

## Cape Coral Special Planning & Zoning Commission



### **AGENDA**

Wednesday, February 19, 2020

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'Connor

**5. BUSINESS**

**6. PLANNING AND ZONING COMMISSION PUBLIC HEARING**

A. Ordinance 11-20

**WHAT THE ORDINANCE ACCOMPLISHES:**

**An ordinance amending the City of Cape Coral Land Development Code, Article 5, "Development Standards," Chapter 10, "Specific Use Regulations," Section 5.10.16, "Self-Storage Facilities" by amending the requirements for Self-Service Storage Facilities in the CC district.**

**7. CITIZENS INPUT**

**8. OTHER BUSINESS**

**9. DATE AND TIME OF NEXT MEETING**

A. Wednesday March 4, 2020 regular meeting at 9:00 a.m. in Council Chambers

**10. ADJOURNMENT**

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: 2/19/2020**  
**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:**

<b>Item Number:</b>	<b>4.A.</b>
<b>Meeting Date:</b>	<b>2/19/2020</b>
<b>Item Type:</b>	<b>ROLL CALL</b>

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Bennie, Marker, Marmo, Peterson, Ranfranz, Read, Slapper and Alternates Bashaw and O'Connor

**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:	6.A.
Meeting Date:	2/19/2020
Item Type:	PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY PUBLIC HEARING

**AGENDA  
REQUEST  
FORM**  
CITY OF CAPE  
CORAL



**TITLE:**

Ordinance 11-20

**REQUESTED ACTION:**

Approve or Deny

**STRATEGIC PLAN INFO:**

1. Will this action result in a Budget Amendment? No
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:**

An ordinance amending the City of Cape Coral Land Development Code, Article 5, "Development Standards," Chapter 10, "Specific Use Regulations," Section 5.10.16, "Self-Storage Facilities" by amending the requirements for Self-Service Storage Facilities in the CC district.

**LEGAL REVIEW:**

Brian R. Bartos, Assistant City Attorney

**EXHIBITS:**

Ordinance 11-20

**PREPARED BY:**

Division- Department- City  
Attorney

**SOURCE OF ADDITIONAL INFORMATION:**

Mike Struve, Planning Team Coordinator

**ATTACHMENTS:**

Description	Type
▣ Ordinance 11-20	Ordinance
▣ ORDINANCE 11 - 20 Memo	Backup Material

ORDINANCE 11 - 20

AN ORDINANCE AMENDING THE CITY OF CAPE CORAL LAND DEVELOPMENT CODE, ARTICLE 5, "DEVELOPMENT STANDARDS," CHAPTER 10, "SPECIFIC USE REGULATIONS," SECTION 5.10.16, "SELF-STORAGE FACILITIES" BY AMENDING THE REQUIREMENTS FOR SELF-SERVICE STORAGE FACILITIES IN THE CC DISTRICT; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

NOW, THEREFORE, THE CITY OF CAPE CORAL, FLORIDA, HEREBY ORDAINS THIS ORDINANCE AS FOLLOWS:

SECTION 1. The City of Cape Coral Land Development Code, Article 5, "Development Standards, Chapter 10, "Specific Use Regulations," Section 5.10.16, "Self-storage Facilities" is hereby amended as follows:

**Section 5.10.16. - Self-service storage facility.**

Self-service storage facilities in the I, C, or CC districts must meet the following conditions:

- A. The facility must be designed so as to screen the interior of the development from all property lines. Screening features may consist of a free-standing wall, wall of a building, or a combination of the two. Free-standing walls used for screening shall be eight feet in height measured from grade.
  1. The following materials, either singly or in any combination, are the only materials that may be used to form the wall:
    - a. Concrete block coated with stucco;
    - b. Textured concrete block;
    - c. Stone;
    - d. Brick; or
    - e. Formed, decorative, or precast concrete.
  2. If the wall of a building is used to meet the opaque feature requirement, such wall shall be surfaced with stucco, brick, stone, textured concrete masonry units, or other concrete surface. Untreated concrete block is not an acceptable finished material. Building walls used as a screening feature shall not have doors or windows.
- B. A landscaped area with a minimum width of 10 feet shall be provided around the perimeter of the site. Perimeter landscaping shall consist of a minimum of three canopy trees per 100 feet, three accent trees per 100 feet, and 33 shrubs per 100 feet. Palms trees cannot be used to meet the minimum planting requirement of this section. All shrubs shall be installed at a minimum height of 32 inches and be in a minimum seven-gallon container at the time of planting.
- C. In the event a self-service storage facility is designed as a multi-story building, the interior of the development is not required to be screened by a free-standing wall or a building wall, provided there are no visible exterior doors providing access to individual storage units. Multi-story self-service storage facilities must comply with the nonresidential design standards established in Chapter 8 of this Article.
- D. In the CC district, self-service storage facilities are prohibited on sites with frontage of 170 feet or greater on Pine Island Road.

