Backup Material
Public Storage Facilites in Cape Coral	Backup Material
Parking Deregulation in the SC Downtown District	Backup Material
Parking Deregulation Powerpoint presentation	Backup Material
Multi- Family Development Projects Powerpoint	Backup Material

MEMORANDUM

CITY OF CAPE CORAL
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning and Zoning Commissioners

FROM: Ricardo Noguera, Economic Development Manager
Robert H. Pederson, Planning Manager
Wyatt Daltry, Planning Team Coordinator

DATE: August 26, 2019

SUBJECT: Multi-Family Residential Regulations in the Commercial Corridor District

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The purpose of this memorandum is to discuss the regulations for multi-family units in the Commercial Corridor District. This is one of two Economic Development initiatives that are being brought forward for discussion at the September 4, Planning and Zoning Commission meeting.

Recently, the City of Cape Coral loosened its regulations to permit greater opportunities for multi-family residential development in the Commercial Corridor (CC) zoning district. Presently, densities up to 25 units/acre are permitted in the CC. A minimum parcel size of 4 acres is required for multi-family development. Given the City's well-documented need for multi-family residential development, this has been a well-received concept.

However, the regulations do not restrict where the multi-family residential development may be placed. In the future, it could be possible that land closest to Pine Island Road is developed with multi-family residences, instead of commercial uses that would better benefit from that visibility.

Furthermore, much of the CC zoning district abuts single-family residential uses, and a buffer of multi-family between commercial uses and nearby residences would be warranted to protect established residential neighborhoods.

As a result, the Economic Development Office would like to discuss the following revisions to the Land Development Code:

1.) Restrict multi-family residential development from being built within 200' of Pine Island Road, in order to reserve high visibility areas for uses that would benefit.

2.) Require a 100' setback for multi-family residential uses over three stories in height from any property with a single-family residential zoning district.

The CC zoning district is rare in that it largely consists of larger properties that were not part of the Cape Coral Subdivision. As a result, most sites are larger than the 10,000-square foot properties which dominate and restrict development opportunities in Cape Coral. Several sites in the CC zoning district are nearly one-quarter mile in depth, which gives the City some flexibility in restricting the location of multi-family residential uses while still permitting the live/work mix that is needed in this community.

Should you have further questions regarding this topic, please contact Ricardo Noguera, Economic Development Manager at (239) 242-3274.

RHP/wd (Memo_MFinCC_082619)

MEMORANDUM

CITY OF CAPE CORAL
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning and Zoning Commissioners

FROM: Ricardo Noguera, Economic Development Manager
Robert H. Pederson, Planning Manager
Wyatt Daltry, Planning Team Coordinator

DATE: August 26, 2019

SUBJECT: Storage Use Restriction in the Commercial Corridor District

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The purpose of this memorandum is to discuss the removal of storage uses as a permitted use within the Commercial Corridor (CC) zoning district. This is one of two Economic Development initiatives being brought forward for discussion at the September 4th Planning and Zoning Commission meeting.

It has been noted that a number of storage businesses have been proposed or permitted since 2016. While there is a need for these types of businesses, they tend to be very low-energy uses that don't provide high property taxes and do not employ large numbers of people. Furthermore, there have been proposals for these uses on large, unplatted properties that are better suited for more intensive commercial or office development, particularly along Pine Island Road.

As a result, the Economic Development Office recommends that new storage uses be removed from the CC zoning district in the Land Development Code. This would have no effect on storage uses already operating.

Alternatively, new storage uses could be restricted on properties of a certain size; for example, storage uses could be used only for properties less than five acres in the CC zoning district, in order to protect larger properties from being underutilized on this type of development. Another option would be siting criteria to limit the locations of this use (e.g. prohibit these uses within 200 feet of Pine Island Road) to preserve road frontage for commercial or office uses.

Should you have further questions regarding this topic, please contact Ricardo Noguera, Economic Development Manager at (239) 242-3274.

RHP/wd (Memo_StorageinCC_082619)

- **PUBLIC STORAGE FACILITIES IN CAPE CORAL**

PUBLIC STORAGE FACILITIES HOW MANY CURRENT & PLANNED FACILITIES ARE IN THE CITY?

- TOTAL: 35
- Current: 26
- Planned: 9

CURRENT AND PLANNED PUBLIC STORAGE FACILITIES

CONCERNS ABOUT PUBLIC STORAGE FACILITIES

- Far less property tax revenue generated for the City
- Few permanent jobs created
- Consuming most attractive commercial sites which could be reserved for office and retail
- Competing with commercial development for valuable properties along Pine Island Rd., Industrial Parks and commercial corridors

IF DEMAND SUPPORTS MORE FACILITIES CONCENTRATE ON NORTH-SOUTH CORRIDORS

- **Pine Island Rd.** This is the only corridor in the City which can support large office and national retail developments. Public Storage Facilities are filling properties which are more suitable for office & large scale retail development;
- **North-South Commercial Corridors.** Skyline, Santa Barbara & Chiquita do not lend themselves to supporting office and national retail developments but are ideal for M-F and attractively designed Public Storage Facilities like those on Del Prado Blvd. and another on Skyline Blvd;
- **Several Sites Available.** There are several undeveloped sites along Chiquita, Santa Barbara & Skyline which can support several more storage facilities

PUBLIC STORAGE FACILITY UNDER CONSTRUCTION ON SKYLINE BLVD.

DEL PRADO BLVD. PUBLIC STORAGE FACILITY

NEW PUBLIC STORAGE FACILITY COMING SOON ON CHIQUITA

RECOMMENDATIONS

- **Pine Island Rd.** No future facilities to front on Pine Island Rd. Do not occupy more than 5 acres or 30% of the developable land for a given site;
- **North-South Corridors.** Promote establishment of new facilities along undeveloped sites along north-south corridors such as Chiquita, Santa Barbara and Skyline from Pine Island Rd. to Cape Coral Pkwy;
- **Improve Design and Landscape Features.** Establish design guidelines to include building and exterior design features with windows and landscaping features to ensure new facilities do not negatively impact adjacent residential districts.

MEMORANDUM

CITY OF CAPE CORAL
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning and Zoning Commissioners

FROM: Ricardo Noguera, Economic Development Manager
Robert H. Pederson, Planning Manager
Wyatt Daltry, Planning Team Coordinator

DATE: September 26, 2019

SUBJECT: Parking Deregulation in the South Cape Downtown District

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The purpose of this memorandum is to discuss deregulating parking regulations in the South Cape Downtown District. This is one of three Economic Development initiatives that are being brought forward for discussion at the October 2, Planning and Zoning Commission meeting.

We would like to discuss removing parking regulations for the South Cape Downtown District. While we would not prevent property owners and developers to provide parking for their businesses, the City would like to take a “hands-off” approach as far as providing minimum parking standards.

There are several reasons why staff is contemplating this approach. Over the past decade, many downtown areas throughout Florida have looked to remove or reduce parking standards in downtown areas to avoid the underutilization of valuable downtown land for parking areas. In other words, why “waste” valuable downtown property on parking areas when that land would be better served for businesses, retail uses, or civic open space? Literature exists which discusses this paradigm shift in thought, namely “The High Cost of Free Parking” by Donald Shoup, which has had impacts among downtown planners and economic development practitioners.

Furthermore, due to the platted and deeded parking lots present within the South Cape, intensive minimum parking regulations may be unnecessary in this area.

Should you have further questions regarding this topic, please contact Ricardo Noguera, Economic Development Manager at (239) 242-3274.

RHP/wd (Memo_ParkinginSC_092619)

PROPOSAL TO ESTABLISH A NO PARKING REQUIREMENT IN THE SOUTH CAPE

SOUTH CAPE

CREATING A VIBRANT & WALKABLE DISTRICT

- City Staff are exploring the potential to establish a “No Parking Requirement” for new and expanding businesses in the South Cape as well as new construction of commercial spaces and new mixed-use or multi-family developments.

WHY CONSIDER A NO PARKING REQUIREMENT?