SECTION 2. Severability. In the event that any portion or Section of this ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or Sections of this ordinance which shall remain in full force and effect.

SECTION 3. Effective Date. This ordinance shall become effective immediately after its adoption by the Cape Coral City Council.

ADOPTED BY THE COUNCIL OF THE CITY OF CAPE CORAL AT ITS REGULAR  
SESSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
JOE COVIELLO, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

COVIELLO \_\_\_\_\_  
GUNTER \_\_\_\_\_  
CARIOSCIA \_\_\_\_\_  
STOUT \_\_\_\_\_

NELSON \_\_\_\_\_  
WELSH \_\_\_\_\_  
WILLIAMS \_\_\_\_\_  
COSDEN \_\_\_\_\_

ATTESTED TO AND FILED IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2020.

\_\_\_\_\_  
KIMBERLY BRUNS  
CITY CLERK

APPROVED AS TO FORM:

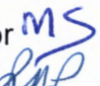




\_\_\_\_\_  
BRIAN R. BARTOS  
ASSISTANT CITY ATTORNEY  
ord\Self-Service Storage Facilities in CC



CITY OF CAPE CORAL  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
MEMORANDUM

TO: Chairman Read and Planning and Zoning Commission Members

FROM: Mike Struve, Planning Team Coordinator   
Robert H. Pederson, Planning Manager   
Ricardo Noguera, Economic Development Manager 

DATE: February 6, 2020

SUBJECT: Ordinance 11-20 – Changes to Self-service storage facilities in the Commercial Corridor (CC) District

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Summary

The Planning Division and the Economic Development Department recommend changes to the Land Development Code (LDC), Section 5.10.15, that will prohibit self-service storage facilities on sites in the CC District with 170 feet of frontage or greater on Pine Island Road.

Background

Pine Island Road is a major commercial corridor centrally located in the City. Over 99% of the properties in the City with frontage on this street have CC Zoning. The CC District allows a variety of commercial, office, multi-family, and industrial uses. Parcels along this street tend to have large areas that are rarer elsewhere in the City that is dominated by 10,000 sq. ft. platted sites.

This amendment will prohibit self-service storage facilities on sites with 170 feet of frontage or greater on Pine Island Road. Sites with greater frontage, combined with larger areas, provide better opportunities for shopping centers that require more land for parking, landscaping, stormwater, on-site amenities, and buildings. As frontage increases, the visibility of sites also increases that is important for restaurant and retail establishments catering to impulse-oriented customers.

Storage facilities, unlike shopping centers, can generally be designed for a wider variety of properties. These types of establishments can be constructed on narrow sites that lack substantial frontage. Since customers drive to these sites with the intent of storing and retrieving personal belongings, site visibility is generally not as important.

The idea of limiting storage uses on properties along Pine Island Road was discussed by staff with the Commission at the October 2, 2019 meeting.

#### Proposed amendments

Two changes to LDC, 5.10.16 are proposed.

1. The term, "self-storage facility" is proposed to be changed to "self-service storage facility" consistent with the definition of this use appearing in LDC, Article XI.
2. Self-service storage facilities are proposed to be prohibited on sites with 170 feet of frontage or greater on Pine Island Road. This regulation would prohibit new storage uses on 65% of the parcels zoned CC with frontage on this street. Parcels with less than 170 feet of frontage on Pine Island Road as well as all properties with CC Zoning that lack frontage on this street will not be affected by this amendment. Storage projects previously approved or submitted to the City for review prior to the adoption of this amendment will be treated as legal nonconforming uses subject to LDC, Section 8.5.

#### Recommendation

Staff recommends approval of is amendment.

#### Staff contact information

Please contact Mike Struve, Planning Team Coordinator (ph. 242-3255) should you have questions about these proposed changes.

MS:ms (P:\Planning\_Division\_2009\Mike\Memo\ Self-Service Storage Facility Memo)

Item Number:	9.A.
Meeting Date:	2/19/2020
Item Type:	DATE AND TIME OF NEXT MEETING

**AGENDA REQUEST  
FORM**  
CITY OF CAPE CORAL



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**LEGAL REVIEW:**

**EXHIBITS:**

**PREPARED BY:**

Division- Department-

**SOURCE OF ADDITIONAL INFORMATION:**