- **Walkability.** Encourages patrons to walk, window shop, patronize and attract more customers to the District;
- **A More Vibrant District.** Without a parking requirement, the area has potential to attract a variety of retail, office and restaurants to fill vacant spaces along Lafayette, Miramar, Cape Coral Pkwy & S.E. 47th Terrace & Lane;
- **Parking.** Parking should not be the driving force for a Downtown, especially one which desires to attract rooftops (housing) and not be dependent on customers parking in front of shops (suburban model);

GOALS OF NEW PROGRAM

- Place responsibility on businesses and developers to determine whether to build parking or not rather than the City;
- Encourage new and expanding business opportunities in the South Cape;
- Incentivize a more robust and pedestrian friendly environment for businesses;
- Incentivize new construction from office to mixed-use and m-f development

NEXT STEPS

- This is an informational item. May return in November with formal recommendation
- Presentation to Planning & Zoning Board & CRA Board on October 2, 2019
- Presentation to City Council
- If approved, Establish new City Code requirements with a goal for an effective date in Spring 2020

MOST SUITABLE AREAS TO PROMOTE INFILL MULTI-FAMILY DEVELOPMENT PROJECTS

MULTI-FAMILY DEVELOPMENT OPPORTUNITIES IN THE CITY OF CAPE CORAL

WHY DO WE NEED M-F DEV IN THE CAPE?

- July 2019 M-F Study concluded less than 3% vacancy rate;
- Occupies less land per unit than s-f developments;
- Fiscally is less than a financial burden on city services than s-f development;
- Utilizes land more strategically rather than urban sprawl which increases traffic and adversely impacts public safety and utility services;

WHY LIMIT M-F DEV ALONG PINE ISLAND RD.

- Pine Island Rd. is the City's last remaining "untapped" reservoir to support commercial development;
- With only 8% of land in the City available for commercial and industrial development, it is crucial we reserve this Corridor to support office and retail development = JOBS
- Shallow sites and deep parcels are acceptable for M-F dev;
- M-F should not be permitted to front Pine Island Rd. since it is most appropriate from an advertisement standpoint to support commercial development

MOST SUITABLE PLACES TO DEVELOP M-F DEVELOPMENT

- Along public transit corridors to maximize use of buses;
- Cluster m-f dev near employment centers like City Hall, Lee Health, Coralwood Mall etc.
- Along commercial corridors from Pine Island Rd. to Cape Coral Pkwy (Chiquita, Santa Barbara and Skyline) to serve as buffers for s-f residences from high traffic
- South Cape/CRA. With increased densities of 100 units per acre and a desire to establish an 18-hour community, high density residential makes the most sense
- Del Prado Blvd. Consider replacing dysfunctional commercial centers with M-F.

SITE ON SKYLINE BLVD. AVAILABLE FOR M-F DEVELOPMENT

RECOMMENDATIONS

- **Pine Island Rd.** No new m-f dev fronting the roadway and only occupying a maximum of 30% of sites with less than 15 acres;
- **Pine Island Rd.** For sites exceeding 15 acres, no more than 20% of total developable land to be devoted to m-f dev. or a maximum of 7 acres;
- **Promote m-f development along Skyline, Chiquita & Santa Barbara** with attractive landscaping design requirements, incentives with deferral of impact fees and heights between 50-60 feet stories;
- **Del Prado Blvd.** Consider allowing dysfunctional commercial centers to be redeveloped to support M-F dev. Will strengthen existing commercial base while bringing bus riders to a public transit corridor & closer to employment hubs;
- **Promote use of attractive transit alternatives.** Give incentives to developers for use of bikes, electric vehicles, golf carts or shuttle services to shopping centers, employment centers and Downtown Fort Myers, etc.

Item Number:	**12.A.**
Meeting Date:	**10/2/2019**
Item Type:	**DATE AND TIME OF NEXT MEETING**

AGENDA REQUEST FORM
CITY OF CAPE CORAL

TITLE:
Wednesday, November 6, 2019, at 9:00 a.m. in Council Chambers

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?
2. Is this a Strategic Decision?

   If Yes, Priority Goals Supported are listed below.

   If No, will it harm the intent or success of the Strategic Plan?

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:
WHAT THE ORDINANCE ACCOMPLISHES:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:
Division- Department-

SOURCE OF ADDITIONAL INFORMATION: