

Cape Coral Planning & Zoning Commission

VIDEO



AGENDA

Wednesday, October 6, 2021

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, O'Connor, Read, Sommers, and Alternate Safranek

5. APPROVAL OF MINUTES

A. Meeting Minutes - September 1, 2021

B. Special Meeting Minutes - September 15, 2021

6. BUSINESS

A. AHAC Appointment

B. Applicant Interviews - 2 Members and 1 Alternate

C. Planning and Zoning Commission 2022 Meeting Schedule for Approval

7. PLANNING AND ZONING COMMISSION PUBLIC HEARING

A. Ordinance 80-21 (TXT20-0002) Marine Improvements

An ordinance amending the City of Cape Coral Land Development Code, Amending Article 3, "Development Review," Chapter 3, "Specific Review Procedures-

Administrative Permits and Approvals,” Section 3.3.6., “Administrative Deviations,” regarding deviations for boat canopies; amending Article 3, “Development Review,” Chapter 4, “Specific Review Procedures-Quasi-Judicial Permits and Approvals,” Section 3.4.2., “Deviations,” regarding deviations from marine improvement dimensional standards; amending Article 5, “Development Standards,” Chapter 2, “Accessory Structures,” Section 5.2.10., “Gazebos, Sun Shelters, and Similar Shelters,” regarding height requirements; amending Article 5, “Development Standards,” Chapter 4, “Marine Improvements,” Section 5.4.2., “General Requirements,” Section 5.4.3., “Dimensional Standards,” Section 5.4.4., “Joint Marine Improvements,” Section 5.4.6., “Davits, Watercraft Lifts, And Floating Docks,” Section 5.4.7., “Boat Canopies,” and Section 5.4.10., “Construction Standards,” regarding requirements for marine improvements; deleting Section 5.4.5, “Quays and Mooring Piles”; and creating Section 5.4.11., “Deviations,” establishing procedures for deviations from the requirements of Chapter 4; amending Article 11, “Definitions,” Chapter 1, “General Provisions,” Section 11.2., “Definitions,” by adding definitions for Sun Shelter and Thatched Roof.

B. Ordinance 51-21 (LU21-0003) Large-Scale Future Land Use Amendment

An ordinance amending the City of Cape Coral Comprehensive Plan by amending the Future Land Use Map from Commercial/Professional (CP) to Multi-Family Residential (MF) Land Use for property described as Lots 15-27, Block 1458, Unit 16; Lots 45-52 and 59-72, Block 1322, Unit 18; Lots 1-24 and 31-34, Block 3083, Unit 62; and Lots 1-22, Block 4454, Unit 63; from Commercial/Professional (CP) to Single Family Residential (SF) Land Use for property described as Lots 1-26, Block 4448, Unit 63; and Lots 1-8 and 12-20, Block 3169, Unit 66; from Multi-Family Residential (MF) to Commercial Activity Center (CAC) Land Use for property described as Lots 15-22, Block 4685, Unit 70; from Multi-Family Residential (MF) to Single Family Residential (SF) Land Use for property described as Lots 1-44, Block 4727, Unit 70; from Pine Island Road District (PIRD) to Single Family Residential (SF) Land Use for property described as Lots 42-61, Block 1501, Unit 47, Part 1; Lots 1-32, Block 3570, Unit 47, Part 1; Lots 1-18, 22-34, and 37-45, Block 3571, Unit 47, Part 1; Lots 1-8 and 21-26, Block 3575, Unit 47, Part 1; Lots 19-21, Block 3571, Unit 47, Part 4; Lots 3-10, Block 2030, Unit 31, Part 2; and Lots 24-46, Block 4560, Unit 68, all in Cape Coral Subdivision.

C. Ordinance 85-21

An ordinance amending the City of Cape Coral Engineering Design Standards by repealing Pages H-1 through H-9 of

Section H. Seawalls, and replacing the repealed pages with Pages H-1A through H-1M, H-2A through H-2K, and H-3A Through H-3G, attached hereto and incorporated herein by reference.

8. CITIZENS INPUT

9. STAFF UPDATES

A. Evaluation and Appraisal Report Discussion

10. OTHER BUSINESS

11. MEMBER COMMENTS

12. DATE AND TIME OF NEXT MEETING

A. Wednesday, November 3, 2021, 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.



**AGENDA REQUEST
FORM**
CITY OF CAPE CORAL

Item Number:	5.A.
Meeting Date:	10/6/2021
Item Type:	APPROVAL OF MINUTES

TITLE:

Meeting Minutes - September 1, 2021

REQUESTED ACTION:

SUMMARY EXPLANATION AND BACKGROUND:

STRATEGIC PLAN ALIGNMENT:

1. 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?

RECOMMENDATIONS:

SOURCE OF ADDITIONAL INFORMATION:

FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:

1. Will this action result in a Budget Amendment?

PREPARED BY:

Division- Department-

ATTACHMENTS:

Description

▣ 1. Meeting Minutes - September 1, 2021

Type

Backup Material

**MINUTES OF THE REGULAR MEETING OF
THE CITY OF CAPE CORAL
PLANNING & ZONING COMMISSION**

WEDNESDAY, SEPTEMBER 1, 2021

Chair Read called the meeting to order at 9:00 a.m.

A moment of silence was observed.

Pledge of Allegiance.

ROLL CALL: Commissioners Bashaw, Bennie, Marker, O'Connor, Read, Sommers and Alternates Long and Safranek were present.

ALSO PRESENT: Dan Sheppard, Council Liaison
Brian Bartos, Assistant City Attorney
John Naclerio, Assistant City Attorney
Vincent Cautero, DCD Director
Robert Pederson, Community Development Planning Manager
Mike Struve, Planning Team Coordinator
Wyatt Daltry, Planning Team Coordinator
Chad Boyko, Principal Planner

APPROVAL OF MINUTES

Meeting Minutes – August 4, 2021

Commissioner Marker moved, seconded by Commissioner O'Connor, to approve the Regular meeting minutes from August 4, 2021, as presented.

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

BUSINESS

Election of Vice Chair

Chair Read opened the floor to nominations for Vice Chair.

Commissioner Bennie moved, seconded by Commissioner Bashaw, to appoint Marker as Vice Chair.

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

PLANNING AND ZONING COMMISSION PUBLIC HEARING

Ordinance 75-21 (Case LU21-21-0006): City Management requests item be continued until a date certain

WHAT ORDINANCE 75-21 ACCOMPLISHES:

An Ordinance amending the City of Cape Coral Comprehensive Plan by amending the Future Land Use Map from Single-Family/Multi-Family (SM) to Commercial Activity Center (CAC) land use for property described as a tract or parcel of land lying in a portion of the northeast quarter (NE 1/4) of Section 36, Township 43 South, Range 22 East, Lee County, Florida, being more particularly described herein; property located at 4120 and 4140 Kismet Parkway.

Assistant City Attorney Bartos read the title of the Ordinance. He stated that Staff would be requesting a continuance in this matter. He further clarified that the Commission has the opportunity to listen to Staff's continuance request and then the Applicant would have an opportunity for rebuttal.

Community Development Director Cautero requested a continuance of this case and recommended a Special Meeting on September 15, 2021. He further opined that after the Case had been advertised, City Manager Hernandez reached out to him, requesting to discuss and jointly review related material. Scheduling conflicts and time constraints produced challenges that ultimately did not allow the requested communication to take place prior to today's meeting. There may be an opportune time in the next week. He further specified that City Manager Hernandez requested for the Case not be presented at this time. He shared that the Applicant's Consultant has been notified on the issue and discussion has taken place.

Chair Read inquired if the Applicant had a rebuttal.

There was no additional input provided on the Applicant's behalf.

Public Hearing opened.

Community Development Director Cautero requested clarification regarding permissible discussion during Public Input as it pertains to the continuance of this item.

Assistant City Attorney Bartos clarified that individuals could speak regarding the request for the motion. He further clarified that if individuals were currently in attendance but could not attend the Special Meeting on September 15, 2021, they would not have heard any of the presentations that may evoke a rejection.

Discussion held regarding the prospect of continuance for this Case.

Chair Read clarified that the prospective date for a continuance of this Case would be September 15, 2021, at 9:00 a.m. in Council Chambers.

Commissioner Bennie moved, seconded by Commissioner Marker, to continue the hearing of Ordinance 75-21 (Case LU21-0006) to a date certain of September 15,

2021.

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

Chair Read explained that Planning Coordinator Struve requested this Agenda item be moved up on the Agenda to 7. (A).

Ordinance 71-21 (Case TXT21-0011): Setback in the South Cape Revision (Moved before Business Ordinance 74-21)

WHAT ORDINANCE 71-21 ACCOMPLISHES:

An ordinance amending the City of Cape Coral Land Development Code, by amending Article 4, "Zoning Districts," Chapter 1, "General Provisions," Table 4.1.3.B., "Zoning District Dimensional Standards," regarding minimum setbacks in the South Cape Zoning District; amending Article 4, "Zoning Districts," Chapter 2, "Specific Regulations by District," Section 4.2.15., "South Cape District," regarding street frontage standards in the South Cape Zoning District.

Assistant City Attorney Bartos read the title of the Ordinance.

Chair Read explained that Planning Coordinator Struve requested Ordinance 71-21 be moved up on the Agenda to 7. (A).

Planning Team Coordinator Struve displayed the Schematic Site Plan and discussed the following:

- Eliminating specified provision
- Administering regulations
- Determining uses allowed in South Cape District based on street hierarchy
- Residential and Non-Residential Units – Development and Uses

Public Hearing opened.

No speakers.

Public Hearing closed.

Commissioner O'Connor moved, seconded by Commissioner Sommers, to recommend approval of Ordinance 71-21, as presented.

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

Ordinance 74-21 (Case LU21-0005); Address: 1930 NE Pine Island Road; Applicant Paul and Joan Campbell TR

WHAT ORDINANCE 74-21 ACCOMPLISHES:

An ordinance amending the City of Cape Coral Comprehensive Plan by amending the Future Land Use Map from Commercial (a Lee County designation) to Pine Island Road District (PIRD) land use for property described as two parcels of land lying in Section 5, Township 44 South, Range 24 East, Lee County, Florida, as more particularly described herein; property located at 1930 NE Pine Island Road and 1352-1356 Del Pine Drive. (Applicant: The Paul V. Campbell and Joan E. Campbell Revocable Trust Property) (1.31 acres)

Assistant City Attorney Bartos read the title of the Ordinance.

Principal Planner Boyko discussed the following slides:

- Ord. 74-21/LU 21-0005, owners, location, size, urban services, requests
- Aerial Map / Zoning Map
- Current FLU – Commercial / Proposed FLU – PIRD
- Findings of Fact
- Analysis – Comprehensive Plan (2 Slides)
- Recommendation: Staff recommended approval
- No correspondence received

Public Hearing opened.

No speakers.

Public Hearing closed.

Commissioner Bashaw noted the consistency in land use on the Pine Island Road Corridor.

Commissioner Bennie inquired if the Homes on Hibiscus Drive were within City limits of Cape Coral.

Principal Planner Boyko opined that the majority of the homes were designated to Lee County.

Discussion held regarding potential type of commercial development on the property.

Alternate Council Liaison Welsh left the meeting at 9:25 a.m. and returned at 9:26 a.m.

Commissioner Sommers moved, seconded by Commissioner O'Connor, to recommend approval of Ordinance 74-21, as presented.

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

Ordinance 77-21 (Case LU21-0007); Address: Multiple Properties Along NE 19th Ave and NE 23rd Terrace; Applicant: City of Cape Coral

WHAT ORDINANCE 78-21 ACCOMPLISHES:

An ordinance amending the City of Cape Coral Comprehensive Plan by changing the Future Land Use Map from Commercial/Professional (CP) to Single-Family Residential (SF) land use for property described as Lots 25-49, Block 2179, and Lots 24-56, Block 2233, Unit 33, Cape Coral Subdivision; property located on NE 19th Avenue and NE 23rd Terrace, south of Kismet Parkway and East of NE 17th Place. (Applicant: City of Cape Coral) (6.96 acres)

Assistant City Attorney Bartos read the title of the Ordinance.

Principal Planner Boyko discussed the following slides:

- Ord. 77-21/LU 21-0007, owners, location, size, urban services, requests
- Aerial Map / Zoning Map
- Current FLU – CP / Proposed FLU – MF
- Findings of Fact
- Analysis – Comp Plan – Future Land Use Element (3 slides)
- Recommendation: Staff recommended approval
- Correspondence: 3 letters in support of Ordinance 77-21

Public Hearing opened.

Amy S. Thibaut of Pavese Law Firm appeared in support of Ordinance 77-21 on behalf of David Henry and Pamela Henry.

Public Hearing closed.

Discussion held regarding:

- Property retaining Commercial designation on Kismet Parkway
- Future Commercial development
- Consideration for updating a portion of the designated area to incorporate multi-family residential use

Commissioner O'Connor moved, seconded by Commissioner Marker, to recommend approval of Ordinance 77-21, as presented.

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

Ordinance 78-21 (Case LU21-0011); Address: Multiple Properties Along SE 1st Place; Applicant: City of Cape Coral

WHAT ORDINANCE 78-21 ACCOMPLISHES:

An ordinance amending the City of Cape Coral Comprehensive Plan by changing the Future Land Use Map from Commercial/Professional (CP) to Multi-Family Residential (MF) land use for property described as Lots 1-6, 9, 10, and 15-20, Block 1006, Unit 24, Cape Coral Subdivision; property located at 1342-1348, 1402, 1414-1416, and 1502-1512 SE 1st Place. (Applicant: City of Cape Coral) (Acres 1.71 acres)

Assistant City Attorney Bartos read the title of the Ordinance.

Principal Planner Boyko discussed the following slides:

- Ord. 78-21/LU 21-0011, owners, location, size, urban services, requests
- Aerial Map / Zoning Map
- Current FLU – CP / Proposed FLU – MF
- Findings of Fact
- Analysis – Comp Plan – Future Land Use Element (4 slides)
- Recommendation: Staff recommended approval
- Correspondence: None, other than original contact with site owners

Public Hearing opened.

No speakers.

Public Hearing closed.

Commissioner O'Connor moved, seconded by Commissioner Bashaw, to recommend approval of Ordinance 78-21, as presented.

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

Ordinance 69-21 (Case TXT21-0010) Allowing Home Based Businesses to Operate in Cape Coral

WHAT ORDINANCE 69-21 ACCOMPLISHES:

An ordinance amending the City of Cape Coral Land Development Code, by amending Article 4, "Zoning Districts," Chapter 1, "General Provisions," Table 4.1.6, "Use Table," regarding home-based businesses and home occupations; amending Article 4, "Zoning Districts," Chapter 2, "Specific Regulations by District," Sections 4.2.1., 4.2.2., 4.2.3., 4.2.4., 4.2.5., 4.2.11., 4.2.12., 4.2.13., 4.2.14., and 4.2.15., regarding home-based businesses and home occupations; amending Article 5, "Development Standards," Chapter 10, "Specific Use Regulations (P* Uses in Table 4.4)," by repealing Section 5.10.4., "Home Occupations," in its entirety; amending Article 5, "Development Standards," Chapter 11, "Conditional Uses," by repealing Section 5.11.10., "Home Based Businesses," in its entirety; amending Article 5, "Development Standards," Chapter 11, "Conditional Uses," to create Section 5.11.10., "Home-Based Businesses," regarding home-based businesses; and by amending Article 11, "Definitions," Chapter 1, "General

Provisions,” Section 11.2., “Definitions,” regarding home-based businesses and home occupations.

Assistant City Attorney Bartos read the title of the Ordinance.

Principal Planner Boyko explained that this Ordinance amends the Land Development Code. He noted that at the last Legislative Session of The Florida Senate, there was a Bill passed (House Bill 403) that allowed for expansion of home-based businesses throughout the State of Florida. He opined that the essential purpose of this proposed Code update was to align the City of Cape Coral current Statutes and Land Development Code to ensure they are in accordance. He summarized the guidelines and allowances outlined within Ordinance 69-21 and provided corresponding examples.

Public Hearing opened.

No speakers.

Public Hearing closed.

Commissioner Bennie inquired regarding the number of allowed vehicles at a particular location.

Principal Planner Boyko reviewed Ordinance 69-21 noting that while it does limit the number of non-resident employees to a maximum of two, there is not a limit defined regarding the number of allowed vehicles.

Commissioner Bennie moved, seconded by Commissioner Marker, to recommend approval of Ordinance 69-21, as presented.

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

Ordinance 72-21 (Case TXT21-0008) Property Rights Element

WHAT ORDINANCE 72-21 ACCOMPLISHES:

An ordinance amending the City of Cape Coral Comprehensive Plan by creating the Property Rights Element.

Assistant City Attorney Bartos read the title of the Ordinance.

Planning Team Coordinator Daltry discussed the following slides:

- Ord. 72-21/TXT 21-0008
- Purpose
- Background
- Key Language – Policy 1.1
- Conclusion

- Recommendation: Staff recommended approval

Planning Team Coordinator Daltry remarked that this matter is being fast tracked. He announced the Public Hearing Dates: 9/1/2021 P&Z, Intro 9/22/2021, Transmittal 10/06/2021. He opined that he anticipates to receive the material back from the State roughly a month later. Prospectively looking at an adoption hearing around late November or early December, which would indicate an effective date in February.

Public Hearing opened.

No speakers.

Public Hearing closed.

Discussion held regarding:

- Burnt Store Road Corridor
- The process identified in State Law regarding a Land Use Amendment
- Request of the State to expedite review
- Property Rights Element influences over other specified Ordinances

Planning Team Coordinator Daltry indicated that any Land Use Amendment that was brought before the Planning and Zoning Commission prior to July 1, 2021, were “grand-fathered in” and can continue to move forward in the adoption process.

Commissioner Bashaw expressed discontent regarding the Future Land Use virtual maps and information available online, remarking that the information is not always up to date which can lead to challenges for individuals attempting to make informed decisions.

Planning Team Coordinator Daltry acknowledged that there are efforts being made to resolve the concerns brought forward by Commissioner Bashaw. He further clarified that Ordinance 72-21 does not affect any rezoning and verified which processes the Commission may proceed with moving forward.

Commissioner Sommers moved, seconded by Commissioner O'Connor, to recommend approval of Ordinance 72-21, as presented.

Commission polled as follows: Bashaw, Bennie, Marker, O'Connor, Read, Sommers, and Long voted “aye.” All “ayes.” Motion carried 7-0.

CITIZENS INPUT

None.

STAFF UPDATES

Intergovernmental Coordination and Public School Facilities Elements for EAR Review

Planning Coordinator Daltry discussed the following slides:

- EAR – Conservation and Coastal Management Element
- What is the ICE?
- Proposed ICE Revisions – Staff
- Proposed ICE Element Revisions – In-process
- What is the PSFE?
- Proposed PSFE Revisions – Staff
- Proposed PSFE Element Revisions – In-process

Planning Team Coordinator Daltry announced the final two Elements are intended to be brought forth in October, which will consist of the Capital Improvement Element and the Economic Development Element. He announced his intention of inviting Economic Development Manager Noguera to attend the upcoming Planning and Zoning Commission Meeting on October 6, 2021, to provide input and discuss his proposed changes.

OTHER BUSINESS

None.

MEMBER COMMENTS

None.

DATE AND TIME OF NEXT MEETING

A Special meeting was scheduled for Wednesday, September 15, 2021, at 9:00 a.m. in Council Chambers.

A Regular meeting was scheduled for Wednesday, October 6, 2021, at 9:00 a.m. in Council Chambers.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:06 a.m.

Submitted by,

Shana Sigler
Recording Secretary



**AGENDA REQUEST
FORM**
CITY OF CAPE CORAL

Item Number:	5.B.
Meeting Date:	10/6/2021
Item Type:	APPROVAL OF MINUTES

TITLE:

Special Meeting Minutes - September 15, 2021

REQUESTED ACTION:

SUMMARY EXPLANATION AND BACKGROUND:

STRATEGIC PLAN ALIGNMENT:

1. 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?

RECOMMENDATIONS:

SOURCE OF ADDITIONAL INFORMATION:

FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:

1. Will this action result in a Budget Amendment?

PREPARED BY:

Division- Department-

ATTACHMENTS:

Description	Type
1. Special Meeting Minutes - September 15, 2021	Backup Material

**MINUTES OF THE SPECIAL MEETING OF
THE CITY OF CAPE CORAL
PLANNING & ZONING COMMISSION**

WEDNESDAY, SEPTEMBER 15, 2021

Chair Read called the meeting to order at 9:00 a.m.

A moment of silence was observed.

Pledge of Allegiance.

ROLL CALL: Commissioners Bennie, Marker, O'Connor, Read, Sommers, and Alternate Safranek were present.

ALSO PRESENT: Robert Welsh, Alternate Council Liaison
Brian Bartos, Assistant City Attorney
John Naclerio, Assistant City Attorney
Robert Pederson, Community Development Planning Manager
Chad Boyko, Principal Planner

BUSINESS

PLANNING AND ZONING COMMISSION PUBLIC HEARING

**Ordinance 75-21 (LU21-0006); Address: 4120 & 4140 Kismet Parkway West;
Applicant: Bill Keenan (Continued from September 1, 2021)**

WHAT ORDINANCE 75-21 ACCOMPLISHES:

An ordinance amending the City of Cape Coral Comprehensive Plan by amending the Future Land Use Map from Single-Family/Multi-Family (SM) to Commercial Activity Center (CAC) land use for property described as a tract or parcel of land lying in a portion of the northeast quarter (NE 1/4) of Section 36, Township 43 South, Range 22 East, Lee County, Florida, being more particularly described herein; property located at 4120 and 4140 Kismet Parkway.

Chair Read announced that Ordinance 75-21 was a continuance, and it was not necessary for it to be read into the record as it had been read into the record at the prior meeting.

Principal Planner Boyko stated Ordinance 75-21 was continued from the Planning and Zoning Commission meeting held on September 1, 2021. He explained the purpose of the Ordinance and presented the following information/slides:

- Ordinance 75-21 / LU 21-0006, owners, location, size, urban services, requests
- Aerial Map / Zoning Map

- Current FLU – SM / Proposed FLU – SF
- Findings of Fact
- Analysis – Comprehensive Plan – Chapter 4 Future Land Use Element - Policy 1.15 – Single-Family/Multi-Family Residential
- Analysis – Comprehensive Plan – Chapter 4 Future Land Use Element - Policy 1.15 – Commercial Activity Center
- Analysis – Comprehensive Plan – Chapter 4 Future Land Use Element - Neighborhood Commercial Development Parameters
- Analysis – Comprehensive Plan – Chapter 4 Future Land Use Element - Policy 1.14 – Commercial Siting Guidelines
- Analysis – Economic Development Master Plan
- Recommendation: Staff recommended approval
- Correspondence: 1 letter of denial and 3 informational emails
- Thank You – Any questions?

Chair Read inquired if the Applicant or a representative of the Applicant wished to speak.

Greg Stuart, Stuart and Associates Planning & Design Services, appeared on behalf of the Applicants. He provided his background expertise and qualifications. He requested slide shows be included as part of the record. He discussed the following slides:

- The Old Burnt Store R/Kismet Prky. Small Scale Map Amendment
- Zoning Map – The 3-ac. Enclave To Amend The Map For CAC / Existing Commercial Activity Center Future Land Use
- Agree with Staff – Approve to change the SM to CAC for 3.3 acre site
- City Findings and Recommendations – 2 slides
- Commercial Site Location Guidelines & Comprehensive Plan Consistency
- Comprehensive Plan Consistency – 9 slides
- Impact Analysis – 3 slides
- Thank You – Zoning Map

Public hearing opened.

Edward Elms appeared in opposition to Ordinance 75-21. He explained at the time he moved to the referenced area, it was considered Unincorporated Lee County. He expressed opposition to the proposed amendment of the Future Land Use Map from Single-Family to Commercial land use.

Vinnie Salzone appeared to discuss a property he owns on Lake Kismet Terrace which is within the Kismet Lakes Community. He discussed traffic concerns and appeared in opposition to Ordinance 75-21.

Chardayne Seuffert appeared to represent residents who live in Kismet Lakes. She voiced concerns regarding traffic as well as commercial activity. She inquiringly discussed how a prospective alternative may be achieved with the City.

Public Hearing closed.

Discussion held regarding:

- Potential construction plans regarding the property
- Definition of Commercial Activity Center (CAC)
- Timeline of Single-Family Zoning implementation on the property

Assistant City Attorney Bartos clarified that the Commercial Activity Center (CAC) is a Land Use not a Zoning. The zoning is Agricultural for all referenced property including the property surrounding the 3.3 acres.

Discussion held regarding:

- Total size of the subject property – 3.3 acres
- Surrounding property Land Use – Approx. 8 acres
- Development timetable
- Traffic pattern concerns
- Potential park establishment
- Prerequisites necessary to develop the subject property with water and sewer

Commissioner O'Connor moved, seconded by Alternate Commissioner Safranek, to recommend approval of Ordinance 75-21.

Commission polled as follows: Bennie, Marker, O'Connor, Read, Sommers, and Safranek voted "aye." All "ayes." Motion carried 6-0.

CITIZENS INPUT

No Speakers.

OTHER BUSINESS

None.

MEMBER COMMENTS

Chair Read noted that there were currently three vacancies on the Planning and Zoning Commission and encouraged member of the Public to apply as the deadline to receive applications is no later than 4:30 p.m. on Friday, September 24, 2021. He congratulated Councilmember Long, District 6, on his recent appointment to City Council.

DATE AND TIME OF NEXT MEETING

A Regular meeting was scheduled for Wednesday, October 6, 2021, at 9:00 a.m. in Council Chambers.

Planning Manager Pederson informed the Planning and Zoning Commission that he was notified of the possibility of a need for a second Special meeting in October. He maintained that it was not definitive and advised he would be in contact.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:44 a.m.

Submitted by,

Shana Sigler
Recording Secretary



AGENDA REQUEST FORM
CITY OF CAPE CORAL

Item Number:	6.A.
Meeting Date:	10/6/2021
Item Type:	BUSINESS

TITLE:

AHAC Appointment

REQUESTED ACTION:

Appoint

SUMMARY EXPLANATION AND BACKGROUND:

STRATEGIC PLAN ALIGNMENT:

1. 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?

RECOMMENDATIONS:

Please take a look at Resolution 181-20 for details regarding the requested recommendation.

SOURCE OF ADDITIONAL INFORMATION:

Shana Dixon, Recording Secretary, 1-239-574-0415

FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:

1. Will this action result in a Budget Amendment?

PREPARED BY:

Shana Dixon, Recording
Secretary

Division-

Department-

ATTACHMENTS:

Description	Type
1. Ordinance 181-20	Backup Material

RESOLUTION 181 - 20

A RESOLUTION OF THE CITY OF CAPE CORAL AMENDING RESOLUTION 23-08, WHICH ESTABLISHED THE AFFORDABLE HOUSING ADVISORY COMMITTEE; PROVIDING FOR PURPOSE AND CREATION; PROVIDING FOR COMPOSITION; PROVIDING FOR POWERS AND DUTIES; PROVIDING FOR VACANCIES; PROVIDING FOR MEETINGS; PROVIDING FOR QUORUM; PROVIDING COMPENSATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 420.9072, Florida Statutes, states that affordable housing is most effectively provided by combining available public and private resources, and that local governments achieve this combination of resources by encouraging active partnerships between government, lenders, builders and developers, real estate professionals, advocates for low-income persons, and community groups to produce affordable housing; and

WHEREAS, section 420.9076, Florida Statutes, requires each municipality that participates in the State Housing Incentives Partnership Program (SHIP) to establish an affordable housing advisory committee to recommend monetary and non-monetary incentives for affordable housing; and

WHEREAS, on June 4, 2008, the City Council adopted Resolution 23-08, which established the Affordable Housing Advisory Committee in the City of Cape Coral; and

WHEREAS, the Cape Coral City Council desires to amend Resolution 23-08 to remain in compliance with recent amendments to Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AS FOLLOWS:

SECTION 1. PURPOSE AND CREATION: The purpose of this Resolution is to comply with the State Housing Initiatives Partnership Program by establishing an Affordable Housing Advisory Committee, combining public and private resources, to recommend monetary and non-monetary incentives to provide affordable housing.

SECTION 2. COMPOSITION: The Affordable Housing Advisory Committee shall be composed of eleven (11) members. All members shall be residents of the City of Cape Coral and all will be appointed by a majority vote of the City Council. ~~The initial committee shall consist of four (4) members to be appointed for three (3) years, four (4) members to be appointed for two (2) years, and three (3) members to be appointed for one (1) year. The City Council shall utilize a random selection process to determine which of such members shall serve a term of one (1) year, two (2) years, or three (3) years as provided herein. Thereafter m~~Members shall serve for a period of three years from the date of their appointment. The Committee shall include one city council member and one representative from at least six of the categories below:

- (a) ~~One~~ A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) ~~One~~ A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) ~~One~~ A citizen who is a representative of those areas of labor activity engaged in home building in connection with affordable housing.
- (d) ~~One~~ A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) ~~One~~ A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) ~~One~~ A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) ~~One~~ A citizen who is engaged as a real estate professional in connection with affordable housing.

- (h) ~~One~~ A citizen who actively serves on the local planning agency/planning and zoning commission (pursuant to section 163.3174, Florida Statutes).
- (i) ~~One~~ A citizen who resides within the jurisdiction of the local governing body making the appointments (citizen at large).
- (j) ~~One~~ A citizen who represents employers within the City of Cape Coral.
- (k) ~~One~~ A citizen who represents essential services personnel, as defined in the local housing assistance plan.

~~If, due to the presence of a conflict of interest by prospective appointees, or other reasonable factors, the City is unable to appoint a citizen actively engaged in these activities in connection with affordable housing, a citizen engaged in the activity without regard to affordable housing may be appointed.~~

SECTION 3. POWERS AND DUTIES: At a minimum, the Committee shall submit an annual report to the City Council and to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program that includes recommendations on, and ~~triennially thereafter~~ evaluates the implementation of, affordable housing incentives in the following areas:

- (a) The processing of approvals of development orders or permits, ~~as defined in section 163.3164 (7) and (8), Florida Statutes,~~ for affordable housing projects is expedited to a greater degree than other projects, as provided in Section 163.3177(6)(f)3, Florida Statutes.
- (b) ~~The modification of impact fee requirements, including reduction or waiver of fees and alternative methods of fee payment~~ All allowable fee waivers provided for the development or construction of affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- (e) ~~The allowance of a~~ Affordable accessory residential units ~~in residential zones.~~
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configuration, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

~~Triennially~~ Annually, the Committee shall review the established policies and procedures, ordinances, land development regulations, and the City's comprehensive plan, and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

The Committee may recommend other affordable housing incentives identified by the Committee. The Committee may also perform other duties at the request of City Council.

The city council member serving on the Committee must attend biannual regional workshops convened and administered under the Affordable Housing Catalyst Program as provided in Section 420.531(2), Florida Statutes.

SECTION 4. VACANCIES: ~~Any member of the Committee may be removed, with or without cause, by a majority vote of the City Council.~~ Committee members may be suspended or removed from office as provided in Section 112.501, Florida Statutes, as may be amended. Whenever a vacancy occurs on the Committee, the Council shall fill the vacancy for the remainder of the term in the same manner as the original appointment as soon as practicable after the vacancy occurs. A vacancy in the office of Chairperson or Vice-Chairperson shall be filled at the earliest possible date by the Committee by the election of one of its members to fill the unexpired term.


SECTION 5. MEETINGS: The City of Cape Coral Affordable Housing Advisory Committee shall hold meetings on a quarterly basis, or more often when business requires. Special meetings may be called by the Chairperson when deemed imperative. The Committee shall appoint a Chairperson and Vice-Chairperson to serve for a term of one year. The Vice-Chairperson shall act in the absence of the Chairperson. The Committee may adopt its own rules and regulations as may be deemed necessary, providing such rules shall not be contrary to the spirit and intent of this resolution, the policies and Charter of the City, and Florida Statutes. The Chairman may appoint Ad Hoc Committees when deemed necessary. All meetings are open to the public.

SECTION 6. QUORUM: Six (6) members of the Committee present to conduct official business shall constitute a quorum. No official action shall be taken by the Committee without the concurring vote of a majority of all members present at such meeting.

SECTION 7. COMPENSATION: The members of the City of Cape Coral Affordable Housing Advisory Committee shall serve without compensation.

SECTION 8. This Resolution shall take effect immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF CAPE CORAL AT ITS REGULAR COUNCIL SESSION THIS 31st DAY OF August, 2020.

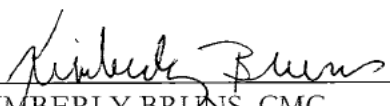


JOE COVIELLO, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

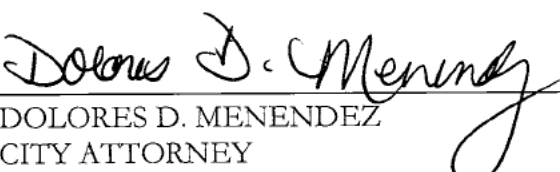
COVIELLO	<u>aye</u>	NELSON	<u>aye</u>
GUNTER	<u>aye</u>	WELSH	<u>aye</u>
CARIOSCIA	<u>aye</u>	WILLIAMS	<u>aye</u>
STOUT	<u>aye</u>	CODEN	<u>aye</u>

ATTESTED TO AND FILED IN MY OFFICE THIS 8th DAY OF September, 2020.



KIMBERLY BRUNS, CMC
CITY CLERK

APPROVED AS TO FORM:



DOLORES D. MENENDEZ
CITY ATTORNEY
res/AHAC members



AGENDA REQUEST FORM

CITY OF CAPE CORAL

Item Number:	6.B.
Meeting Date:	10/6/2021
Item Type:	BUSINESS

TITLE:

Applicant Interviews - 2 Members and 1 Alternate

REQUESTED ACTION:

Appoint

SUMMARY EXPLANATION AND BACKGROUND:

Vacancy: 3 Vacancies: 2 Members; 1 Alternate

Expiration: 1 member term expires 2/28/2022 (To fill prior Member Term)

1 member term expires 2/28/2023 (To fill prior Member Term)

1 alternate term expires 2/28/2022 (To fill prior Alternate Term)

Applications: Fourteen

- (1) Apking, Donald James
- (2) Bearden, Mary Louise
- (3) Bridges, Robert - Exempt
- (4) Fioretti, Enrico Kenneth
- (5) Gilbert, William J.
- (6) Hecht, Wayne Michael
- (7) Moore, Julia D.
- (8) Safranek, Barbara Jean (current Alternate)
- (9) Schwartz, Jack A.
- (10) Soloway, Stephen Joseph
- (11) Sullivan, Michael Patrick
- (12) Telisky, John P.
- (13) Wolford, Barbara Ann
- (14) York, Jeanette

Advertisement: The vacancies were advertised on 8/13/2021 and 9/3/2021 in the Breeze and posted to the City's website and social media outlets.

STRATEGIC PLAN ALIGNMENT:

1. 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?

RECOMMENDATIONS:**SOURCE OF ADDITIONAL INFORMATION:**

Shana Dixon, Recording Secretary, 1-239-574-0415

FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:

1. Will this action result in a Budget Amendment?

PREPARED BY:

Shana Dixon, Recording
Secretary

Division-

Department-

ATTACHMENTS:

Description	Type
▣ 1. Application - Apking, Donald James	Backup Material
▣ 2. Application - Bearden, Mary Louise	Backup Material
▣ 3. Application - Bridges, Robert - Exempt	Backup Material
▣ 4. Application - Fioretti, Enrico Kenneth	Backup Material
▣ 5. Application - Gilbert, William J.	Backup Material
▣ 6. Application - Hecht, Wayne Michael	Backup Material
▣ 7. Application - Moore, Julia D.	Backup Material
▣ 8. Application - Safranek, Barbara Jean	Backup Material
▣ 9. Application - Schwartz, Jack A.	Backup Material
▣ 10. Application - Soloway, Stephen Joseph	Backup Material
▣ 11. Application - Sullivan, Michael Patrick	Backup Material
▣ 12. Application - Telisky, John P.	Backup Material
▣ 13. Application - Wolford, Barbara Ann	Backup Material
▣ 14. Application - York, Jeanette	Backup Material

**CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM**

Initials: _____

AUG 12 2021

This Appointment Information Form, when completed, signed and filed with the City Clerk's Office, is a PUBLIC RECORD under Chapter 119, Florida Statutes, and, therefore, is open to public inspection by any person.

CITY CLERK'S OFFICE

YOU ARE RESPONSIBLE TO KEEP THE INFORMATION ON THIS FORM CURRENT. APPLICATIONS WILL BE RETAINED IN THE CLERK'S OFFICE IN ACCORDANCE WITH STATE RECORDS RETENTION LAWS.

Please Type, if possible (or print clearly)

Date: 8/6/2021

Name: Apking Donald James
(Last) (First) (Middle)

E-mail address: djapking@bellsouth.net

Address: (H) 4425 Sands Blvd Zip Code 33914
(O) _____ Zip Code _____

Phone: (H) 239-220-0656 (O) _____ (C) 239-220-0656

Occupation: Retired

Employer: _____ Position: _____ How Long: _____

Education: Highest education level achieved and institutions attended:

Name & LocationDates AttendedDegrees Earned

Xavier University 9-68 to 9/72 BSBA Business & Chemistry

Have you ever held a professional or business license or certificate? Yes _____ No X

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate TitleIssue DateIssuing Authority

Board(s) /Commission(s) for which you are applying:

Planning & Zoning Commission

1. Are you a U.S. Citizen? Yes X No _____
2. Are you a Cape Coral Resident? Yes X No _____
3. Are you currently serving on a City Board(s)? Yes X No _____

If yes, which Board(s) and since when?

Charter Review Commission - 6-2021

4. Have you ever served on a City Board(s)? Yes X No _____

If yes, which Board(s) and when?

Peachtree City GA -Recreation Commission Chairman 2004 - 2007

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?

Yes _____ No X If yes, what Board, etc. and since when?

Work Experience:

See attached resume

Community Involvement:

SWCCAC, Friends of the Cape Coral Environment, Cape Coral Grievance Committee, Charter Review Commission

Adopt A Median Program

Interests/Activities:

Biking, Boating on Firends Boats

Why do you desire to serve on this/these Board(s)?

Participate in the planning and zoning board to maintain the City's Master Plan for the present and future of Cape Coral and to maintain a high standard for those who wish to develop commercial and residential properties

How did you learn about the vacancy? ☐ Cape Coral Website ☐ Newspaper ☐ Facebook ☒ Word of Mouth

A resume or separate sheet with additional information may be included.

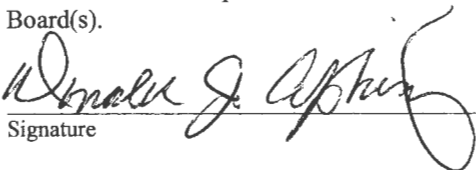
Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

The City of Cape Coral Code of Ordinances, Section 2-60 has a limitation on offices held; however, this can be waived by a two-thirds (2/3) vote of City Council. If you are already serving on a Board, Authority, or Commission for the City of Cape Coral or for another governmental agency, you would have to be approved by a two-thirds (2/3) vote.

The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

Signature



8/6/2021

Date

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed:

Date: _____

Yes ☐ No ☐

Council Action:

Date: _____

Donald Apking

Cape Coral, Florida 33914
Djapking@bellsouth.net • 239-220-0656 • [Linkedin.com/in/djapking](https://www.linkedin.com/in/djapking)

High-Volume Sales Manager

Growth-focused, strategic sales leader with 25+ years experience and success in technical, industrial, and business sales management

— Areas of Expertise —

Territory Management & Expansion | Account Development & Growth | New Product Launches
Pre- and Post-Sales Technical Support | Budget Oversight | Project Management
Contract Negotiations | Client Satisfaction & Retention | Marketing And Brand Development

— Career Accomplishments —

Negotiated contracts resulting in \$10M revenue.
Increased profit margins by 50% in just one year.
Identified and discontinued low-margin business resulting in annual savings of \$2M.

Professional Experience

Ecoverde Technologies
National Sales Manager

Tempe, Arizona
2016 – 2020

Oversee and increase sales related to Ecoverde designs, manufacturers, carbon adsorbers, and compact order control systems. Direct representative network, select case histories for publication, and promote Carbon Media Business through effective sales and marketing initiatives. Facilitate new market development and new product introduction.

Key Accomplishments:

- Ordered a **complete restructure of Municipal REP Network** for Bio-scrubbers and Carbon Adsorbers, resulting in increased sales.
- Hired Top- Flight REPS resulting in **200% increased sales in three years**.
- **Launched industrial market program** building upon existing municipal market program.

Purafil
North America Sales Manager

Atlanta, Georgia
2012 – 2016

Facilitated revenue growth for leading company in odor and corrosion control and wastewater industry. Controlled program representatives throughout North America for Wastewater Group. Conducted CRM implementation for municipal sales market. Promoted BTF program initiatives for wastewater in US market.

Key Accomplishments:

- Introduced new products resulting in **increased revenue of \$3M in two years**.
- **Restructured sales and marketing strategies** for wastewater in the US market through collaboration with REPS to set sales goals and discarding technology not ready for market.
- Above-mentioned restructuring resulted in **increased attention to equipment** in market, subsequently **promoting higher sales**.

...continued...

Donald Apking • Page 2

Industrial Control Systems
Sales Engineer/Business Development Manager

Sandston, Virginia
2008 – 2012

Directed distributor network for Midwest and Southeast US markets for company specializing in tertiary filter control systems for water and wastewater treatment plants. Recruited manufacturer agents and provided technical support. Conducted and presented product and business information at regional and national water shows.

Key Accomplishments:

- Generated additional product lines to **form new subsidiary company**, Clearwater Technologies.
- **Increased revenue by \$200K in one year** as a result of successful subsidiary formation.

M.L. Ball Company
Sales Engineer

Atlanta, Georgia
2006 – 2008

Led municipal and industrial sales operations for industrial control systems, SCADA technology, Milton Roy pumps, Hach samplers, and Rohm and Haas resins throughout Georgia, Alabama, and Eastern Tennessee. Generated product portrayal and interest through lunch-and-learns targeting consultants and owners.

Key Accomplishment:

- Developed key initiatives to **improve system designs** for municipal and industrial equipment applications.

Additional Experience

Tiberian Technologies
Sales & Marketing Specialist/Project Manager

Atlanta, Georgia

Supervised special projects targeting certifications and product registration to infiltrate municipal water treatment market. Conducted negotiations with EPA and NSF. Established and maintained positive, professional relationships with US Government entities including US Patent Office.

Key Accomplishments:

- Headed strategic relationship dissolution with chemical processing partner and **created new vital partnerships** to supply products for in-house development of ClO2 technology.
- **Successfully filed product registrations** with EPA and patent applications.

Brown Products
Director, Sales & Marketing

Atlanta, Georgia

Managed team of 20 staff with eight direct reports and operational budget of \$6M. Played active role in positioning company for sale and securing appropriate buyer.

Key Accomplishments:

- Restructured sales and marketing departments and discontinued low-margin products, resulting in **\$2M annual savings and \$3M new business revenue**.

...continued...

- Integrated company in new markets and **increased profit margins by 50% in one year** through expansion into packaging materials and furniture.

Harris Waste Management
Director, Sales & Marketing

Peachtree City, Georgia

Controlled team of 90 national and international staff, four direct reports, and operational budget of \$60M. Conducted contract negotiations with Congress members to position Harris as official supplier of equipment for Russia in accordance with SALT II Treaty. Reoriented dealer and distributor networks in both US and international markets.

Key Accomplishments:

- Redefined product matrix by designating replacement parts into separate operation, resulting in the **generation of 100% profit and more efficient manufacturing processes.**
- Played an active role in contract negotiations resulting in **unprecedented \$10M revenue.**

Education

Bachelor of Science, Business Administration and Chemistry
Xavier University – Cincinnati, Ohio

CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM

AUG 19 2021

Initials: MLB

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Please Type, if possible (or print clearly)

Date: August 16, 2021

Name: Bearden Mary Louise
(Last) (First) (Middle)

E-mail address: mary@nontrivial.Org

Address: (H) 3713 SE 3rd Place Zip Code 33904
(O) n/a Zip Code _____

Phone: (H) (239) 347-8990 (O) n/a (C) (731) 935-9345

Occupation: Retired

Employer: n/a Position: Development Director How Long: 30 yrs.

Education: Highest education level achieved and institutions attended:

Name & Location	Dates Attended	Degrees Earned

Have you ever held a professional or business license or certificate? Yes _____ No _____

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title	Issue Date	Issuing Authority
<u>Certified Municipal Clerk</u>	<u>1979</u>	<u>Ohio Municipal League</u>

Board(s) / Commission(s) for which you are applying:

PEZ Commission

- Are you a U.S. Citizen? Yes X No _____
- Are you a Cape Coral Resident? Yes X No _____
- Are you currently serving on a City Board(s)? Yes _____ No X
If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)? Yes Y No _____

If yes, which Board(s) and when?

Planning Commission, Chair Affordable Housing Board Zoning Appeals Board

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?

Yes _____ No X If yes, what Board, etc. and since when?

Work Experience:

See attached resume

CITY OF CAPE CORAL
CITY CLERK'S OFFICE

Community Involvement:

First Presbyterian Church

Interests/Activities:

Long range planning

Visioning for the future

Exercise, swimming, cooking and music

Why do you desire to serve on this/these Board(s)?

To become more involved and utilize my expertise in order to contribute to my adopted City

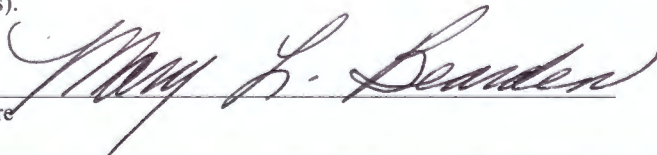
How did you learn about the vacancy? ☐ Cape Coral Website ☒ Newspaper ☐ Facebook ☐ Word of Mouth**A resume or separate sheet with additional information may be included.**Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

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I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

Signature



August 16, 2010

Date

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed:

Date: _____

Yes ☐ No ☐

Council Action:

Date: _____

MARY L. BEARDEN
3713 SE 3rd Place
Cape Coral, FL 33904
(731) 935-9345
mary@nontrivial.org

SUMMARY OF QUALIFICATIONS:

Seasoned senior manager qualified by over thirty years of visible achievements in government, non-profit and business environments highlighted in Public Administration, Finance, Business Management, Personnel and New Business Development.

Skillful negotiator, communicator and team builder. Possess thorough understanding of physical, social and fiscal dimensions of business and government. Capable of adjusting to employer expectations and to deal with rapidly changing circumstances.

PROFESSIONAL EXPERIENCE:

JACKSON DOWNTOWN DEVELOPMENT CORPORATION, JACKSON, TN
March 2005 – June, 2007 Executive Director/Development Director

Directed and managed all aspects of downtown re-development efforts in conjunction with City's long range planning initiative.

CITY OF GROVE CITY, OHIO March 2001 - June 2003 Development Director

Directed planning and economic development activities for the City including; plan review, capital improvement projects, long range planning, budgets, policy and procedures and code revisions. Manage Retention and Expansion, Downtown Revitalization and New Business Development programs.

COMMUNICATIONS ENHANCEMENT/FORT CHAFFEE, AR June 1999 - February 2001
DEVELOPMENT, MARKETING AND FUNDING CONSULTANT

CITY OF DUBLIN, OHIO 1995 – 1999 Economic Development Director

Managed and directed economic development efforts including internal (city) government and external (community) programs and strategies for one of Ohio's fastest growing, high-end "edge cities".

Liaison with Planning, Engineering, Building Standards, Code Enforcement, Inspection and Facilities Departments in coordination of commercial/residential development and capital improvement projects.

Developed and managed database in order to monitor economic health, including trends and demand for services, managed incentive programs, served as City's Housing Officer, grant administration, managed consultants and participated in long range planning.

In-house Project Manager, accountable for expediting building permits, plan review and coordination of public and private improvements; knowledgeable in infrastructure and implementation of related activities.

ACHIEVEMENTS:

- Orchestrated and secured development commitments for over four million square feet of new commercial facilities.
- Developed a highly successful Business Retention and Expansion program and created “Tax Increment Financing” public improvement projects to accommodate selected economic activity.
- Selected Management Representative for first municipality in U.S. to obtain ISO 9001 certification.
- Selected “Expert Panel Member” and co-authored publication of paper on “Competency Profile of the Economic Development Specialist in Ohio” for The Ohio State University Extension.

MARYSVILLE/UNION COUNTY, OHIO 1989 - 1995
EXECUTIVE DIRECTOR/DEVELOPMENT DIRECTOR

Created and managed first economic development program and office for a rural county with heavy industrial presence generating and accommodating growth from 31,000 to 38,000 residents, and established a stable fiscal base for the County.

Developed a networking system among business, industry and governmental agencies in preparing for development and growth.

Provided guidance and leadership in forming community alliances to market and promote business development potential.

Managed day-to-day office operation including personnel, finance and report systems. Systemized information on grants, sites, buildings, zoning, economic indicators, labor data, training, utilities, tax rates and material resources.

ACHIEVEMENTS:

- Directed start-up of a private development corporation to function as multi-jurisdictional agency to achieve County’s long range planning and growth efforts.
- Developed County’s first comprehensive land-use plan; spearheaded water distribution project and established first County-wide Chamber of Commerce, Industry Council, Business Education Advisory Council and Legislative Committee.

BURGESS & NIPLE, ENGINEERS AND ARCHITECTS, Columbus, OH 1983-1989
FUNDING ANALYST/MARKETING REPRESENTATIVE

Represented Midwest’s largest engineering firm; responsible for marketing full line of services, securing grants and funding commitments for public and private projects.

Coordinated projects with state and federal agencies, negotiated contracts, obtained, administered and packaged financing and grants, conducted financial and feasibility analysis, client rep to twenty-three (23) municipalities, and worked with funding and development agencies, financiers and Chamber of Commerce.

STATE OF OHIO DEPARTMENT OF DEVELOPMENT 1982 - 1983
DEVELOPMENT SPECIALIST/LOAN OFFICER

Responsible for processing development projects and presentation of loan applications in conjunction with other banking and government lending sources. Marketed state incentive programs, communicated with interested parties and performed financial analysis for potential loan and grant programs. Negotiated level of state assistance and wrote legislative rules as required; worked on Governor's special projects.

VILLAGE OF PLAIN CITY, OHIO Clerk Treasurer 1976 - 1982

Directed overall fiscal program of a central Ohio Village with 2,100 residents including personnel, planning, investments, treasury management, accounts receivable and payable and long-term debt financing. Managed the day-to-day Village operations including streets, utilities, safety services and parks and recreation. Secured and administered grants.

EDUCATION:

Soo High School, Sault Ste. Marie, MI
University of Wisconsin, Madison, WI – Accounting

CONTINUING EDUCATION:

Economic Development Institute (EDI)
Lake Superior State College, Sault Ste. Marie, Michigan - Accounting and Business Practices
Columbus Technical Institute- Real Estate Law, General Business, Real Estate, Principles and Practices, Business Law, and Banking
Columbus Board of Realtors - Fundamentals in Real Estate
Franklin University- Economics, Marketing, Government, Office Management, Business Relations, Communication and Real Estate Finance
National Development Council Training (NDC) - Credit Analysis, Real Estate Financing and Loan Packaging
Ohio State University - Doing Business with the Japanese, Ohio Basic Economic Development Course, Managerial Writing and Time Management
Ohio Job Service Employer Committee - Drug Free Work Place
Phoenix Learning Systems - Meeting Effectiveness
St. Paul Public Sector Services - Employment Law, Harassment in the Workplace

FORMER AND CURRENT ORGANIZATIONS & MEMBERSHIPS:

International Economic Development Council (IEDC)
National Association of Industrial and Office Properties (NAIOP)
American Planning Association (APA)
Leadership Dublin
Sault Ste. Marie Tribe of Chippewa Indians
Municipal Clerks Association

EXEMPT

Per Section 119.071 of the
State Statutes, certain
information on this
application must be
redacted.

Initials: PIB

CITY OF CAPE CORAL
Clerk's Office,
CITY CLERKS OFFICE

Please Type, if possible (or print clearly)

Date: 9/18/2021

E-mail address: Rbridges6917@gmail.com

Address: () Zip Code ()

(O) _____ Zip Code _____

Phone: (H) _____ (O) _____ (C) _____

Occupation: Real estate

Employer: Royal Shell real estate Position: Sales associate How Long: 3months

Education: Highest education level achieved and institutions attended:

Name & Location

Dates Attended

Degrees Earned

LEWIS UNIVERSITY ROMEOVILLE IL 2000-2006 MASTER OF ARTS CRIMINAL JUSTICE

Have you ever held a professional or business license or certificate? Yes **XX** No

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title

Issue Date

Issuing Authority

Real estate sales associate	7/13/2021	FLDBR
-----------------------------	-----------	-------

Board(s) /Commission(s) for which you are applying:

Planning and zoning

1. Are you a U.S. Citizen? Yes X No _____
2. Are you a Cape Coral Resident? Yes X No _____
3. Are you currently serving on a City Board(s)? Yes _____ No X

If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)? Yes _____ No X

If yes, which Board(s) and when?

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?

Yes _____ No **X** If yes, what Board, etc. and since when?

Work Experience:

Chicago Police Department, Detective 1995-2021 retired

Community Involvement:

Member Chicago public schools local school board 2006-2010, Ebinger school foundation 2007-2010

Interests/Activities:

Fishing, hiking, interacting with neighbors

Why do you desire to serve on this/these Board(s)?

I desire to serve on this board to better serve the community with my diverse experience. As a resident, I would like to take an active roll in the long term growth of Cape Coral.

How did you learn about the vacancy? ☐ Cape Coral Website ☐ Newspaper ☐ Facebook ☐ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☐ No ☐

The City of Cape Coral Code of Ordinances, Section 2-60 has a limitation on offices held; however, this can be waived by a two-thirds (2/3) vote of City Council. If you are already serving on a Board, Authority, or Commission for the City of Cape Coral or for another governmental agency, you would have to be approved by a two-thirds (2/3) vote.

The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).



Signature

9/18/2021

Date

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: Date: _____

Yes ☐ No ☐

Council Action: Date: _____

**CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM**

AUG 17 2021

Initials: E. K.

This Appointment Information Form, when completed, signed and filed with the City Clerk's Office, is a PUBLIC RECORD under Chapter 119, Florida Statutes, and, therefore, is open to public inspection by any person.

**CITY OF CAPE CORAL
CITY CLERK'S OFFICE**

YOU ARE RESPONSIBLE TO KEEP THE INFORMATION ON THIS FORM CURRENT. APPLICATIONS WILL BE RETAINED IN THE CLERK'S OFFICE IN ACCORDANCE WITH STATE RECORDS RETENTION LAWS.

Please Type, if possible (or print clearly)

Date: 8/12/2021Name: Fioretti, Enrico Kenneth

(Last)

(First)

(Middle)

E-mail address: kenfioretti@outlook.comAddress: (H) 102 SE 41st St, Cape Coral, FL Zip Code 33904

(O) _____ Zip Code _____

Phone: (H) _____ (O) _____ (C) 862-684-8899Occupation: Real Estate Development and ConstructionEmployer: Hix Snedeker Companies Position: Development Mgr How Long: 3.5 yrs

Education: Highest education level achieved and institutions attended:

Name & LocationDates AttendedDegrees EarnedWilliam Paterson University, Wayne N1995 - 1999Business Administration

Have you ever held a professional or business license or certificate?

Yes X No _____

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate TitleIssue DateIssuing AuthorityReal Estate Salesperson, NJ. 2001, NJ RE CommReal Estate Salesperson, NY 2004, NY RE Comm

Board(s) /Commission(s) for which you are applying:

Planning and Zoning Commission1. Are you a U.S. Citizen? Yes X No _____2. Are you a Cape Coral Resident? Yes X No _____3. Are you currently serving on a City Board(s)? Yes _____ No X

If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)? Yes X No _____

If yes, which Board(s) and when?

Planning Board, Bloomingdale, NJ 2014 - 20195. Are you currently serving on a Board, Authority, or Commission for another governmental agency?Yes _____ No X If yes, what Board, etc. and since when?

Work Experience:

Commercial Real Estate Development, Sales, Leasing for 20 years

Computer Systems & IT - 12 Years

Chef - 12 years

Community Involvement:

I have recently relocated to Cape Coral from Northern NJ and am looking to become involved in the community and leveraging my professional and personal experience

Interests/Activities:

Family, boating, music, biking & hiking

Why do you desire to serve on this/these Board(s)?

I have significant experience as both a board member and an applicant, having served for 5 years in my former home town, and having presented before dozens of boards, committees, and various public groups. I feel I could provide a wealth of knowledge and offer impartial judgment for both the City and our applicants.

How did you learn about the vacancy? ☒ Cape Coral Website ☐ Newspaper ☐ Facebook ☐ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

The City of Cape Coral Code of Ordinances, Section 2-60 has a limitation on offices held; however, this can be waived by a two-thirds (2/3) vote of City Council. If you are already serving on a Board, Authority, or Commission for the City of Cape Coral or for another governmental agency, you would have to be approved by a two-thirds (2/3) vote.

The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).



Signature

8/12/2021

Date

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: Date: _____

Yes ☐ No ☐

Council Action: Date: _____

**CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM**

JAN 15 2021

Initials: WJ

This Appointment Information Form, when completed, signed and filed with the City Clerk's Office, is a PUBLIC RECORD under Chapter 119, Florida Statutes, and, therefore, is open to public inspection by any person.

**CITY OF CAPE CORAL
CITY CLERK'S OFFICE**

YOU ARE RESPONSIBLE TO KEEP THE INFORMATION ON THIS FORM CURRENT. APPLICATIONS WILL BE RETAINED IN THE CLERK'S OFFICE IN ACCORDANCE WITH STATE RECORDS RETENTION LAWS.

Please Type, if possible (or print clearly)

Date: 12/22/20

Name: GILBERT William JACK
(Last) (First) (Middle)

E-mail address: WILLIAM1824@CapeCoral.net

Address: (H) 1826 SW 17th PL Cape Coral Zip Code 33991
(O) _____ Zip Code _____

Phone: (H) 239-220-7537 (O) _____ (C) _____

Occupation: _____

Employer: SLCC Position: GM How Long: 3 Yrs

Education: Highest education level achieved and institutions attended:

Name & Location	Dates Attended	Degrees Earned

Have you ever held a professional or business license or certificate? Yes ☐ No ☐

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title	Issue Date	Issuing Authority
<u>LCM COMMUNITY ASSOC. MGR.</u>		<u>DBPR</u>

Board(s) /Commission(s) for which you are applying:

PLANNING & ZONING1. Are you a U.S. Citizen? Yes ☒ No ☐2. Are you a Cape Coral Resident? Yes ☒ No ☐3. Are you currently serving on a City Board(s)? Yes ☒ No ☐

If yes, which Board(s) and since when?

PLANNING & ZONING (12 MONTHS) UNUSABLE ABANDONED - 3 YRS4. Have you ever served on a City Board(s)? Yes ☒ No ☐

If yes, which Board(s) and when?

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?Yes ☒ No ☐ If yes, what Board, etc. and since when?LEE COUNTY DISTRICT ADVISORY BOARD 3-YRS

Work Experience:

PROPERTY MGMT

Community Involvement:

2-BOARDS

Interests/Activities:

FAMILY - WORK - CAPE CORAL

Why do you desire to serve on this/these Board(s)?

HOPING CAPE CORAL A GREAT PLACE TO LIVE

How did you learn about the vacancy? ☒ Cape Coral Website ☐ Newspaper ☐ Facebook ☐ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

The City of Cape Coral Code of Ordinances, Section 2-60 has a limitation on offices held; however, this can be waived by a two-thirds (2/3) vote of City Council. If you are already serving on a Board, Authority, or Commission for the City of Cape Coral or for another governmental agency, you would have to be approved by a two-thirds (2/3) vote.

The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).



Signature

11/22/20

Date

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: Date: _____

Yes ☐ No ☐

Council Action: Date: _____

**CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM**

SEP 15 2021

Initials: W

This Appointment Information Form, when completed, signed and filed with the City Clerk's Office, is a PUBLIC RECORD under Chapter 119, Florida Statutes, and, therefore, is open to public inspection by any person.

YOU ARE RESPONSIBLE TO KEEP THE INFORMATION ON THIS FORM CURRENT. APPLICATIONS WILL BE RETAINED IN THE CLERK'S OFFICE IN ACCORDANCE WITH STATE RECORDS RETENTION LAWS.

9/13/21

Please Type, if possible (or print clearly)

Date: _____

Name: Hecht Wayne Michael
(Last) (First) (Middle)

E-mail address: whauc@aol.com

Address: (H) 1608 NW 36th Ave Zip Code 33993
(O) _____ Zip Code _____

Phone: (H) _____ (O) _____ (C) 954-445-5707

Occupation: Auctioneer

Employer: Tiger Group Position: Director of Operations How Long: 8

Education: Highest education level achieved and institutions attended:

Name & Location	Dates Attended	Degrees Earned
<u>Massapequa HS, Massapequa, NY</u>	<u>1979-1983</u>	<u>Diploma</u>

Have you ever held a professional or business license or certificate? Yes X No _____

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title	Issue Date	Issuing Authority
<u>Auctioneer License</u>	<u>1999</u>	<u>FL DBPR</u>
<u>Real Estate Salesperson</u>	<u>2001</u>	<u>FL DBPR</u>
<u>Captain License</u>	<u>2017</u>	<u>USCG</u>

Board(s) /Commission(s) for which you are applying:

Planning and Zoning Commission

1. Are you a U.S. Citizen? Yes X No _____
2. Are you a Cape Coral Resident? Yes X No _____
3. Are you currently serving on a City Board(s)? Yes X No _____

If yes, which Board(s) and since when?

Waterway Advisory Board, since January 2021

4. Have you ever served on a City Board(s)? Yes X No _____

If yes, which Board(s) and when?

Waterway Advisory Board, since January 2021

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?

Yes _____ No X If yes, what Board, etc. and since when?

Work Experience:

I have worked over 30 years in the industrial auction and appraisal industry. I have a proven track record in my ability to manage large scale projects including budgets, staffing and problem solving.

Community Involvement:

I am a current member of the Cape Coral Waterway Advisory Board, member of the USCG Auxiliary and founding member and current Chairman of the Half Century Plus Softball league here in Cape Coral.

Interests/Activities:

Want to see Cape Coral grow in a sensible way. Active in Boating, Fishing and Softball.

Why do you desire to serve on this/these Board(s)?

I have lived in Cape Coral for 9 years now and want to be part of the solutions and decisions that will move the City forward.

How did you learn about the vacancy? ☒ Cape Coral Website ☐ Newspaper ☐ Facebook ☐ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

The City of Cape Coral Code of Ordinances, Section 2-60 has a limitation on offices held; however, this can be waived by a two-thirds (2/3) vote of City Council. If you are already serving on a Board, Authority, or Commission for the City of Cape Coral or for another governmental agency, you would have to be approved by a two-thirds (2/3) vote.

The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

Signature

Date

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed:

Date: _____

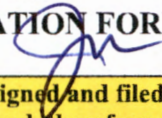
Yes ☐ No ☐

Council Action:

Date: _____

CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM

SEP 13 2021

Initials: 

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YOU ARE RESPONSIBLE TO KEEP THE INFORMATION ON THIS FORM CURRENT. APPLICATIONS WILL BE RETAINED IN THE CLERK'S OFFICE IN ACCORDANCE WITH STATE RECORDS RETENTION LAWS.

Please Type, if possible (or print clearly)

Date: 9/12/21

Name: Moore Julia D
(Last) (First) (Middle)

E-mail address: juliemoore3940@gmail.com

Address: (H) 3940 NW46th Terrace Zip Code 33993
(O) _____ Zip Code _____

Phone: (H) 239-283-9736 (O) _____ (C) 860-841-2461

Occupation: Retired 2/1/21

Employer: _____ Position: _____ How Long: _____

Education: Highest education level achieved and institutions attended:

Name & Location	Dates Attended	Degrees Earned
College of the Redwoods	1985-1989	Business Mngnt/Computer Prog.
Clark County Community College	1983	Accountg/Bkkeeping
Dale Carnegie Sales Training	1995-1997	Sales Leadership/asst Teacher

Have you ever held a professional or business license or certificate?

Yes ☐ No ☒

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title _____ Issue Date _____ Issuing Authority _____

Board(s) /Commission(s) for which you are applying:

Zonning & Planning

1. Are you a U.S. Citizen?

Yes ☒ No ☐

2. Are you a Cape Coral Resident?

Yes ☒ No ☐3. Are you currently serving on a City Board(s)?Yes ☐ No ☒

If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)?

Yes ☐ No ☒

If yes, which Board(s) and when?

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?Yes ☐ No ☒ If yes, what Board, etc. and since when?

Work Experience:

35 years radio and television sales. Managed and handled multi million dollar account lists. Managed and created commercials for businesses. Handled Cable TV, Radio, and online advertising.

Community Involvement:

Just retired Feb 2021 so just starting to get involved!

Interests/Activities:

Play guitar and sing in church praise band and choir, etc. Love to garden and cook and I finally have time to enjoy it!

Why do you desire to serve on this/these Board(s)?

I feel like Cape Coral is my forever home so I care deeply. I have been here now going on 15 years, so I have seen a lot of change and growth. I always wanted to get involved with a board, but never had time because of my demanding career.

How did you learn about the vacancy? ☐ Cape Coral Website ☐ Newspaper ☐ Facebook ☒ Word of Mouth

A resume or separate sheet with additional information may be included.

The City of Cape Coral Code of Ordinances, Section 2-60 has a limitation on offices held; however, this can be waived by a two-thirds (2/3) vote of City Council. If you are already serving on a Board, Authority, or Commission for the City of Cape Coral or for another governmental agency, you would have to be approved by a two-thirds (2/3) vote.

The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

Signature Julia Moore

Date 9/12/21

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: _____ Date: _____

Yes ☐ No ☐

Council Action: _____ Date: _____

**CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM**

SEP 14 2021

Initials: BJS

This Appointment Information Form, when completed, signed and filed with the City Clerk's Office, is a PUBLIC RECORD under Chapter 119, Florida Statutes, and, therefore, is open to public inspection by any person.

**CITY OF CAPE CORAL
CITY CLERK'S OFFICE**

YOU ARE RESPONSIBLE TO KEEP THE INFORMATION ON THIS FORM CURRENT. APPLICATIONS WILL BE RETAINED IN THE CLERK'S OFFICE IN ACCORDANCE WITH STATE RECORDS RETENTION LAWS.

Please Type, if possible (or print clearly)

Date September 13, 2021

Name: Safranek, Barbara Jean
(Last) (First) (Middle)

E-mail address: bsafranek1@msn.com

Address: (H) 2649 Casibari Court Zip Code 33991
(O) --- Zip Code --

Phone: (H) -- (O) -- (C) 917 754 9168

Occupation: retired financial services professional

Employer: -- Position: -- How Long: --

Education: Highest education level achieved and institutions attended:

Name & Location	Dates Attended	Degrees Earned
<u>Wharton School, Univ. of Pennsylvania</u>	<u>1985-1987</u>	<u>MBA</u>
<u>Vassar College</u>	<u>1978 - 1982</u>	<u>BA</u>

Have you ever held a professional or business license or certificate?

Yes ☐ No ☒

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title Issue Date Issuing Authority

Board(s) /Commission(s) for which you are applying:

Planning and Zoning Commission

1. Are you a U.S. Citizen?

Yes ☒ No ☐

2. Are you a Cape Coral Resident?

Yes ☒ No ☐3. Are you currently serving on a City Board(s)?Yes ☒ No ☐

If yes, which Board(s) and since when?

Planning and Zoning Commission Alternate, appointed Feb. 2021, one-year term; Charter ReviewCommission, appointed May 2021, term ending Jan. 2022.

Have you ever served on a City Board(s)?

Yes ☐ No ☒

4 If yes, which Board(s) and when?

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?Yes ☐ No ☒ If yes, what Board, etc. and since when?

Work Experience:

Over 30 years at executive level for a variety of global financial services companies with a focus on Asia including Credit Suisse, Mackenzie Financial and BennBridge Fund Management. I had P&L responsibility for multi-million dollar business units and managed top corporate relationships. See attached resume.

Community Involvement:

Supporting member of Cape Coral Museum of History, Cape Coral Friends of Wildlife and Keep Lee County Beautiful; Committee member for Sandoval HOA's racquet sports activities; competing member of 2 teams for Cape Coral Racquet Club in Lee County Women's Tennis League; member of Penn Club of SWFL

Interests/Activities:

Freshwater/saltwater kayaking, boating, swimming, cycling, tennis, horseback riding

Why do you desire to serve on this/these Board(s)?

1. The Planning and Zoning Commission is critical to Cape Coral's future. After serving as an Alternate on the Commission, I would like to have the opportunity to have a full seat at the table in terms of how our city may be shaped and changed.
2. In general, I hope to contribute to the growth and quality of life in Cape Coral based on my professional experiences in business and finance.

How did you learn about the vacancy? ☐ Cape Coral Website ☒ Newspaper ☐ Facebook ☐ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

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The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

Barbara Safranek (electronically signed)

September 13, 2021

Signature

Date

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: Date: _____

Yes ☐

No ☐

Council Action: Date: _____

Barbara Safranek

2649 Casibari Court; Cape Coral, FL 33991; (917) 754-9168; Bsafranek1@msn.com

Senior asset management professional with client-facing experience in sales, marketing, business development, relationship management, IR and product specialist roles targeting institutional investors.

Summary:

- Strong track record of raising new capital as well as retaining existing assets using a consultative sales and business development approach with a focus on long-term relationship management.
- Well-developed IR and product specialist skills as a former buy-side analyst.
- First-hand understanding of manager selection process and other asset allocator issues due to prior experience at a Fund-of-Funds.
- Global network of institutional investor contacts: foundations, university endowments, pension plans, sovereign wealth entities, single and multi-family offices, and investment consultants in the U.S., Europe, Middle East, and Asia ex-Japan.

Work History

President, Head of Business Development March 2019 to Sept. 2020

BennBridge US, New York

- Opened inaugural US business development office for Australian multi-boutique asset manager, Bennelong Funds Management Group, headquartered in Melbourne, Australia.
- Demonstrated ability to work across organizational groups to bring tasks, initiatives and projects to completion in a multi-platform, deadline-driven environment.
- Worked as a collaborative team player on a blended team of onsite and remote employees, consultants and contractors.

Head of Marketing and Investor Relations March 2014 to March 2017

Symphony Financial Partners, Singapore/Tokyo/New York

- Managed marketing and IR activities for a boutique asset manager of long-bias equity, macro hedge, and quasi-PE strategies, raising approx.US\$650M from global investors.
- Acted as the face of the firm, attending industry conferences and events around the world.

Managing Director, Sales and Investor Relations Feb 2007 to March 2012

The 1794 Commodore Funds, New York, NY

- Responsible for all asset raising and IR activities for boutique FOF with multi-strat and event-driven strategies with approx.US\$200M raised, including a new fund launch.

Marketing and Investor Relations Director 2006 to 2007

Seven Global LLC, New York, NY

- Responsible for all client-facing marketing and IR activities for a global L/S equity hedge fund start-up, with peak AUM of approx. US\$ 75M.

Senior Analyst, International Equity Research 2001 to 2003

Ivy Investment Management Company, Boca Raton, FL

- Performed fundamental GARP-style analysis for a long-only asset manager of international equity strategies, maintaining coverage on a multi-sector 100+ stock universe.

Director, Institutional Equity Research Sales

Credit Suisse/Schroder & Co., New York, NY

1996 to 2000

Merrill Lynch/Smith New Court, New York, NY

1993 to 1996

S.G. Warburg & Co., New York, NY

1987 to 1993

- Responsible for direct sales and sales team management for Japanese Equities business unit covering North American institutional investors (long-only and hedge funds). Includes corporate access, capital markets, non-deal road shows and research sales.

Education

Wharton, University of Pennsylvania ▪ **M.B.A.** ▪ Finance/Marketing ▪ Philadelphia, PA ▪ 1987

Vassar College ▪ **B.A.** ▪ Political Science ▪ Summa cum Laude ▪ Poughkeepsie, NY ▪ 1982

London School of Economics ▪ **General Course Diploma.** ▪ London, England ▪ 1981

Other

Series 3, 7, 24, 63 licenses (expired).

Flexible on location: U.S. citizen with experience working in Singapore, Hong Kong, Tokyo, London, New York and Florida.

Extensive personal travels in APAC region (China, Taiwan, South Korea, Malaysia, Indonesia, Borneo, Philippines, Myanmar, Thailand, Vietnam, Laos, Cambodia, Australia, New Zealand) and Latin America (Mexico, Brazil, Argentina, Peru, Uruguay, Costa Rica, Panama)


CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM

AUG 12 2021

Initials: Js

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YOU ARE RESPONSIBLE TO KEEP THE INFORMATION ON THIS FORM CURRENT. APPLICATIONS WILL BE RETAINED IN THE CLERK'S OFFICE IN ACCORDANCE WITH STATE RECORDS RETENTION LAWS.

Please Type, if possible (or print clearly)

Date: 7/28/2021

Name: Schwartz Jack. A
 (Last) (First) (Middle)

E-mail address: Jack@ncselectric.com

Address: (H) 1165 Sw 5th terr Zip Code 33991
 (O) 1749 ne 10th terr unit 5 Zip Code 33909

Phone: (H) 239-297-1222 (O) 239-573-3456 (C) 239-297-1222

Occupation: Electrical contractor

Employer: Ncs electric inc Position: CEO How Long: 30 years

Education: Highest education level achieved and institutions attended:

Name & LocationDates AttendedDegrees EarnedCape Coral High82-86YES

Have you ever held a professional or business license or certificate?

Yes _____ No _____

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate TitleIssue DateIssuing Authority

Board(s) /Commission(s) for which you are applying:

Construction regulation boardPlanning and Zoning Commission1. Are you a U.S. Citizen? Yes Y No _____2. Are you a Cape Coral Resident? Yes Y No _____3. Are you currently serving on a City Board(s)? Yes _____ No N

If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)? Yes _____ No N

If yes, which Board(s) and when?

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?Yes _____ No N If yes, what Board, etc. and since when?

Work Experience:

I have owned and operated Ncs Electric inc since 1993

I have been around or involved in the construction industry in Cape Coral for over 40 years

Community Involvement:

For many years we were heavily involved with the babe Ruth baseball program at the pelican complex, both managed teams and work as a board member

Since my wife's illness in 2014 our time has very limited so our volunteering has slowed

Through are affiliations with Achieva credit union we stay financially involved in helping our community

Interests/Activities:

Golf, fishing and just enjoying the cape

Why do you desire to serve on this/these Board(s)?

I've always tried to be involved in the betterment of our community but time constraints while building a business and growing a family keep them very limited. I've been fortunate to reach a point in my life that I have more time to be involved. I believe my decades

TO Be more involved in The Growth of our City

How did you learn about the vacancy? ☒ Cape Coral Website ☐ Newspaper ☐ Facebook ☐ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

The City of Cape Coral Code of Ordinances, Section 2-60 has a limitation on offices held; however, this can be waived by a two-thirds (2/3) vote of City Council. If you are already serving on a Board, Authority, or Commission for the City of Cape Coral or for another governmental agency, you would have to be approved by a two-thirds (2/3) vote.

The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

Jack Schwartz

Signature



7-28-2021

Date

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed:

Date: _____

Yes ☐ No ☐

Council Action:

Date: _____

SEP 16 2021

CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORMInitials: JS

This Appointment Information Form, when completed, signed and filed with the City Clerk's Office, is a PUBLIC RECORD under Chapter 119, Florida Statutes, and, therefore, is open to public inspection by any person.

CITY OF CAPE CORAL
CLERK'S OFFICE

YOU ARE RESPONSIBLE TO KEEP THE INFORMATION ON THIS FORM CURRENT. APPLICATIONS WILL BE RETAINED IN THE CLERK'S OFFICE IN ACCORDANCE WITH STATE RECORDS RETENTION LAWS.

Please Type, if possible (or print clearly)

Date: 9/9/2021

Name: Soloway Stephen Joseph
(Last) (First) (Middle)

E-mail address: stephen_soloway@outlook.com

Address: (H) 1205 SW 21st Ter. Cape Coral FL Zip Code 33991
(O) _____ Zip Code _____

Phone: (H) _____ (O) _____ (C) 239-677-1620

Occupation: Realtor

Employer: EXP Realty Position: Realtor Sales Associ How Long: 1yr 9 mo

Education: Highest education level achieved and institutions attended:

Name & LocationDates AttendedDegrees EarnedLemon Bay High School Englewood Florida Graduated 2002 High School DiplomaHave you ever held a professional or business license or certificate? Yes X No _____

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate TitleIssue DateIssuing AuthorityReal Estate Sales Sales Associate 6/19/18 State of Florida

Board(s) /Commission(s) for which you are applying:

Planning and Zoning Commission1. Are you a U.S. Citizen? Yes X No _____2. Are you a Cape Coral Resident? Yes X No _____3. Are you currently serving on a City Board(s)? Yes _____ No X

If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)? Yes _____ No X

If yes, which Board(s) and when?

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?Yes _____ No X If yes, what Board, etc. and since when?

Work Experience:

Winn Dixie- Assistant store manager, Walgreens assistant store manager, J J Taylor District Sales Manager
Keller Williams Real Estate Sales associate, EXP Realty Real Estate Sales associate

Community Involvement:

Vice President of the Board @ Hancock American Little League(2017-2020)

Interests/Activities:

Hunting, Fishing, Boating, Golf, Baseball and Family activities

Why do you desire to serve on this/these Board(s)?

I work in the real estate field and this is an area that effects everyone in the city and I believe I am a fair person that can onjectively hear peoples request and help make a decision that best serves the community

How did you learn about the vacancy? ☐ Cape Coral Website ☐ Newspaper ☐ Facebook ☒ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes^x ☐ No ☐

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I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

Signature: Steph J. Schwan

Date: 9/9/2021

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City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: _____ Date: _____

Yes ☐ No ☐

Council Action: _____ Date: _____

RECEIVED

CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM

SEP 10 2021

Initials: MS

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Please Type, if possible (or print clearly)

Date: 9/9/2021

Name: Sullivan Michael Patrick
(Last) (First) (Middle)

E-mail address: mike@vikingfl.com

Address: (H) 5331 Skyline Blvd. Zip Code 33914

(O) 1205 se 9th Terrace Zip Code 33990

Phone: (H) 239-841-9603 (O) 239-574-3000 (C) 239-841-9603

Occupation: Carpentry Contractor

Employer: Viking Construction Position: President How Long: 3 years

Education: Highest education level achieved and institutions attended:

Name & Location	Dates Attended	Degrees Earned
East Greenwich HS East Greenwich, RI	1987-1990	Diploma

Have you ever held a professional or business license or certificate? Yes ☒ No ☐

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title	Issue Date	Issuing Authority
CBC 1259883	5/2014	Florida DBPR

Board(s) /Commission(s) for which you are applying:

Planning and zoning commission

1. Are you a U.S. Citizen? Yes ☒ No ☐

2. Are you a Cape Coral Resident? Yes ☒ No ☐

3. Are you currently serving on a City Board(s)? Yes ☐ No ☒

If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)? Yes ☐ No ☒

If yes, which Board(s) and when?

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?

Yes ☐ No ☒ If yes, what Board, etc. and since when?

Work Experience:

Carpenter, supervisor, project manager and now owner of Viking Construction. Started in 1998.

Community Involvement:

Interests/Activities:

Golf, boating, travel.

Why do you desire to serve on this/these Board(s)?

I want to get more involved with the community.

How did you learn about the vacancy? ☒ Cape Coral Website ☐ Newspaper ☐ Facebook ☐ Word of Mouth


A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

The City of Cape Coral Code of Ordinances, Section 2-60 has a limitation on offices held; however, this can be waived by a two-thirds (2/3) vote of City Council. If you are already serving on a Board, Authority, or Commission for the City of Cape Coral or for another governmental agency, you would have to be approved by a two-thirds (2/3) vote.

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I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).


Signature

9/9/2021

Date

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City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: _____ Date: _____

Yes ☐ No ☐

Council Action: _____ Date: _____

RECEIVED

RECEIVED

SEP 24 2021

CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM

SEP 24 2021

Initials: jt

CITY OF CAPE CORAL
CITY CLERK'S OFFICE

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Please Type, if possible (or print clearly)

Date: 9/17/21

Name: Telisky John P
(Last) (First) (Middle)

E-mail address: JohnTelisky@gmail.com

Address: (H) 3228 nw 18th Ter Zip Code 33993
(O) _____ Zip Code _____

Phone: (H) 2392021818 (O) _____ (C) _____

Occupation: Realtor

Employer: EXP Position: Realtor How Long: 3 YRs

Education: Highest education level achieved and institutions attended:

Name & Location Dates Attended Degrees Earned

See Att.

Have you ever held a professional or business license or certificate? Yes * No _____

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title	Issue Date	Issuing Authority
Realtor	8/18	DBPR
Telisky Ent Corp	11/19	DBPR
NYSDOCCS	8/84	NYS

Board(s) /Commission(s) for which you are applying:

PLanning and zoning

1. Are you a U.S. Citizen? Yes * No _____

2. Are you a Cape Coral Resident? Yes * No _____

3. Are you currently serving on a City Board(s)? Yes _____ No * _____

If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)? Yes _____ No * _____

If yes, which Board(s) and when?

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?

Yes _____ No * _____ If yes, what Board, etc. and since when?

Work Experience:

NYSDOCCS Corr SGT

NYSDOCCS Corr OFF

Whitehall PD

CITY OF CAPE CORAL
CITY CLERK'S OFFICE

Community Involvement:

Irma

Church

Fund Raisers

Interests/Activities:

Boating

Golf

Clean Water, Air and Properties

Why do you desire to serve on this/these Board(s)?

Serve our Great City

Make a difference

Use my experience and work ethic

How did you learn about the vacancy? ☐ Cape Coral Website ☐ Newspaper ☐ Facebook ☐ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☐ No ☐

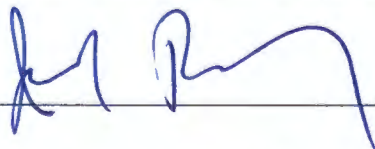
The City of Cape Coral Code of Ordinances, Section 2-60 has a limitation on offices held; however, this can be waived by a two-thirds (2/3) vote of City Council. If you are already serving on a Board, Authority, or Commission for the City of Cape Coral or for another governmental agency, you would have to be approved by a two-thirds (2/3) vote.

The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

John Telisky

Signature



9/17/21

Date

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City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed:

Date: _____

Yes ☐ No ☐

Council Action:

Date: _____

John Telisky
3228 NW 18th Terrace, Cape Coral, FL 33993
johntelisky@gmail.com, (239) 202-1818

PROFESSIONAL SUMMARY

- Accomplished leader with multiple areas of civic and business expertise.
- Results focused individual experienced in planning, organizing and executing effective strategies focused on long term goals.
- Effective communicator known for adding value and improving processes.
- Excited to bring talent and serve the City of Cape Coral.

BUSINESS EXPERIENCE

- | | |
|--|--------------|
| • <i>Principal, Telisky Enterprises Corporation</i> | 2019-Present |
| • <i>Realtor, EXP Realty</i> | 2018-Present |
| • <i>Mortgage Processor, VanDyk Mortgage Company</i> | 2017-2018 |
| • <i>Owner, Bailey's Bed and Biscuit, LLC</i> | 1998-2015 |

LAW ENFORCEMENT LEADERSHIP

NEW YORK STATE CORRECTIONAL OFFICERS & POLICE BENEVOLENT ASSOC.

- | | |
|---|-----------|
| • <i>Treasurer</i> | 2005-2016 |
| • <i>Special Assistant to the President</i> | 2000-2005 |

NEW YORK STATE DEPARTMENT OF CORRECTIONS

- | | |
|--|-----------|
| • <i>Sergeant</i> | 2002-2016 |
| • <i>Instructor</i> | 1997-2000 |
| • <i>Officer</i> | 1982-2015 |
| • <i>Police Officer, Whitehall Police Department</i> | 1982-1985 |

EDUCATION

- **State University of New York at Albany, Bachelor of Arts**
- **Adirondack Community College, Associates in Science**

PUBLIC SERVICE

- *Chairman, Representative, Town of Moreau Republican Party Committee*
- *Volunteer Firefighter, Rescue Squad Volunteer, Village of Whitehall, NY*

SUMMARY OF QUALIFICATIONS

- Over twenty years of experience dealing with health, safety and public relations.
- Elected treasurer for a 23,000-member union, actively negotiating contracts and bringing union from bankruptcy to solvency.
- Networked and established relationships with the governor's office and state affiliates.
- Well versed in public policy and legal issues.
- Outstanding record of political negotiations coupled with entrepreneurship and leadership.
- Twelve Years South Glens Falls Zoning Board Of Appeals Chairman

**CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM**

SEP 13 2021

Initials: _____

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Please Type, if possible (or print clearly)

Date: Sept 10, 2021

Name: Walford Barbara Ann
(Last) (First) (Middle)

E-mail address: robbarbwolf@verizon.net

Address: (H) 4409 SE 10th Avenue Zip Code 33904
(O) _____ Zip Code _____

Phone: (H) _____ (O) _____ (C) (239) 284-6183

Occupation: retired

Employer: _____ Position: _____ How Long: _____

Education: Highest education level achieved and institutions attended:

Name & Location	Dates Attended	Degrees Earned
<u>Berkeley Secretarial School, NYC</u>	<u>1962</u>	<u>Certified</u>
<u>Rutgers State, New Brunswick, NJ</u>		<u>Various Classes for Bus. Admin.</u>

Have you ever held a professional or business license or certificate?

Yes ☒ No ☐

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title	Issue Date	Issuing Authority
<u>Purchasing Agent</u>	<u>see attached</u>	<u>Rutgers University</u>
<u>Land Use Board Admin</u>	<u>" "</u>	<u>Rutgers University</u>
<u>Technical Assistant</u>	<u>" "</u>	<u>Rutgers University</u>
<u>Teacher of Tech Asst. Courses</u>		

Board(s)/Commission(s) for which you are applying:

Planning + Zoning Commission1. Are you a U.S. Citizen? Yes ☒ No ☐2. Are you a Cape Coral Resident? Yes ☒ No ☐3. Are you currently serving on a City Board(s)? Yes ☐ No ☒

If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)? Yes ☒ No ☐

If yes, which Board(s) and when?

Land Use Board Secty - 8 years 1998 - retirement5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?Yes ☐ No ☒ If yes, what Board, etc. and since when?

Work Experience:

My last job was Secretary to the Land Use Board, issued construction permits + helped with paperwork for zoning in the Township of Ocean, NJ. I held this position for 8 years until I retired.

Community Involvement:

previously volunteered at: Kiwanis Lee County Library currently volunteering at: Cape Coral Care Center

Interests/Activities:

gardening knitting/crocheting travel reading

Why do you desire to serve on this/these Board(s)?

I have had experience with zoning + Planning activities +
I would like to become more involved in my community

How did you learn about the vacancy? ☐ Cape Coral Website ☐ Newspaper ☒ Facebook ☐ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

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I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

Barbara A. Wolford
Signature

9/10/2021
Date

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: _____ Date: _____

Yes ☐ No ☐

Council Action: _____ Date: _____

During my employment at Ocean Township I attended at least 16 courses or seminars at Rutgers University each year so that I was aware of any new laws or changes to the MLUL (Municipal Land Use Laws) booklet.

This was necessary for me to keep my certifications current.

I attended courses in the first class of Technical Assistant so that I was able to issue construction permits. This was the first class to receive certification for this job.

I received certification which would enable me to teach at a Community College for Technical Assistants courses.

I worked for the Construction Official who was also the Zoning Official at the time when I was Land Use Board Secretary.

Barbara A Wolford

RECEIVED

**CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM**

SEP 24 2021

Initials: Jay

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CITY OF CAPE CORAL
CITY CLERKS OFFICE

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Please Type, if possible (or print clearly)

Date: September 22, 2021

Name: York Jeanette (Jean)
(Last) (First) (Middle)

E-mail address: jeanyork62@icloud.com

Address: (H) 2641 Stonyhill Court, Cape Coral, FL Zip Code 33991
(O) _____ Zip Code _____

Phone: (H) 727-215-2062 (O) _____ (C) _____

Occupation: Lawyer (Maryland Bar Membership), Retired

Employer: Dept Veterans Affairs Position: Lawyer How Long: 25 years

Education: Highest education level achieved and institutions attended:

Name & Location	Dates Attended	Degrees Earned
Highest Level of Education is Juris Doctor from University of Maryland School of Law, graduated January 29, 1988		

Have you ever held a professional or business license or certificate? Yes X No _____

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title	Issue Date	Issuing Authority
Yes, I am currently a member of the Maryland Bar Association, and am in good standing.		
I was admitted by the Court of Appeals of Maryland on June 14, 1988, my Maryland ID number is 8806010374		
You can verify this on the website for Client Protection Fund of the Bar of Maryland		

Board(s) /Commission(s) for which you are applying:

Planning and Zoning Commission1. Are you a U.S. Citizen? Yes X No _____2. Are you a Cape Coral Resident? Yes X No _____3. Are you currently serving on a City Board(s)? Yes _____ No X

If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)? Yes _____ No X

If yes, which Board(s) and when?

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?Yes _____ No X If yes, what Board, etc. and since when?

Work Experience:

I worked for VA as an attorney at the Board of Veterans Appeals, the General Counsel's Office and the Compensation and Pension Service. As such, I wrote advisory opinions, assisted in the drafting of regulations, and drafted VA procedures relating to the processing of Veterans' benefits, primarily compensation and pension claims, among other things.

Community Involvement:

While living in Maryland, I served on the Howard County Board of Education Ethics Commission.
Here in Cape Coral, I volunteered at Gulf Elementary for four years, until the pandemic prevented me from volunteering.

Interests/Activities:

After I left VA in 2013, I represented Veterans in the development of their claims for VA benefits.
I retired from this second career within the last year.

Why do you desire to serve on this/these Board(s)?

I've been a permanent resident of Cape Coral since 2012. Our community is developing at such a fast pace, I can help insure that all aspects of our community are well served. Regarding the Police Pension Fund, because of my experience with Veterans and the fact that my son in law works for FMPD, I am committed to our public servants.

How did you learn about the vacancy? ☐ Cape Coral Website ☐ Newspaper ☐ Facebook ☐ Word of Mouth

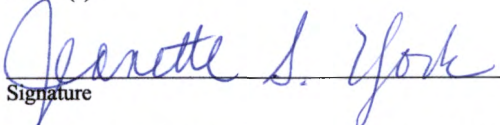
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I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).


Signature

9-23-2021
Date

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: Date: _____

Yes ☐ No ☐

Council Action: Date: _____



AGENDA REQUEST FORM
CITY OF CAPE CORAL

Item Number:	6.C.
Meeting Date:	10/6/2021
Item Type:	BUSINESS

TITLE:

Planning and Zoning Commission 2022 Meeting Schedule for Approval

REQUESTED ACTION:

SUMMARY EXPLANATION AND BACKGROUND:

STRATEGIC PLAN ALIGNMENT:

1. 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?

RECOMMENDATIONS:

SOURCE OF ADDITIONAL INFORMATION:

Shana Dixon, Recording Secretary, 1-239-574-0415

FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:

1. Will this action result in a Budget Amendment?

PREPARED BY:

Shana Dixon, Recording
Secretary

Division-

Department-

ATTACHMENTS:

Description

Type

▣ 1. 2022 Proposed P&Z Meeting Schedule

Backup Material

**PROPOSED
PLANNING AND ZONING COMMISSION
MEETING SCHEDULE – 2022**

Meetings are scheduled on the first Wednesday of every month unless noted below, and held in the Council Chambers starting at 9:00 a.m.

WEDNESDAY, JANUARY 5

WEDNESDAY, FEBRUARY 2

WEDNESDAY, MARCH 2

WEDNESDAY, APRIL 6

WEDNESDAY, MAY 4

WEDNESDAY, JUNE 1

WEDNESDAY, JULY 6

WEDNESDAY, AUGUST 3

WEDNESDAY, SEPTEMBER 7

WEDNESDAY, OCTOBER 5

WEDNESDAY, NOVEMBER 2

WEDNESDAY, DECEMBER 7

Proposed 10/6/2021



**AGENDA
REQUEST
FORM**
CITY OF CAPE
CORAL

Item Number:	7.A.
Meeting Date:	10/6/2021
Item Type:	PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY PUBLIC HEARING

TITLE:

Ordinance 80-21 (TXT20-0002) Marine Improvements

REQUESTED ACTION:

Approve or Deny

SUMMARY EXPLANATION AND BACKGROUND:

This text amendment restores language from the former LUDR's, including the deviation process; reformats the section; and clarifies and defines several terms.

STRATEGIC PLAN ALIGNMENT:

1. Is this a Strategic Decision? Yes
If Yes, Priority Goals Supported are listed below.
If No, will it harm the intent or success of the Strategic Plan? No

ELEMENT C: INVEST IN COMMUNITY INFRASTRUCTURE INCLUDING UTILITIES EXPANSION IMPROVEMENTS TO ENHANCE THE CITY'S ABILITY TO MEET THE NEEDS OF ITS CURRENT AND FUTURE RESIDENTS AND BUSINESSES

ELEMENT E: INCREASE QUALITY OF LIFE FOR OUR CITIZENS BY DELIVERING PROGRAMS AND SERVICES THAT FOSTER A SAFE COMMUNITY

RECOMMENDATIONS:

City Planning Staff Recommendation: Approval

SOURCE OF ADDITIONAL INFORMATION:

Justin Heller, Senior Planner, PH: (239) 574-0587, Email: jheller@capecoral.gov

FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:

N/A

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

PREPARED BY:

Jessica Cruz, Planning
Technician

Division- Planning

Department- Community
Development

ATTACHMENTS:

Description	Type
▣ 1. Ordinance 80-21	Ordinance
▣ 2. Backup Materials	Backup Material
▣ 3. Staff Presentation	Presentation

AN ORDINANCE AMENDING THE CITY OF CAPE LAND DEVELOPMENT CODE, AMENDING ARTICLE 3, "DEVELOPMENT REVIEW," CHAPTER 3, "SPECIFIC REVIEW PROCEDURES-ADMINISTRATIVE PERMITS AND APPROVALS," SECTION 3.3.6., "ADMINISTRATIVE DEVIATIONS," REGARDING DEVIATIONS FOR BOAT CANOPIES; AMENDING ARTICLE 3, "DEVELOPMENT REVIEW," CHAPTER 4, "SPECIFIC REVIEW PROCEDURES-QUASI-JUDICIAL PERMITS AND APPROVALS," SECTION 3.4.2., "DEVIATIONS," REGARDING DEVIATIONS FROM MARINE IMPROVEMENT DIMENSIONAL STANDARDS; AMENDING ARTICLE 5, "DEVELOPMENT STANDARDS," CHAPTER 2, "ACCESSORY STRUCTURES," SECTION 5.2.10., "GAZEBOS, SUN SHELTERS, AND SIMILAR SHELTERS," REGARDING HEIGHT REQUIREMENTS; AMENDING ARTICLE 5, "DEVELOPMENT STANDARDS," CHAPTER 4, "MARINE IMPROVEMENTS," SECTION 5.4.2., "GENERAL REQUIREMENTS," SECTION 5.4.3., "DIMENSIONAL STANDARDS," SECTION 5.4.4., "JOINT MARINE IMPROVEMENTS," SECTION 5.4.6., "DAVITS, WATERCRAFT LIFTS, AND FLOATING DOCKS," SECTION 5.4.7., "BOAT CANOPIES," AND SECTION 5.4.10., "CONSTRUCTION STANDARDS," REGARDING REQUIREMENTS FOR MARINE IMPROVEMENTS; DELETING SECTION 5.4.5, "QUAYS AND MOORING PILES"; AND CREATING SECTION 5.4.11., "DEVIATIONS," ESTABLISHING PROCEDURES FOR DEVIATIONS FROM THE REQUIREMENTS OF CHAPTER 4; AMENDING ARTICLE 11, "DEFINITIONS," CHAPTER 1, "GENERAL PROVISIONS," SECTION 11.2., "DEFINITIONS," BY ADDING DEFINITIONS FOR SUN SHELTER AND THATCHED ROOF; 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 3, Chapter 3, Section 3.3.6., is hereby amended as follows:

Section 3.3.6. Administrative Deviations.

- A. Purpose and Intent. To grant relief from strict application of LDC requirements to allow minor deviations.
- B. Scope. Administrative Deviations may be granted for the following:
 - 1. Setback requirements where the setback is not decreased by more than 10% in the applicable zoning district and the encroachment does not extend into an easement, right-of-way, or is an encroachment over the property line for a zero-lot line site.
 - 2. Reduction in the overall required parking by 5%.
 - 3. Landscaping or buffers. Up to a 10 % reduction in the width of required buffers or the required number of trees and shrubs.
 - 4. Preservation of Vegetation. A deviation from the following regulations to accommodate the preservation of existing native specimen tree(s):
 - a. Up to five (5) percent of a required setback; or
 - b. Up to five (5) percent of the required parking spaces.
 - 5. Minor sign deviations as set forth in Article 6 of this code.
 - 6. Maximum lot coverage of impervious surfaces. Up to a 10% increase in the maximum percentage of lot coverage by impervious surfaces, provided the applicant submits calculations by a Florida Registered Professional Engineer showing that the conveyance system for the contributing drainage basin can accommodate the additional stormwater run-off from greater than 60% impervious. A property owner may also add retention storage on-site to compensate for the additional runoff in situations where they propose to exceed 60% impervious surfaces. All such

calculations and drainage plans must be approved by the City Public Works Department prior to issuance of any building permits.

7. Non-residential design standards in all non-residential and mixed use zoning districts, except for the Neighborhood Commercial district.
 8. Boat Canopy. Up to a 10% increase in the maximum canopy length and width. Deviations shall meet the criteria found in 5.4.11.A.1.
- C. Review Criteria. An Administrative Deviation may be approved based on the following criteria:
1. The proposed deviation will not result in development that is inconsistent with the intended character of the applicable zoning district.
 2. The normally required code standard(s) is determined to significantly inhibit development of the site.
 3. The deviation will not impede the ability of the project or site to adequately provide for service areas and other development features for the project.
 4. Access for service and emergency vehicles will not be impeded.
 5. The proposed deviations will result in a building and site design of equal or superior quality.
- D. Effective date of approval. A deviation shall take effect upon approval.
- E. If an Administrative Deviation is not approved, the applicant may subsequently apply for a Variance.

SECTION 2. The City of Cape Coral Land Development Code, Article 3, Chapter 4, Section 3.4.2., is hereby amended as follows:

Section 3.4.2 Deviations.

- A. Purpose and Intent. To grant relief from strict application of LDC requirements to allow minor deviations.
- B. Scope. Deviations may be granted for the following:
1. Non-residential design standards in Article 5, Chapter 8.
 2. Dimensional standards in Article 5, Chapter 4, which do not qualify for an administrative deviation. Deviations shall meet the criteria found in Section 5.4.11.A.2.
 - ~~2.3.~~ Landscaping deviations in Article 5, Chapter 5, which do not qualify for an administrative deviation.
 - ~~3.4.~~ Design standards in the NC district.
- C. Review Criteria. A Deviation may be approved based on the following criteria:
1. The proposed deviation will not result in development that is inconsistent with the intended character of the applicable zoning district.
 2. The normally required code standard(s) is determined to significantly inhibit development of the site.
 3. The deviation will not impede the ability of the project or site to adequately provide for service areas and other development features for the project.
 4. Access for service and emergency vehicles will not be impeded.

5. The proposed deviations will result in a building and site design of equal or superior quality.
- D. Effective date of approval. A deviation shall take effect upon approval by the Hearing Examiner.

SECTION 3. The City of Cape Coral Land Development Code, Article 5, Chapter 2, Section 5.2.10., is hereby amended as follows:

Section. 5.2.10. Gazebos, sun shelters, and similar structures.

- A. Gazebos, sun shelters, and similar structures on residential single-family detached or duplex parcels may not exceed 150 square feet in roof coverage. The total area of all such structures shall not exceed 300 square feet.
- B. All structures in all other zoning districts may not exceed 300 square feet.
- C. The maximum height shall not exceed 14 feet as measured from the dock or land on which the structure is constructed. Should the surface on which the structure is constructed have a grade, the measurement required shall be from the lowest point of the grade under the structure, including overhangs. ~~The maximum height shall not exceed 14 feet above grade from the lowest point of the grade under the shelter, including overhangs.~~
- D. The minimum height of the palm fronds composing the sun shelter shall be six feet, as measured in subsection (C) above.
- ~~D.E.~~ These structures shall not be constructed within six feet of any rear lot line except on waterfront lots where sun shelters are permitted to be constructed on docks. These structures shall not overhang the edges of the dock or be constructed over an easement.

SECTION 4. The City of Cape Coral Land Development Code, Article 5, Chapter 4, is hereby amended as follows:

CHAPTER 4. MARINE IMPROVEMENTS.

Section. 5.4.1. Purpose and Intent

In order to allow all waterfront property the same ability to utilize and access adjacent waterways, the development of docks, wharves, mooring piles, and watercraft moorings must be accomplished in a standard and unified manner. Boat slips and docks may be constructed by the owner of a waterfront lot, with adequate water frontage, where a principal building exists.

Section. 5.4.2. General Requirements.

- A. An applicant who disagrees with the measurement of the calculated waterway width ~~by the city's Geographic Information System (GIS)~~ may submit a survey of the waterway width, prepared by a professional surveyor licensed in the state of Florida, to support the applicant's contention that the calculated waterway width is inaccurate. For purposes of this chapter, calculated waterway width shall be the width of the waterway measured using the City of Cape Coral's Geographic Information System (GIS).
- B. No dock or piling shall be permitted that interferes with the right to navigate safely within the waterways of the city. In no event shall the navigable area be reduced to less than 50% of the calculated waterway width.
- C. ~~The elevation of pilings shall not exceed 10 feet above the seawall cap or, if no seawall exists, 13 feet above mean water level.~~
- D. ~~The elevation of the decking of a marine improvement shall not exceed two feet above the seawall cap, or if no seawall exists, five feet above mean water level. For marine improvements in the Caloosahatchee River, and for marine improvements in canals within 300 feet of the platted shoreline of the Caloosahatchee River, the elevation of the decking shall not exceed four feet above the seawall cap, or if no seawall exists, seven feet above mean water level.~~

- ~~E. All pilings or mooring posts shall be offset a minimum of two and one half feet from any storm drain outfall pipe. Such measurement shall be made from the outside edge of the outfall pipe to the center of the piling or mooring post.~~
- ~~F. All docks permitted under this Section that project from a parcel with a seawall shall have a ladder extending from the dock into the waterway. No ladder extending from a dock into a waterway shall be made of wood.~~
- G.C. The property owner shall be solely responsible for compliance with all applicable provisions of the Lee County Manatee Protection Plan.
- ~~H. Prior to the final inspection by the City, the owner shall submit a final signed and sealed survey showing that all construction is in compliance with the requirements of this Code.~~
- D. Any marine improvement located in a non-residential zoning district or public projects shall require a Florida registered professional engineer to design the marine improvement and seal the plans prior to its submission for approval of the city.
- E. All marine improvements that are constructed of concrete shall be designed by a Florida registered professional engineer who shall seal the plans prior to their submission for approval by the city.
- F. All marine improvements and boat canopies shall be maintained in a safe condition and removed or replaced should they become unsafe. No structure or obstruction may be placed in a public waterway unless specifically provided for in this section. In addition, because the waterways in the City of Cape Coral are public rights-of-way, all marine improvements and boat canopies located in such waterways may be required by the city at any time to be relocated or removed for the benefit of the public health, safety, and welfare, regardless of whether the construction of such marine improvements and boat canopies had been permitted by the city.
- G. Except as otherwise provided herein for joint marine improvements, no marine vessel (or any part thereof) when secured in any way to a marine improvement shall extend beyond the ends of the water frontage of the parcel from which the marine improvement projects.

Section. 5.4.3. Dimensional Standards

- A. Protrusions into a waterway.
1. Marine improvements which do not extend more than six feet into a waterway as measured from the water frontage line may extend the full length of the water frontage of the parcel. However, where the end of a parcel's water frontage line abuts the water frontage line of another parcel, the angle at which such two water frontage line ends meet shall be bisected and apportioned equally between the two waterfront parcels. Except as provided elsewhere in this section for corner parcels, end parcels, adjacent parcels, or for parcels located on a lake or basin, no part of a marine improvement shall extend beyond the bisector of the angle.
 2. Except as provided elsewhere in this section for corner parcels, end parcels, adjacent parcels, or for parcels located on a lake or basin, no marine improvement may extend more than six feet into a waterway as measured from the water frontage line, except under the following conditions:
 - a. No part of a marine improvement which extends more than six feet into a waterway shall be located less than 12 feet from the ends of the water frontage line.
 - b. Except as provided below, no part of any marine improvement, including but not limited to docks, mooring posts, boat lifts, lift structures, and walkways, shall project into a waterway to a point more than 25% of the calculated waterway width or 40 feet, whichever is less, as measured from the water frontage line.
 - i. Marine improvements located within the Caloosahatchee River shall be subject to the requirements of state and federal regulations.

- ii. A marine improvement may project farther into a canal than would be otherwise allowed by this subsection, if the marine improvement is projecting from an outside corner parcel that projects into two canals at the intersection, excluding a "T" intersection, of two canals. Such farther projection, however, may only occur in the area that results from the following calculation: Each of the two waterfrontage lines of the property shall be extended from the point immediately preceding where it begins to curve to meet the other waterfrontage line or from where it angles to meet the other waterfrontage line, whichever is applicable, to a point 25% of the calculated canal width or 40 feet, whichever is less. Then, in each intersecting canal, a line shall be drawn that is parallel to the extension of each of the waterfrontage lines and that runs through a point that is located at 25% of the calculated waterway width or 40 feet from the waterfrontage line, whichever is less. A marine improvement may project up to 40 feet from the waterfrontage line within the area formed by the intersection of the aforesaid four lines, even if such distance is farther than would be otherwise allowed by this subsection. See Diagrams 5.4.3.O. & P.
 - iii. In the event a significant portion of a waterway is not developable on one side due to ecological, or other constraints, a marine improvement located on the opposite side of the undevelopable portion shall be permitted to project into the waterway up to 50% of the calculated waterway width or 40 feet, whichever is less, as measured from the waterfrontage line. See Diagram 5.4.3.N.
- ~~1. Marine improvements may extend 25% of the calculated waterway width or 40 feet, whichever is less, as measured from the water frontage line, provided the marine improvements are setback 12 feet from each extended side property line.~~
- ~~2. Marine improvements which extend six feet or less into a waterway such as captains' walks, as measured from the water frontage line, may extend the full length of the water frontage of the parcel.~~
- ~~3. Marine improvements in the Caloosahatchee River shall be subject to state and federal regulations.~~
- ~~4. Marine improvements for outside corner parcels, excluding a "T" intersection, of two canals, may extend into the waterways as follows:~~
 - ~~a. Extend the two waterfrontage lines (Diagram 5.4.3.A.) of the property to a point equal to 25% of the canal width or 40 feet, whichever is less.~~
 - ~~b. Then, in each intersecting canal, the extended waterfrontage lines shall run parallel to the waterfrontage lines and shall be setback 12 feet from the extended side property line.~~
 - ~~e. The area formed by the aforesaid lines and area of intersection, shall be the area permitted for marine improvements.~~
- 53. Marine improvements for end parcels. Pparcels at or adjacent to canal ends or parcels on lakes and basins (excluding outside corner parcels) are subject to the following:
 - a. For purposes of this section, a "canal end line" shall be deemed to be a line or lines drawn from the farthest point where the canal meets land perpendicular to the sides of the canal, or to the sides of the canal as extended if necessary. If the side of a canal curves near its end point, such canal side shall be extended from the point immediately preceding where it begins to curve. For purposes of this section, a waterfront parcel shall be deemed to be located at the end of a canal and, therefore, an "end parcel" if any part of the parcel abuts or includes within its boundaries any part of the canal end line or any part of an extension of a side line between the side line and the canal end line. Any waterfront parcel that is not an end parcel, but that abuts an end parcel, shall be deemed to be an "adjacent parcel" for purposes of this section.

- ab. Canal ends. Except for parcels governed by Section 5.4.3.A 5.4.3.A.3.g below, end parcels shall be permitted to have marine improvements projecting into the waterway up to a maximum of 30 feet. Adjacent parcels shall be permitted to have marine improvements projecting into the waterway up to a maximum of 30 feet or 25% of the calculated canal width, whichever is less.
- c. Lakes and basins. Corner parcels shall be permitted to have marine improvements projecting into the waterway up to a maximum of 30 feet. Adjacent parcels shall be permitted to have marine improvements projecting into the waterway up to a maximum of 30 feet or 25% of the calculated waterway width, whichever is less. End parcels shall be permitted to have marine improvements projecting into the waterway up to a maximum of 40 feet or 25% of the calculated waterway width, whichever is less.
- bd. With respect to end parcels with a water frontage line of at least 80 feet of water frontage line, no part of a marine improvement which extends more than six feet into a canal shall be located less than 12 feet from the ends of the water frontage line of the parcel. See Diagrams 5.4.3.A. & J
- ee. With respect to end parcels with more than 40 feet, but less than 80 feet, of water frontage line, any part of a marine improvement which extends more than six feet into a canal shall be set back from the ends of the water frontage line of the parcel in accordance with the following formula: (Parcel Waterfrontage - 40 feet) x 0.3. The foregoing restrictions shall apply to marine improvements projecting from adjacent parcels (based on the length of their waterfrontage lines) in the same manner as end parcels, except that on the side of the adjacent parcel that abuts an end parcel, a marine improvement may be built up to the side boundary of the adjacent parcel's marine improvement area, as determined pursuant to paragraph 5.4.3.A.3.j.ii 10.b below. See Diagram 5.4.3.H
- ~~d. With respect to end and adjacent parcels with 40 feet or less of water frontage, no marine improvement shall extend more than six feet into the canal except in accordance with the following: (Parcel Waterfrontage - 40 feet) x 0.3. The foregoing restrictions shall apply to marine improvements projecting from adjacent parcels (based on the length of their waterfrontage lines) in the same manner as end parcels, except that on the side of the adjacent parcel that abuts an end parcel, a marine improvement may be built up to the side boundary of the adjacent parcel's marine improvement area, as determined pursuant to paragraph 10.b below.~~
- ef. With respect to end and adjacent parcels with 40 feet or less of water frontage, no marine improvement shall extend more than six feet into the canal except in accordance with the following:
 - i. Such a parcel may have either a platform dock not more than ten feet wide and extending not more than 16 feet into the canal or not more than two finger piers (with or without a boat lift) that together total no more than six feet in deck width and that extend not more than 30 feet into the canal.
 - ii. No marine improvement that projects more than six feet into the canal shall extend more than ten feet either side of the center point of the water frontage line of the parcel. Furthermore, no marine improvement shall extend beyond the ends of the water frontage line of the parcel. All marine improvements shall be centered on the centerline of the waterfront parcel's marine improvement area. See Diagram 5.4.3.F
 - iii. At the end of the construction of any marine improvement extending more than six feet into the canal, but prior to the final inspection by the Department of Community Development, the property owner or his or her representative shall submit to the Department of

Community Development a final signed and sealed survey showing that all construction is in compliance with the requirements of this section.

- 7g. When a parcel is at the corner of a waterway so as to include water frontage (all under the same ownership) on both the side and end of a waterway, the property owner may install or erect a marine improvement that extends from the side of the waterway to a maximum distance of 25% of the calculated width of the waterway or 30 feet, whichever is less, and from the end of the waterway a distance of 30 feet into the waterway.
- 8h. Except as otherwise provided herein for joint marine improvements, no marine vessel (or any part thereof) when secured in any way to a marine improvement projecting from an end parcel, an adjacent parcel, or a parcel on a lake or basin (excluding outside corner parcels) shall extend beyond the boundaries of the marine improvement area of the parcel ~~unless prior written consent of the affected property owner is obtained. Such consent shall be revocable by the affected property owner and shall automatically terminate in the event the ownership of the affected property changes. In the event ownership changes, the written consent of the new owner must be obtained if the marine vessel is to continue to extend beyond the ends of the water frontage of the parcel.~~
- 9i. Marine improvements that do not project more than six feet into a waterway as measured from the water frontage line may extend the full length of the water frontage of the parcel. However, where the end of a parcel water frontage line abuts the water frontage line of another parcel, the angle at which such two water frontage line ends meet shall be bisected and apportioned equally between the two waterfront parcels. In that event, no marine improvement shall extend beyond the bisector of the angle.
- 10j. No marine improvement that projects more than six feet from the water frontage line of the property shall be permitted to be outside of the marine improvement area for a waterfront parcel. The boundaries and dimensions of the marine improvement area shall be determined as follows:
- ai. End parcels.
- (a)i. The access width of the waterway shall be calculated by subtracting from the calculated waterway width twice the maximum distance that a marine improvement along one side of the waterway could lawfully project as determined pursuant to Section 5.4.3.A.25.4.4.A.1. For purposes of this section, the access width of a waterway shall be that portion of the waterway width in which no marine improvement may lawfully be constructed.
- (b)ii. The waterway access ratio shall be calculated by dividing the waterway access width by the calculated width of the waterway.
- (c)iii. The waterway center point (WCP) is a point on the centerline of the canal 30 feet from the water's end. All marine improvement area lines and intersections are calculated and plotted from the WCP. See Diagram 5.4.3.B.
- (d)iv. Offset points for the parcel are determined as follows: If the parcel has 80 feet or more of water frontage line, then the offset points shall be located 12 feet from each end of the water frontage line of the parcel. If the parcel has more than 40 feet, but less than 80 feet of water frontage line, then the offset points shall be located in from the ends of the water frontage line the distance (in feet) resulting from the following formula: (Feet of Water Frontage Line - 40) x 0.3. If the parcel has 40 feet or less of water frontage line, then the ends of the parcel's

water frontage line shall be the offset points. See Diagram 5.4.3.C.

(e)vi. From the WCP, plot a line having the same relationship to the WCP as the water frontage line has to the center of the canal end, but with all distances reduced in size by the waterway access ratio. This line is the offset line for the parcel. See Diagram 5.4.3.D.

(f)vi. The marine improvement area is that area enclosed by the water frontage line, the offset line, and lines connecting the ends of the offset line to corresponding offset points. See Diagram 5.4.3.E.

bii. Adjacent parcels. The marine improvement area for an adjacent parcel shall be calculated in the same manner as that for an end parcel except as follows:

(a)i. Adjacent parcel that abuts an end parcel with 40 feet or less of water frontage line. On the side of the adjacent parcel that abuts an end parcel with 40 feet or less of water frontage line, the side boundary of the marine improvement area shall constitute the side boundary of such adjacent parcel's marine improvement area. See Diagram 5.4.3.I. & J.

(b)ii. Adjacent parcel that abuts an end parcel with more than 40 feet of water frontage line. On the side of the adjacent parcel that abuts an end parcel with more than 40 feet of water frontage line, the side boundary of the adjacent parcel's marine improvement area shall be determined by drawing a line from the end of the subject adjacent parcel's water frontage line (on the same side as the subject end parcel) to the nearest terminus point of the subject end parcel's offset line and passing through the adjacent parcel's offset line. The side boundary shall be that portion of the aforesaid line between the end of the adjacent parcel water frontage line and the parcel's offset line. However, in no event shall the side boundary extend beyond the bisector of the angle formed where the adjacent parcel's water frontage line abuts the end parcel's water frontage line. The bisector shall be extended into the waterway the maximum distance a marine improvement could lawfully project within the marine improvement area. See Diagram 5.4.3.G.

eiii. Parcels on lakes and basins (excluding outside corner parcels). A waterfront parcel shall be deemed to be on a lake or a basin if the parcel abuts a body of water identified as a lake or a basin ~~on the officially adopted Future Land Use Map of the City of Cape Coral~~ in the City's GIS database. Except for outside corner parcels, all waterfront parcels on lakes or basins shall be categorized as corner parcels, adjacent parcels, or end parcels. A corner lake or basin parcel shall be a parcel that either touches or is on both sides of an interior corner of a lake or basin. In other words, a corner lake or basin parcel may be one with a water frontage line that is V-shaped because it physically runs along the edge of the lake or basin, turns at the corner, and continues along the edge of the lake or basin, or it may be a parcel the water frontage line of which ends at a corner of the lake or basin where another side of the lake or basin begins, or it may be a parcel that is angled in such a way that each end of its water frontage line touches a different side of the lake or basin. Also, an adjacent lake or basin parcel shall be a parcel that is on a lake or basin and that abuts at least one corner parcel. All other parcels on lakes or basins and that are neither corner parcels nor adjacent parcels shall be treated as end parcels.

- div. The marine improvement area for parcels on lakes or basins shall be calculated as follows:
- (a)i. For an end parcel, the side of the lake or basin upon which the parcel is physically located shall be deemed to be the end of the lake or basin and the sides of the lake or basin shall be deemed to be the sides of the lake or basin running roughly perpendicular to the end of the lake or basin and to the left and to the right of the parcel (when facing the lake or basin). For purposes of this Section, the waterway access ratio for all end lake and basin parcels shall be one. In addition, the WCP for end lake or basin parcels shall be 40 feet into the lake or basin as measured perpendicularly to the lake or basin end from the center of the lake or basin end. All marine improvement area lines and intersections are calculated and plotted from the WCP. The remainder of the marine improvement area boundary calculations for end lake or basin parcels shall be the same as those performed with respect to canal end parcels.
 - (b)ii. For corner lake or basin parcels, the configuration of the marine improvement area shall be determined by the physical configuration of the particular corner parcel. With respect to a corner parcel the water frontage line of which lies entirely on one side or end of a lake or basin, but terminates at the corner of the lake or basin where the other side of the lake or basin begins, the marine improvement area shall be calculated in the same manner as for end lake or basin parcels except that the side boundary of such marine improvement area (on the side where the corner of the lake or basin is located) shall be formed by a line bisecting the angle of such corner and extending to the offset line of the marine improvement area. See Diagram 5.4.3.K.
 - (c)iii. With respect to a corner parcel that is angled so that each end of its water frontage line is on a different side of the lake or basin or for a corner parcel with a V-shaped water frontage line, the marine improvement area configuration shall be determined as follows: First, calculate the waterway access ratio for each side of the lake or basin in the same manner as the waterway access ratio for a canal is determined. Then measure the distance from the center of each side of the lake or basin touched by the corner property to the end of the water frontage line, or to the offset point, if any, on such side of the lake or basin. Multiply each of the aforesaid distances by the waterway access ratio for the relative side of the lake or basin to obtain the length of the waterway line for each side of the lake or basin. Plot the waterway line from the center of the side of the lake or basin for which it was calculated to a point that is 30 feet waterward from the water frontage line. The offset line for a corner parcel marine improvement area is formed by connecting the two foregoing points. The marine improvement area for the corner parcel is that area enclosed by the parcel water frontage line, the offset line, and lines connecting the ends of the offset line to the corresponding offset points for the parcel, if any, or to the ends of the water frontage line. See Diagrams 5.4.3.L & M.
 - (d)iv. For adjacent lake or basin parcels, the marine improvement area shall be calculated in the same manner as that for end lake or basin parcels except as follows: With respect to an adjacent lake or basin parcel that abuts a corner parcel with 40 feet or less of water frontage line, the side boundary of the corner parcel marine improvement area (on the side where it abuts the adjacent parcel) shall form the side boundary of the adjacent parcel marine improvement area. With respect to an adjacent

lake or basin parcel that abuts a corner parcel with more than 40 feet of water frontage line, the side boundary of the adjacent parcel (on the same side as the subject corner parcel) shall be determined by drawing a line from the end of the adjacent parcel water frontage line to the nearest terminus point of the subject corner parcel offset line and passing through the adjacent parcel offset line. The side boundary of the adjacent parcel shall be that portion of the aforesaid line between the end of the adjacent parcel water frontage line and such parcel's offset line. See Diagram 5.4.3.M

(e) If the Owners of a waterfront parcels on a lake or basin is aggrieved by the interpretation or application of this Section to such parcel due to the physical configuration of the particular lake or basin, then the Director may interpret and apply the provisions of this Section so as to alleviate the hardship resulting from the configuration of the lake or basin and so as to enable the waterfront parcel a reasonable marine improvement area.

4. In the event a significant portion of a waterway is not developable on one side due to ecological or other constraints, a marine improvement on the opposite side of the unnavigable portion shall be permitted to project into the waterway up to 50% of the calculated waterway width or 40 feet, whichever is less, as measured from the waterfrontage line. See Diagram 5.4.3.N
5. ~~No marine vessel (or any part thereof) when secured in any way to a marine improvement shall extend beyond the ends of the water frontage of the parcel from which the marine improvement projects.~~
65. All properties adjacent to bridges shall be reviewed individually by the city to determine what, if any, marine improvement may project from that property. Factors to be considered in making this determination include, but are not limited to, public safety and the impact of a planned marine improvement on navigability.

B. Maximum dock surface area.

1. For parcels with more than 40 feet of waterfrontage, the maximum deck surface area coverage shall be calculated as follows: the linear feet of water frontage of the parcel minus 24 feet - times one-half times the linear feet of the maximum projection into the waterway (25% of the calculated width of the waterway or 40 feet, whichever is less).

Maximum Dock Surface Area = (Linear Feet of Waterfrontage – 24) * (1/42
Maximum Projection)

Maximum Projection = 25% of width of waterway or 40 feet whichever is less

2. For parcels with 40 feet or less of waterfrontage, the maximum deck surface area shall be calculated as follows: the linear feet of waterfrontage of the parcel times one-quarter times the linear feet of the maximum projection into the waterway (25% of the calculated width of the waterway or 40 feet, whichever is less).

Maximum Dock Surface Area = Linear Feet of Waterfrontage * (1/4 Maximum
Projection)

Maximum Projection = 25% of width of waterway or 40 feet whichever is less

C. Diagrams

Section 5.4.3. Graphics

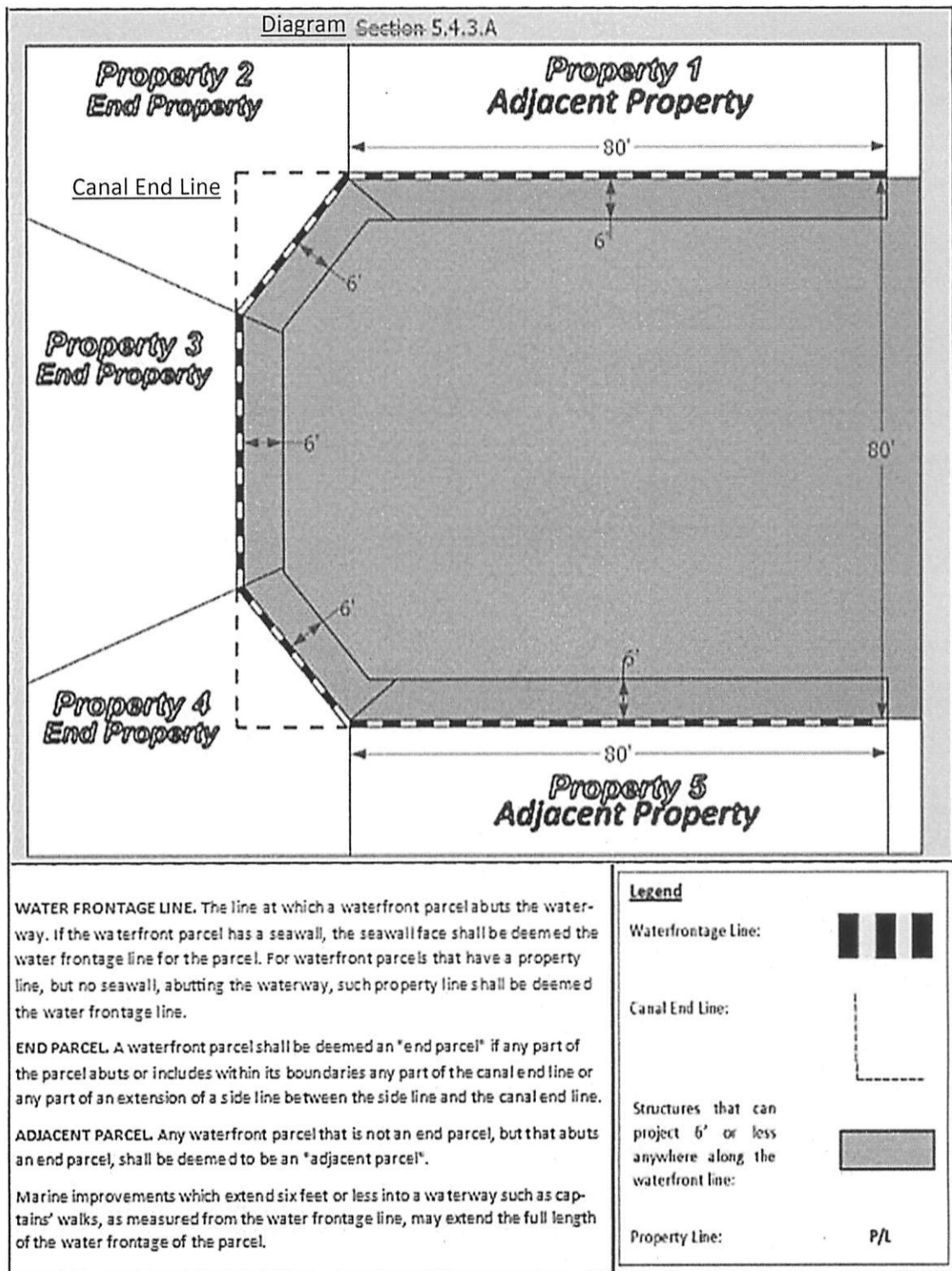


Diagram Section-5.4.3.B

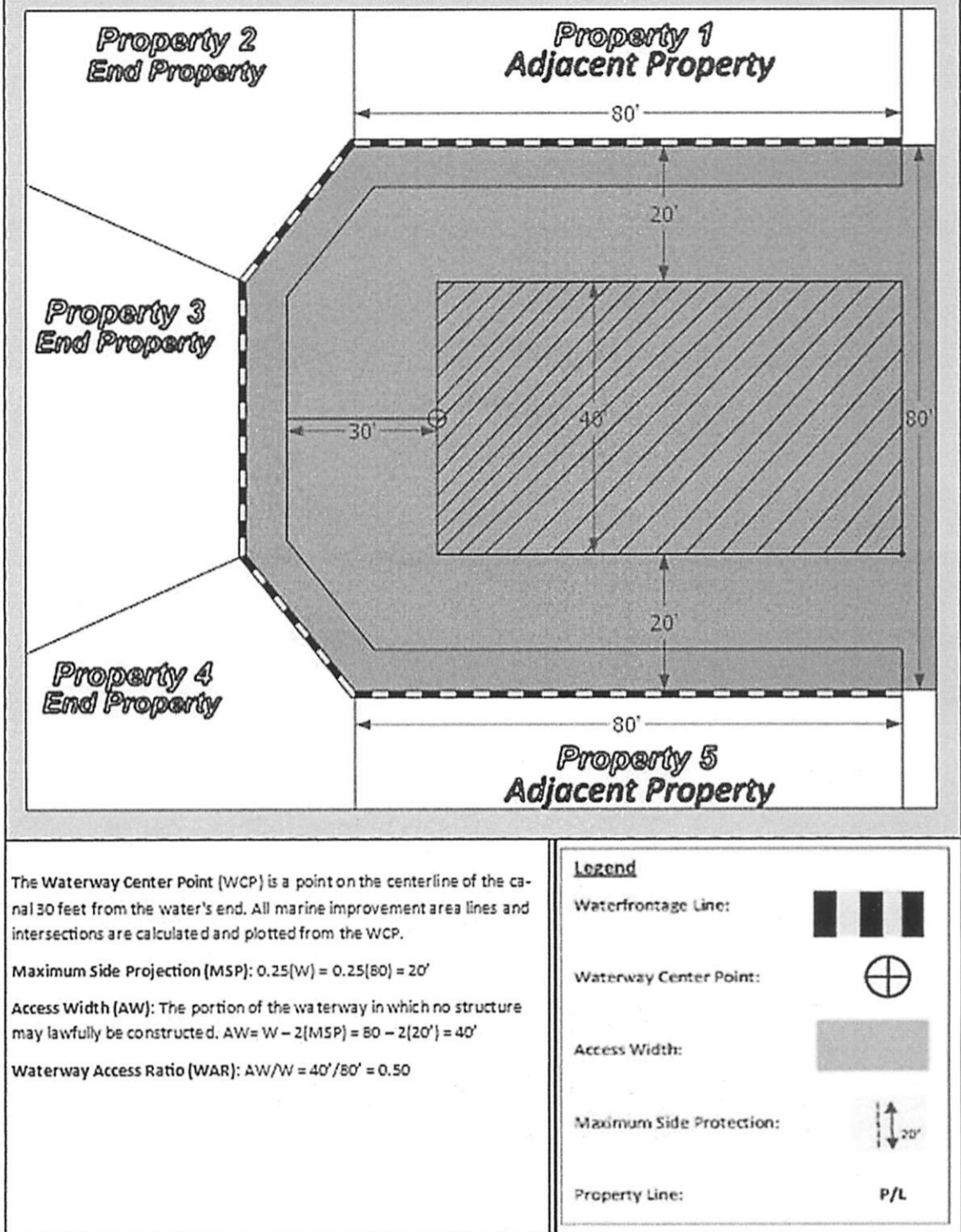


Diagram Section 5.4.3.C

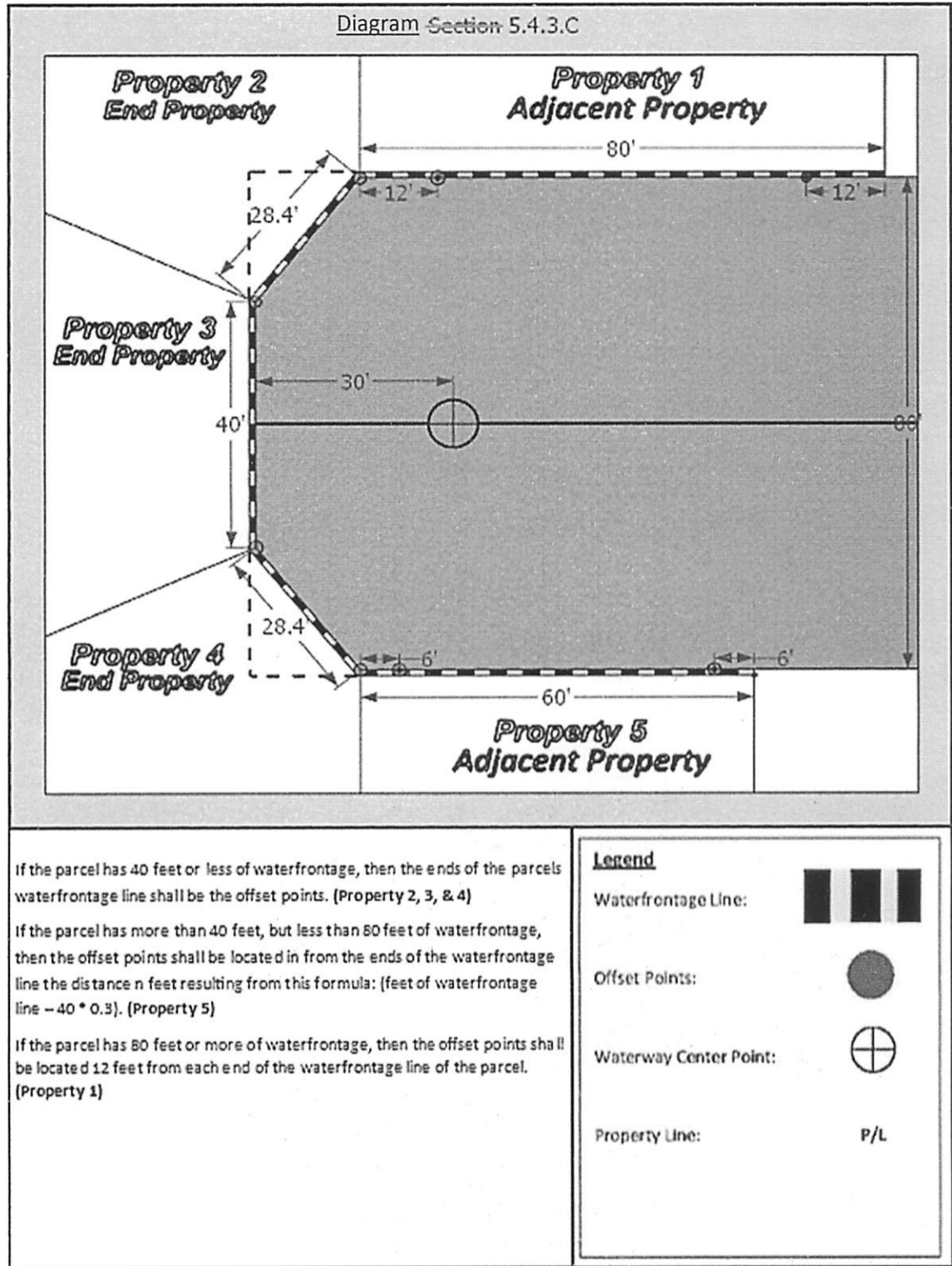


Diagram Section 5.4.3.D

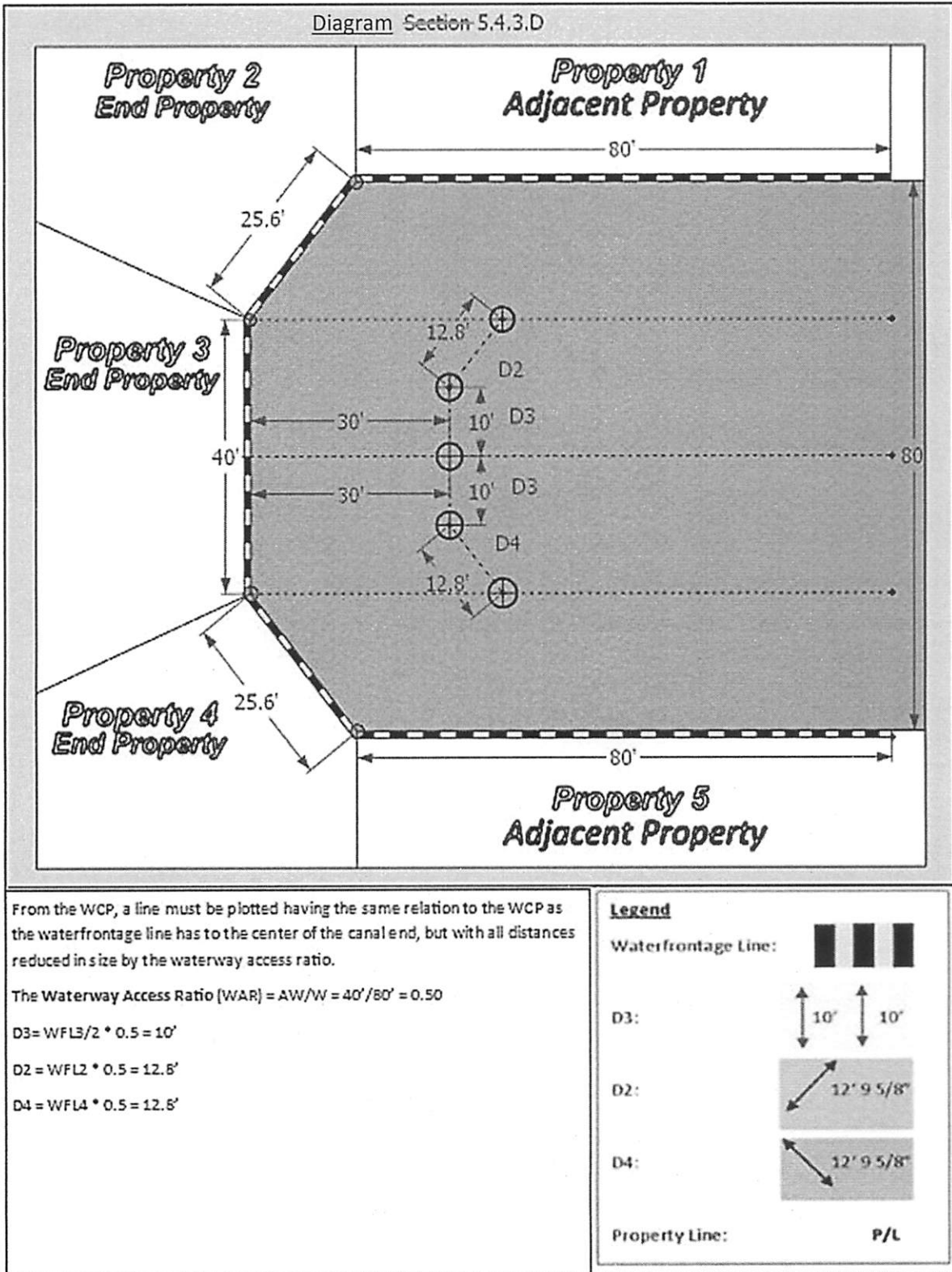


Diagram Section 5.4.3.E

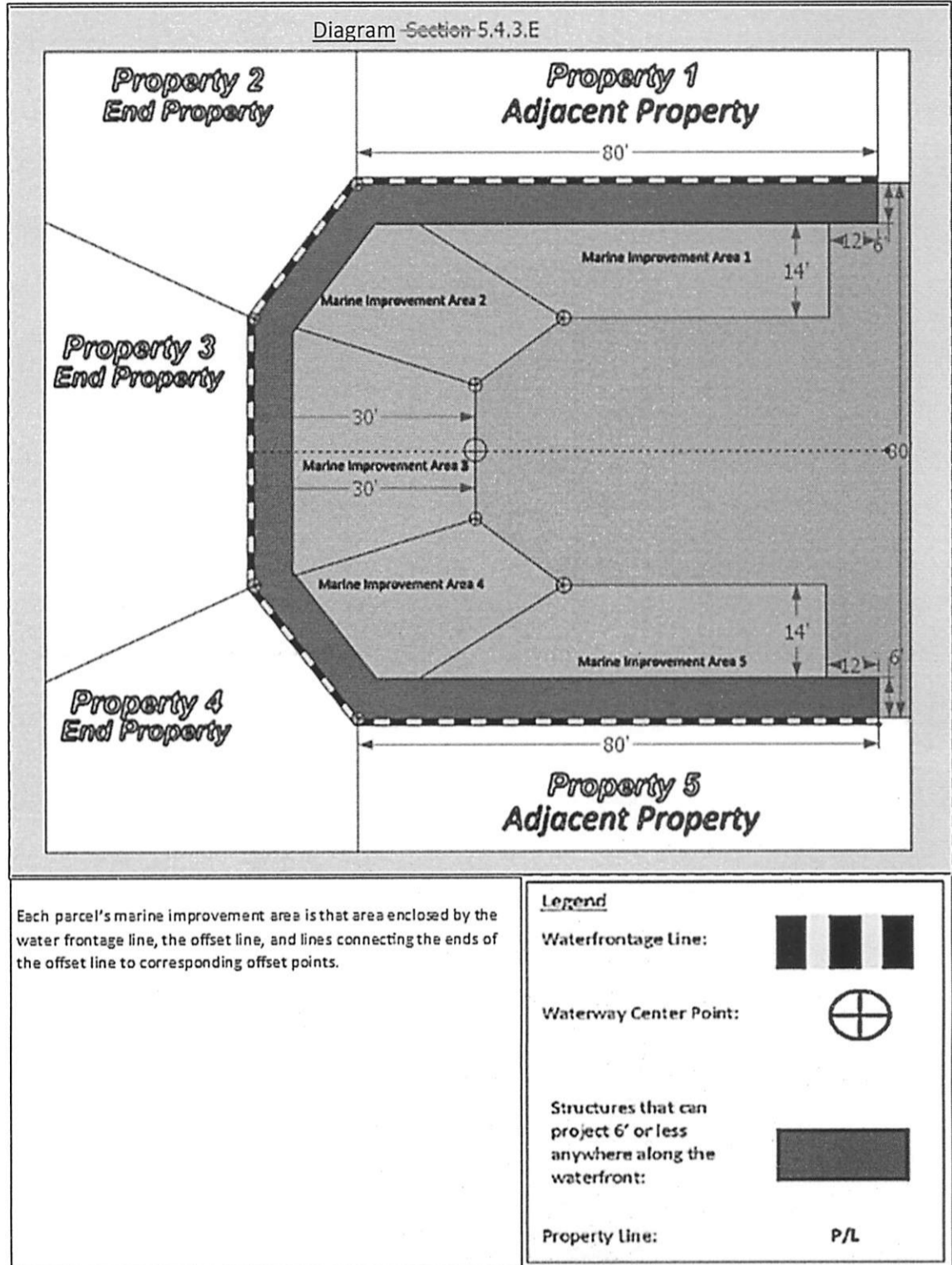


Diagram Section 5.4.3.F

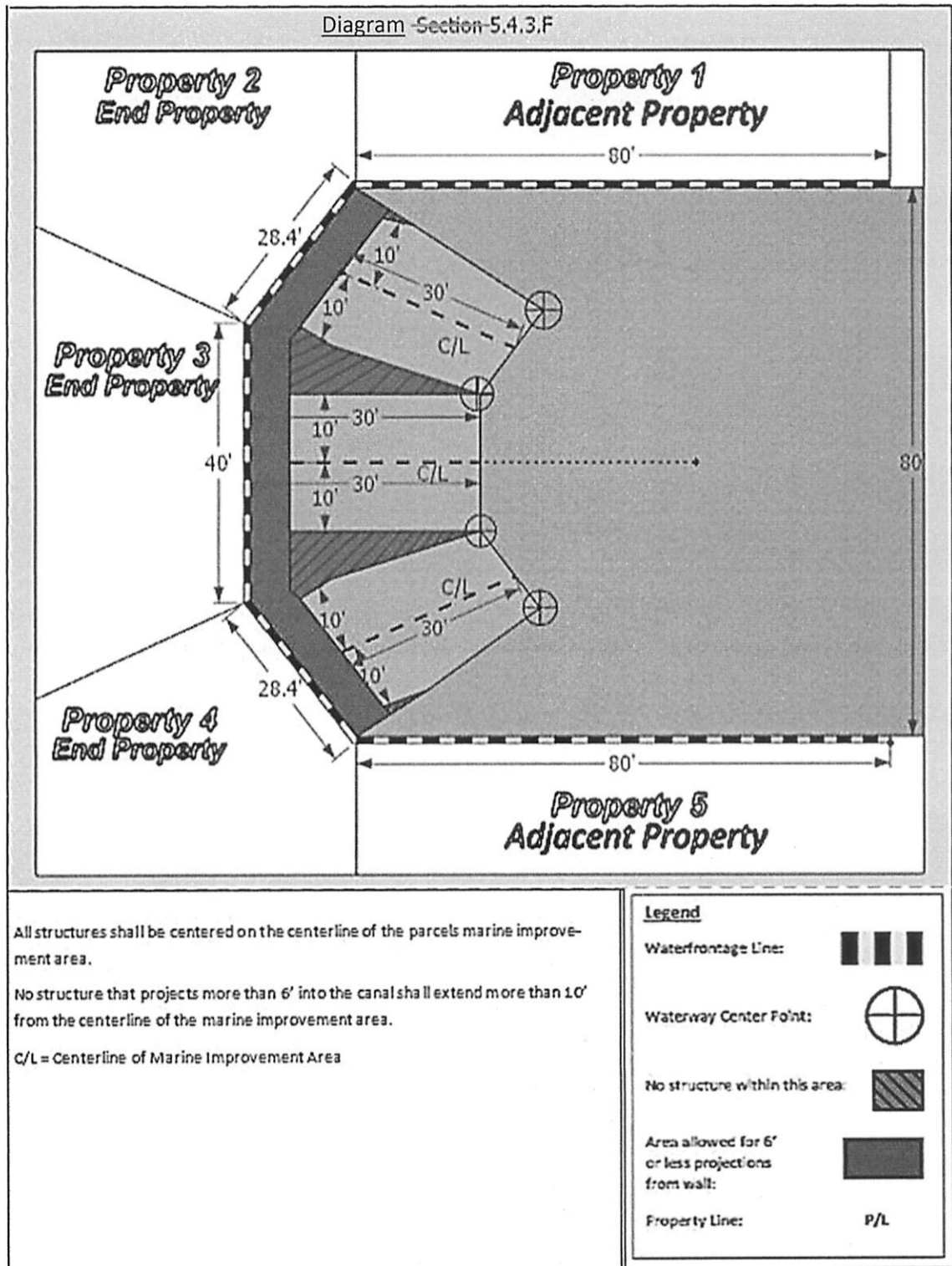


Diagram Section 5.4.3.G

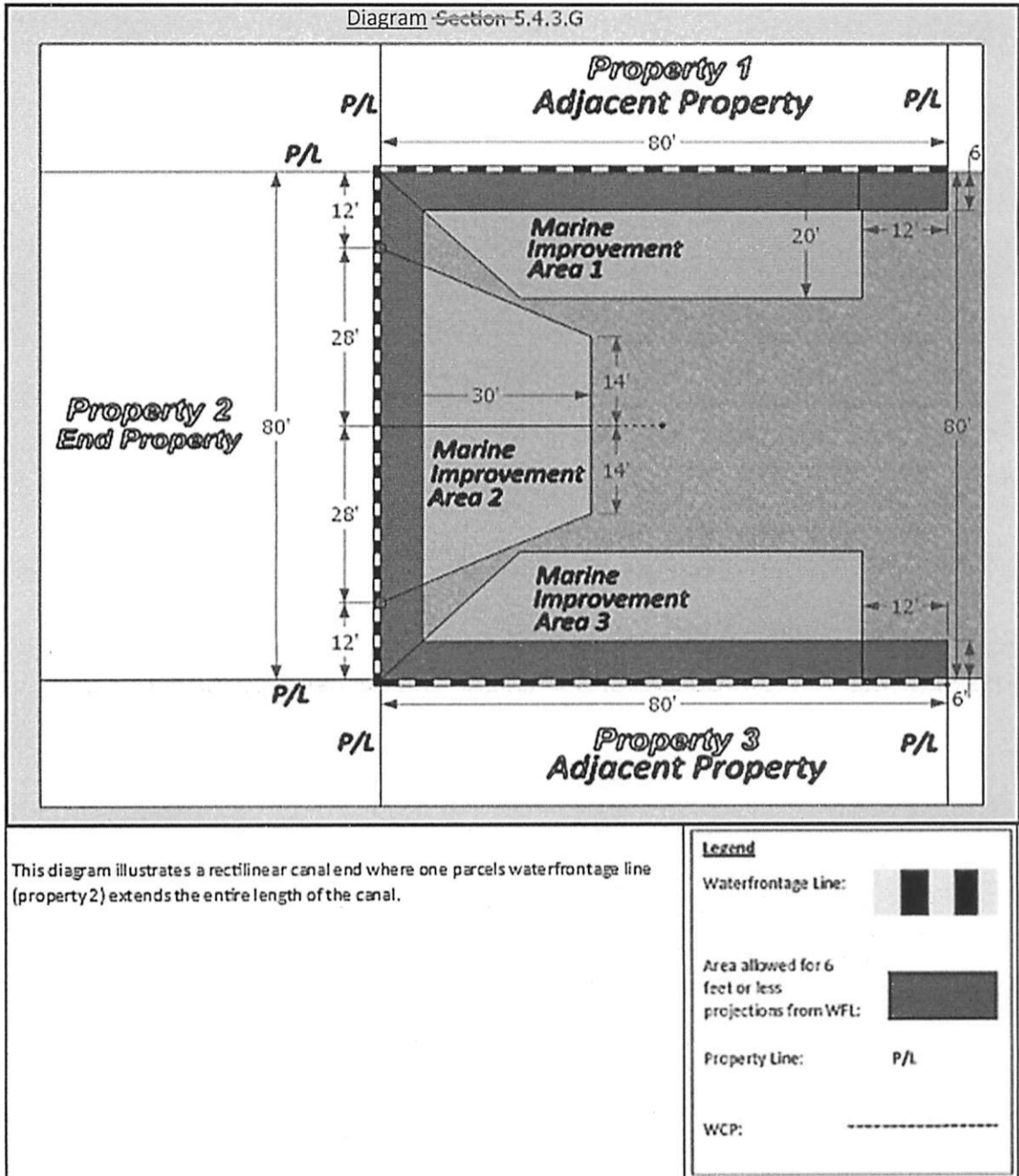


Diagram Section 5.4.3.H

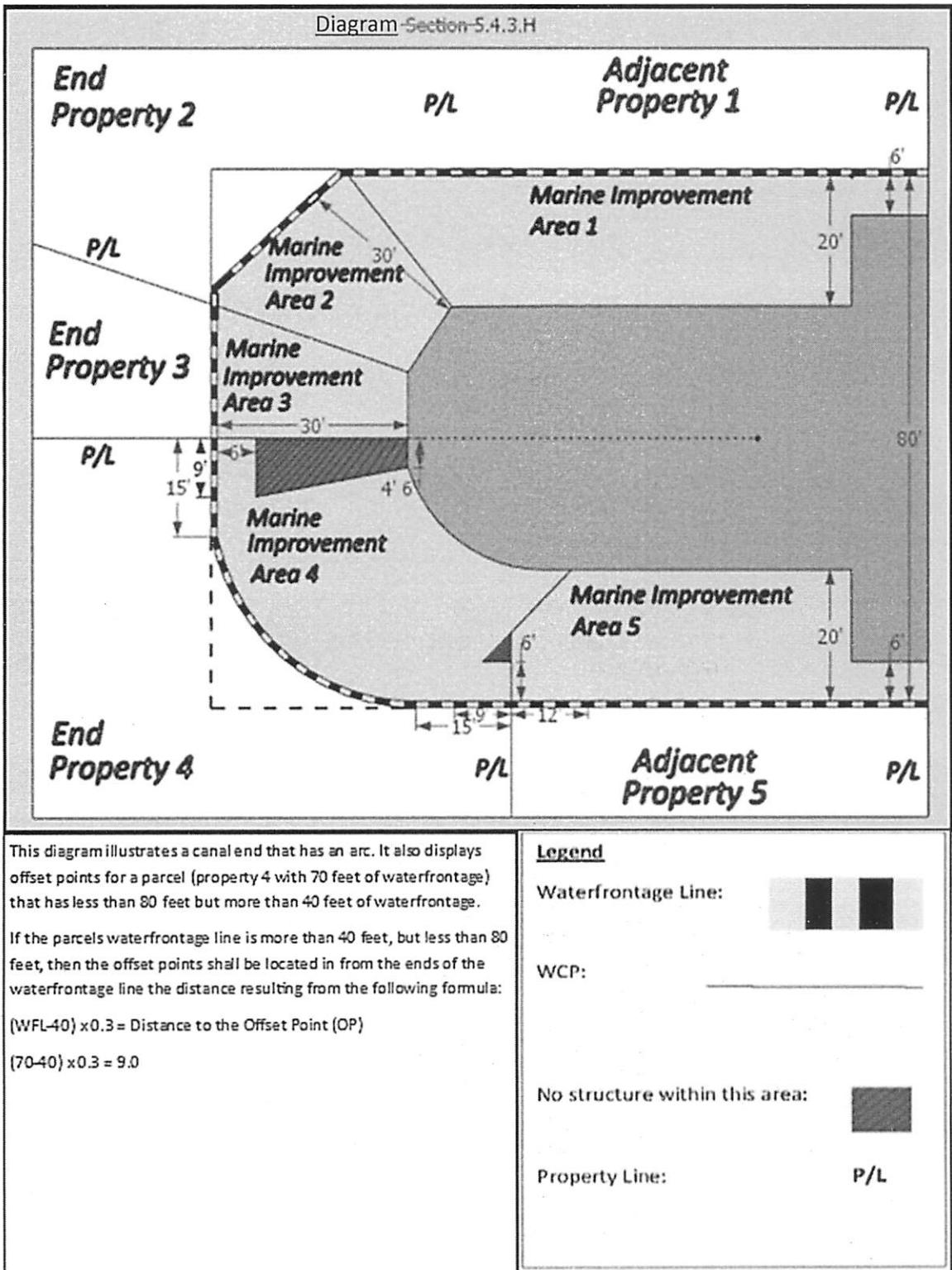
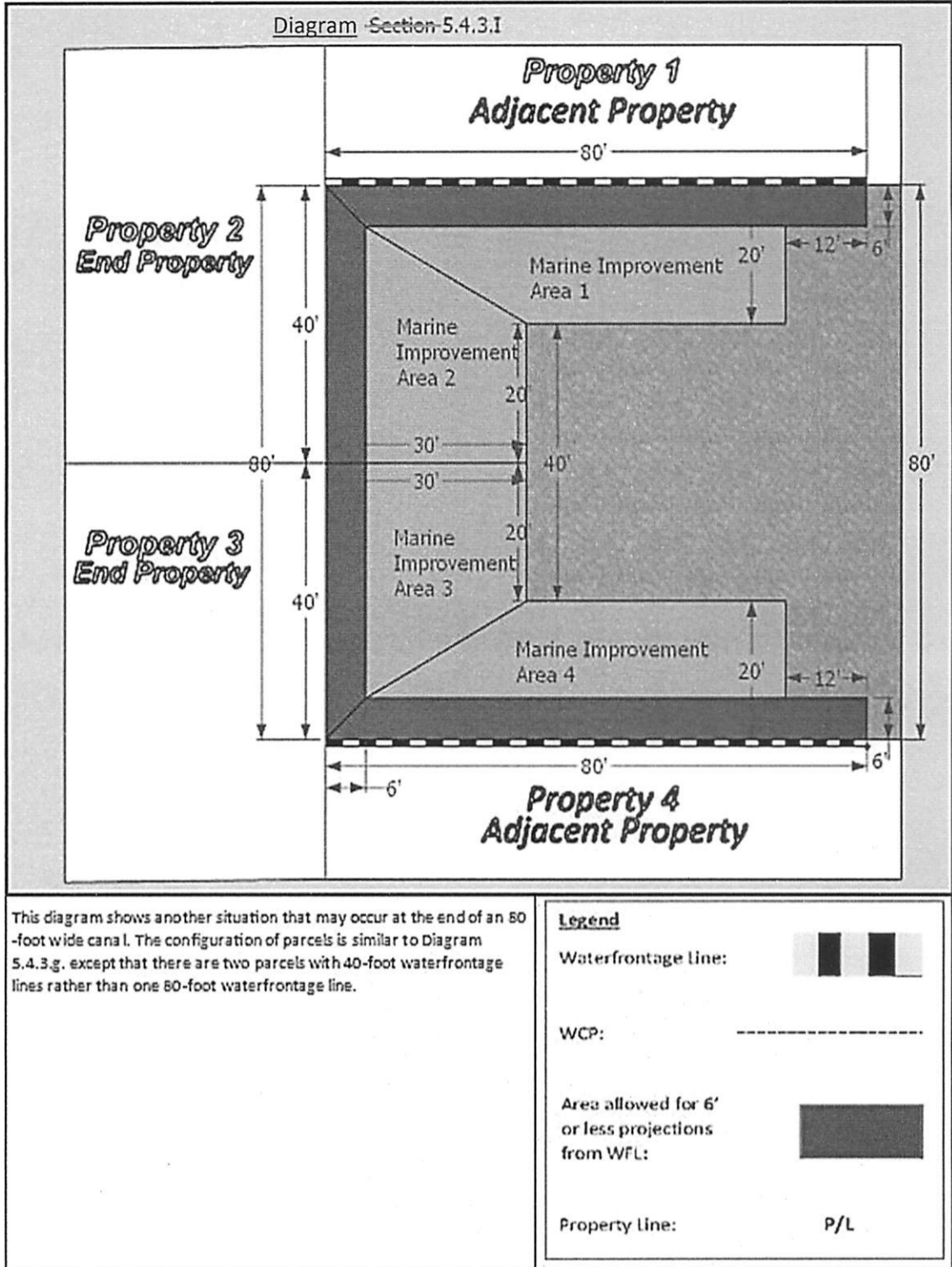


Diagram Section 5.4.3.I



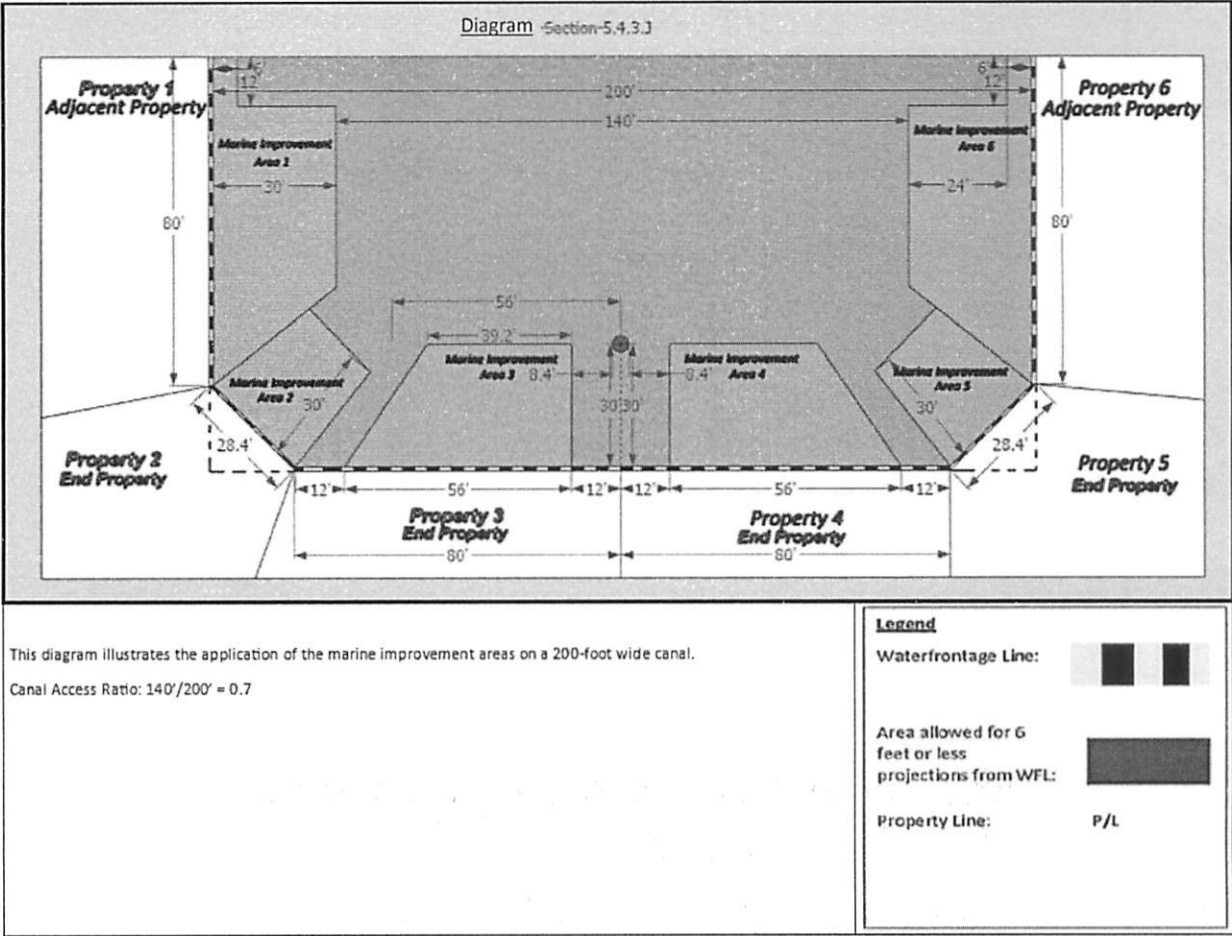
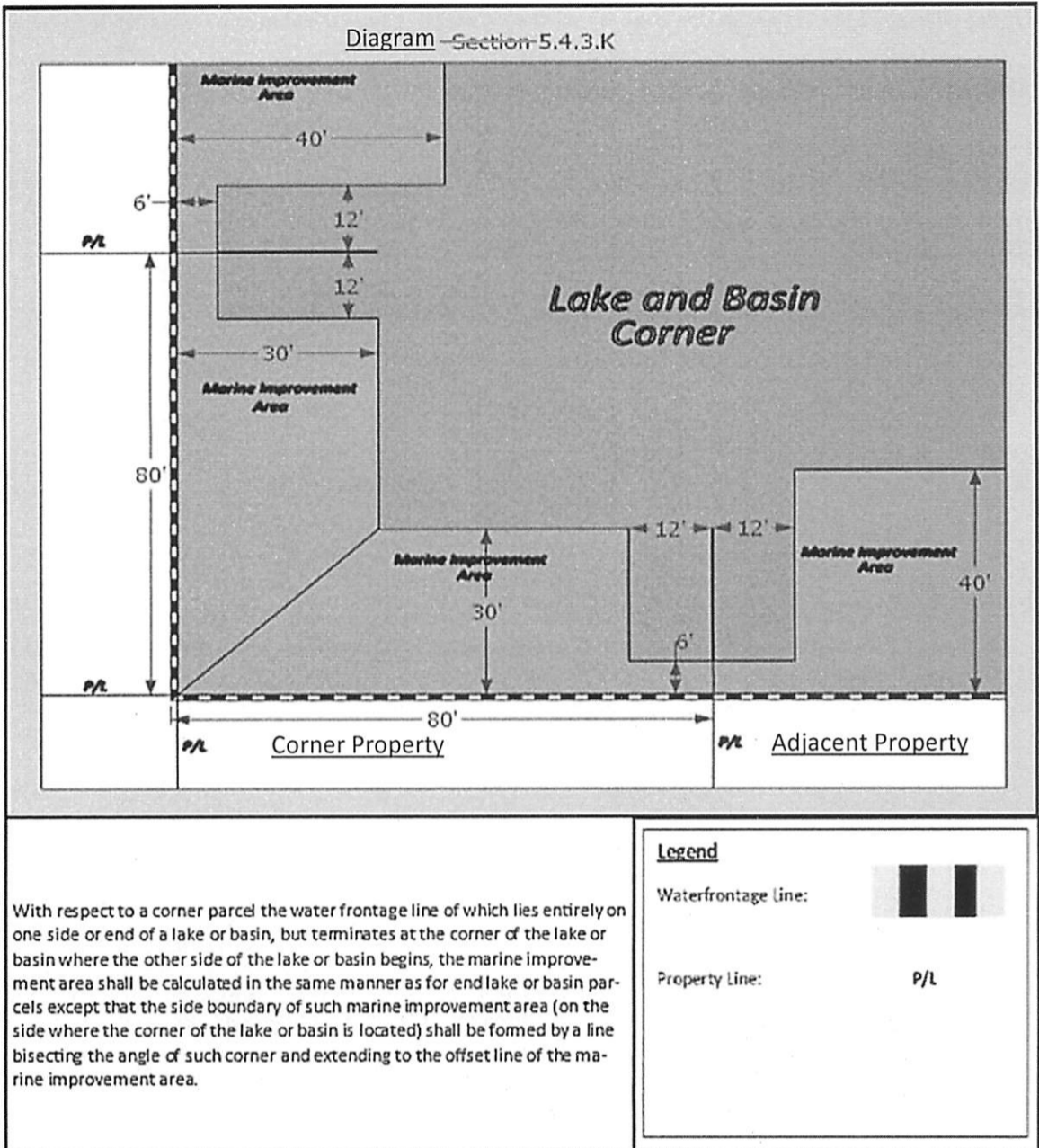
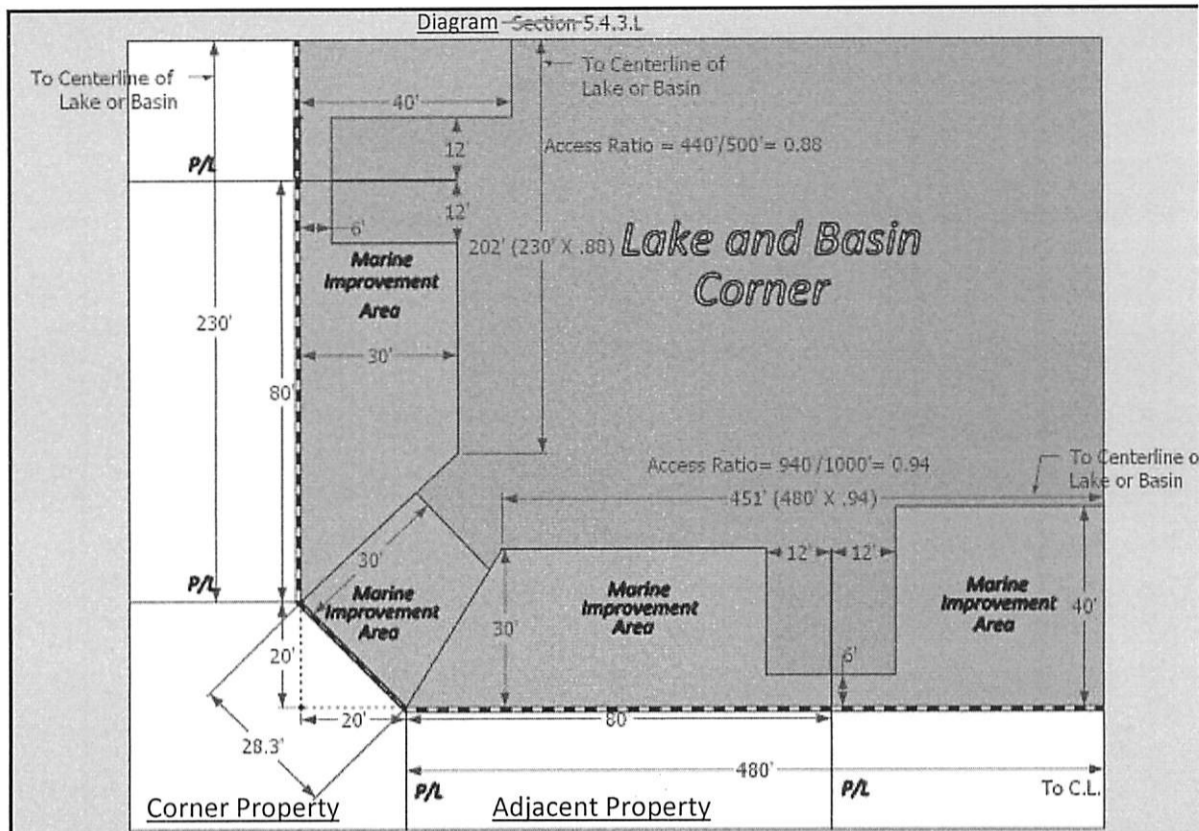


Diagram -Section-5.4.3.K





This diagram illustrates a corner parcel classified as "Angled".

Marine improvement area shall be determined as follows:

Calculate the waterway access ratio for each "side" of the lake or basin in the same manner as the waterway access ratio for a canal is determined.

Measure the distance from the center of each "side" of the lake or basin touched by the "corner" property to the end of the subject property's waterfrontage line, or to the off-set point.

Multiply each of the aforesaid distances by the waterway access ratio for the relative "side" of the lake or basin to obtain the length of the waterway line for each "side".

Plot the "waterway line" from the center of the "side" of the lake or basin for which it was calculated to a point that is 30 feet waterward from the subject parcel's waterfrontage line.

30 ft

Legend

Waterfrontage Line:



Property Line:

P/L

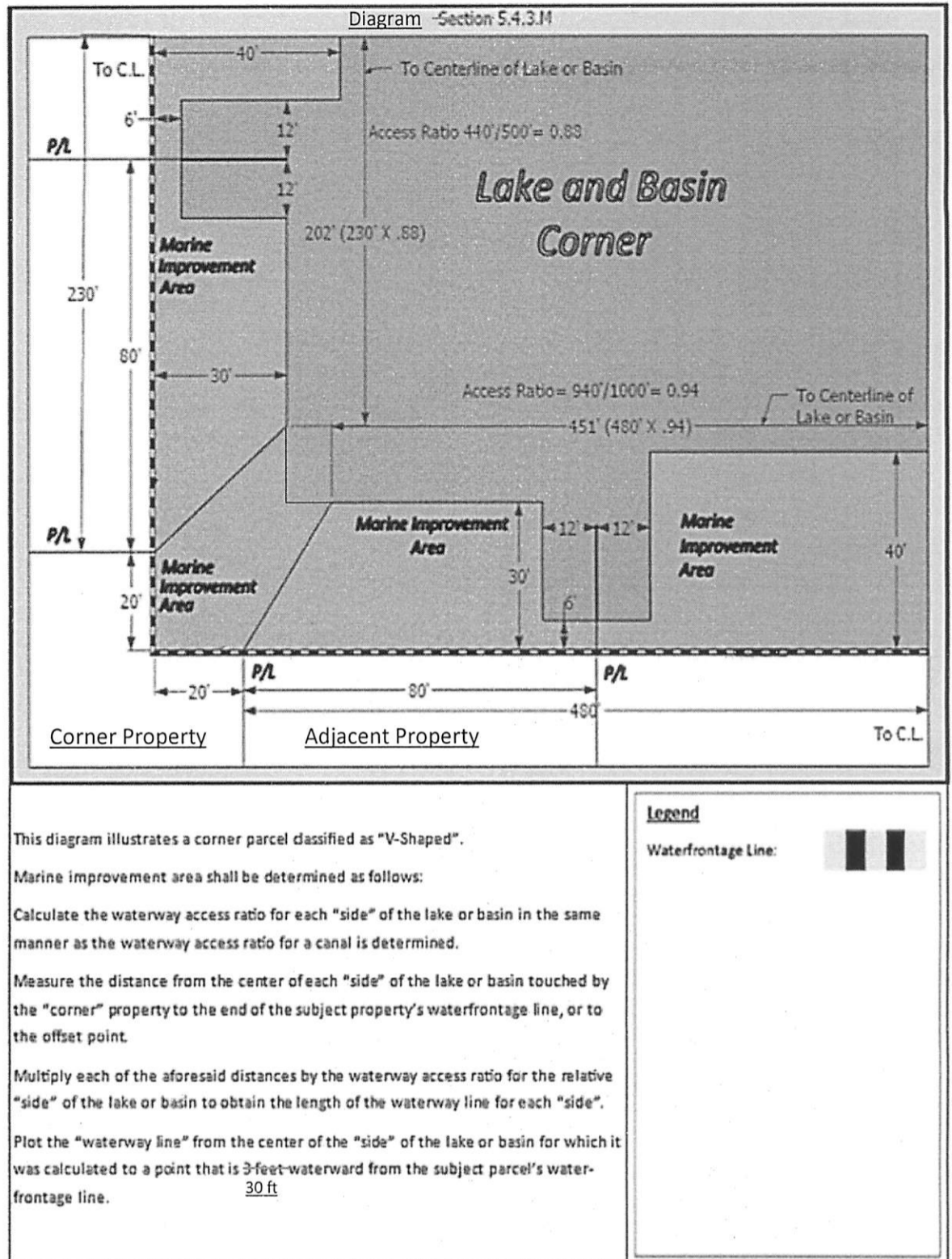
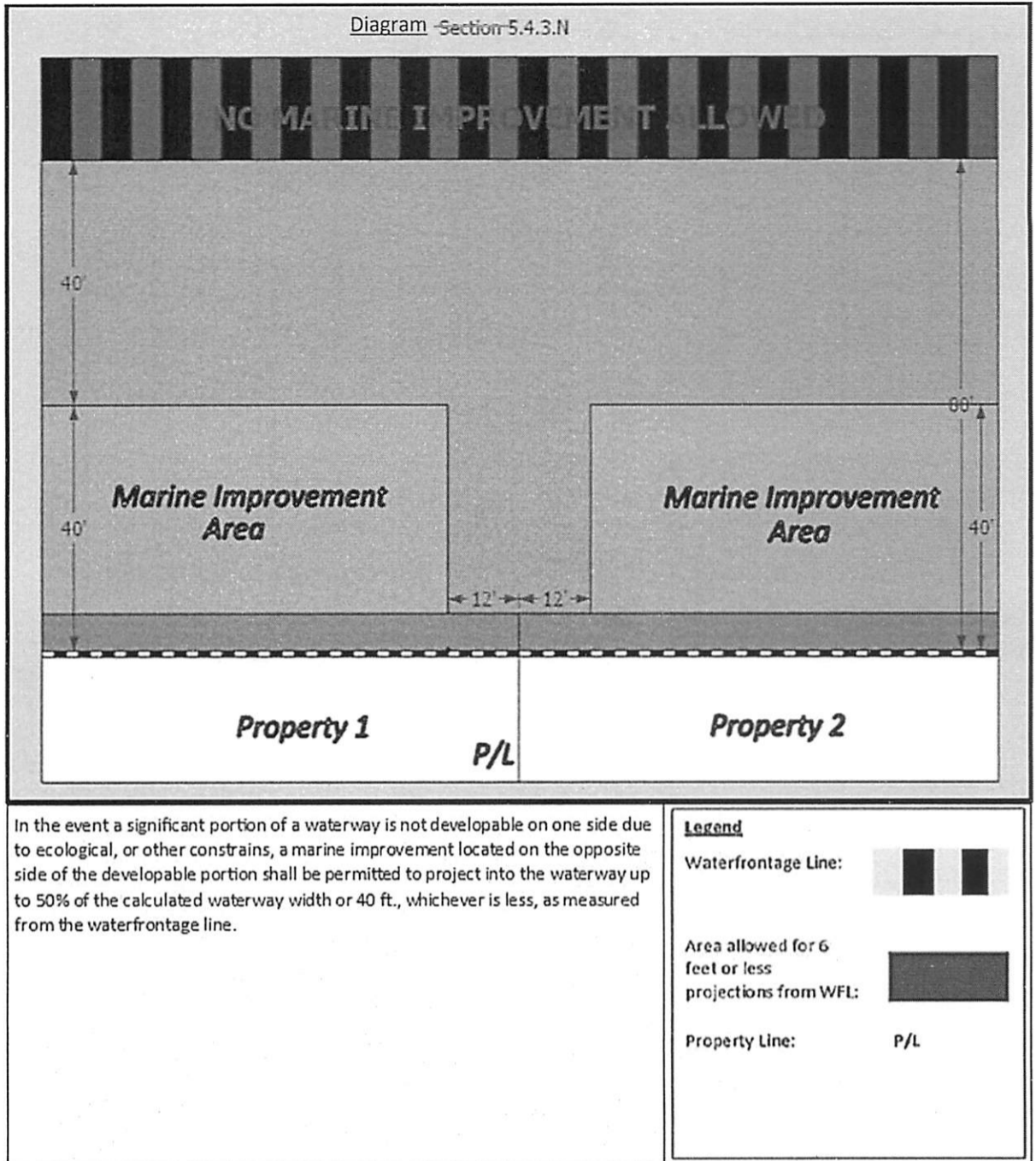
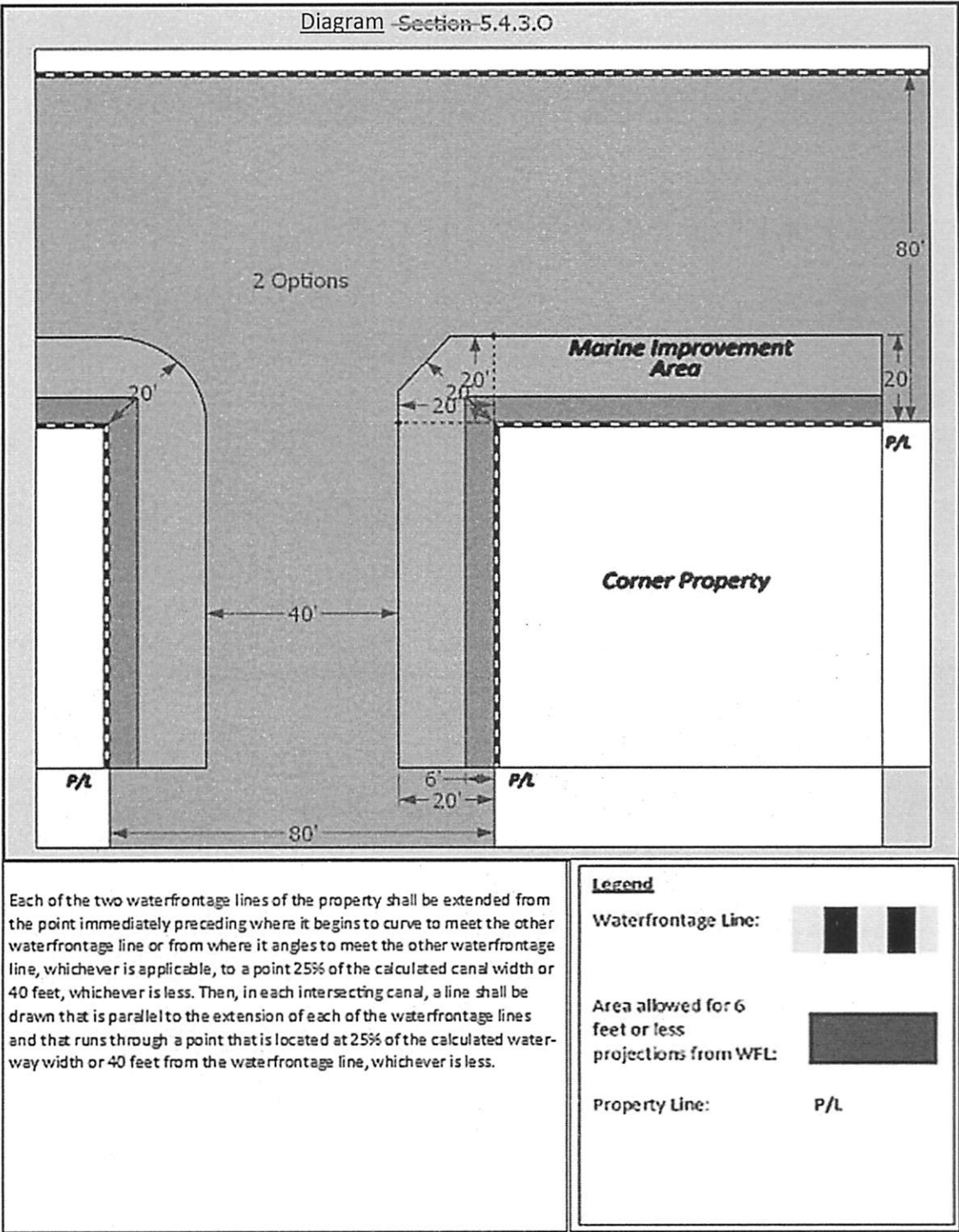
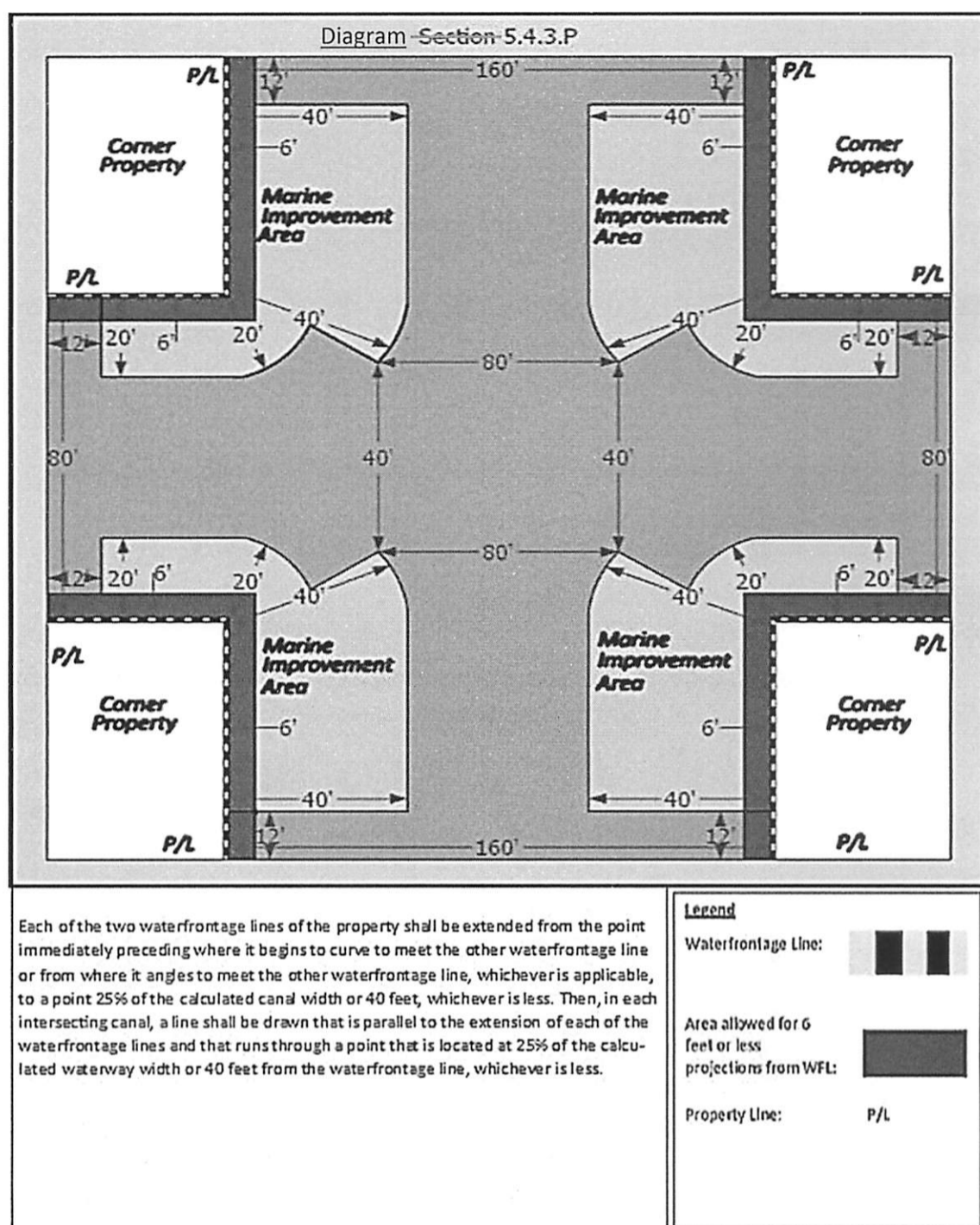


Diagram -Section-5.4.3.N







Section 5.4.4. Joint Marine Improvements.

Owners of adjoining waterfront parcels may adjust their abutting marine improvement area boundaries and offset requirements by entering into a written joint use agreement, provided the marine improvements are connected. A captain's walk does not constitute a connection for requiring a joint marine improvement. All limitations regarding the maximum area of marine improvements shall apply to each property and the maximum marine improvement area allowed for each parcel shall not be combined or modified in any way so as to increase the maximum marine improvement area allowed for either parcel. Marine vessels or boat canopies when secured in any way to a joint marine improvement may extend beyond the end of one of the waterfront parcels involved at the point where such parcel abuts the other parcel sharing the marine improvement. However, no marine vessel (or any part thereof) shall extend beyond the outer ends of the water frontage of the two waterfront parcels except as provided in ~~§ 5.4.3.A.85.4.2.G.~~ The joint use agreement shall, at a minimum, comply with the following requirements.

- A. The agreement shall contain the name(s) and current home address(es) of both property owners.
- B. The agreement shall identify the waterway upon which the subject parcels are located and shall identify the waterfront parcels involved by legal description and by STRAP number. The agreement shall also include a signed and sealed survey of the subject adjoining parcels.
- C. The agreement shall include a drawing of the proposed marine improvement(s) to be constructed, showing the design and dimensions of the marine improvement(s), and where the marine improvements will project from the parcels.
- D. The agreement shall identify those areas that would be subject to access (ingress and egress) easements in conjunction with the joint marine improvement. Such easement(s) shall identify by legal description the property to which the easement attaches and shall be irrevocable except with the written consent of the city. The rights of each party with respect to such easement(s) shall run with the title to the respective parcels. A drawing identifying the easements shall also be included with the agreement.
- E. The agreement shall identify the responsibilities of each of the parties for the construction and maintenance of the facilities. However, identification or division of responsibilities between parties in the agreement shall not affect the ability of the city to enforce any and all provisions of its Code of Ordinances or Land Development Codes against the property owner(s) of the joint marine improvement, jointly and severally.
- F. The agreement shall state that the parties understand and agree to abide by all applicable federal, state, and local regulations pertaining to the construction, maintenance, and use of the facilities.
- G. The agreement shall run with the land and be binding upon the parties, their successors, heirs, and assignees and it shall provide that it may not be rescinded or amended without the written consent of the city.
- H. The parties to the agreement shall record the agreement, at their own expense, in the public records of Lee County. The agreement shall satisfy all requirements for recording, including those contained in the Florida Statutes. No permit for the construction of a joint marine improvement or for the erection or installation of a boat canopy on a joint marine improvement shall be issued by the city until the parties have first provided to the city a copy of the fully executed agreement and evidence of recording that is satisfactory to the city, in its sole discretion.
- I. Prior to execution and recording of the agreement, the parties shall submit a draft of the proposed agreement to the Community Development Director for review and comment.

Section. 5.4.5. ~~Quays and mooring piles.~~ Reserved.

- A. ~~A seawall may be altered to accommodate the mooring of a vessel if it is determined that the seawall is structurally sufficient for that purpose.~~

- ~~B. Mooring piles may be installed directly adjacent to the seawall to allow for the mooring of watercrafts without a dock.~~
- ~~C. Pilings shall not be higher than eight feet above mean high water.~~
- ~~D. Any watercraft moored at a quay or a pile may not be any closer than 10 feet to the adjacent property line.~~

Section. 5.4.6. Davits, watercraft lifts, and floating docks.

- A. Lifts: An electrical permit is required to install a lift ~~within on an existing u-shaped dock~~ a dock.
- B. Davits:
 1. The minimum side setback for davit installation shall be five feet from the side lot line to the center of the davit base.
 2. Davits, including swinging lifts when extended over the water, may not extend further than 25% into the waterway or 30 feet whichever is less.
 3. Overhead hoists, davits, or machinery shall not exceed eight feet above mean high water when not in use.
- C. Floating docks and lifts:
 1. For dimensional requirements refer to Section 5.4.3. above.
 2. A floating dock or lift must be anchored in place so as not to impede the use of neighboring waterfront property.

Section. 5.4.7. Boat canopies and Sun Shelters.

- A. No overhead structure shall be constructed on any dock other than an approved boat canopy or sun shelter. Sun shelters shall be erected or installed on docks only in accordance with Section 5.2.10. of this article.
- B. Boat canopies are permitted to be erected or installed on marine improvements for the purpose of protecting a vessel from the elements only in accordance with the following:
 1. The support(s) and frame(s) of a boat canopy shall be constructed of a corrosion-resistant material, with a diameter or width of not less than one and one-quarter inches. Boat canopy supports shall be arranged in an open design so as to allow visibility through the sides with openings no smaller than four feet in any dimension. No boat canopy support or frame shall be of a solid or opaque design so as to create a wall. No boat canopy shall have wooden framing or supports. No shutter roll-up design shall be permitted.
 2. The canopy shall be fabric or a material which can be rolled and folded without damage. The canopy shall be attached to the boat canopy supports or frames in such a manner that it detaches in a wind load of 70 mph or greater.
 3. The boat canopy shall not extend horizontally more than 30 inches over ~~or beyond~~ any dock or seawall to which the canopy is attached,; ~~except to the rear of a boat slip where it may extend up to 48 inches past the end of the structure.~~ Canopies attached to marine improvements that are built to the maximum projection, may extend up to 30 inches beyond the structure.
 4. No boat canopy shall exceed 40 feet in length or 18 feet in width.
 5. Boat canopies, their supports, and frames shall be maintained in good repair at all times. No canopy, canopy support, or frame shall be allowed to fall into disrepair or to become dilapidated, structurally dangerous, or unsafe. In the event a boat canopy,

canopy support, or frame falls into disrepair, it shall be the responsibility of the owner of the waterfront parcel to remove the offending structure.

6. Only one canopy may be permitted per parcel.
7. No boat canopy, when measured at its highest point, shall extend more than 14 feet above the seawall cap, or if no seawall exists, above the decking of the marine improvement.
8. The boat canopy shall be attached to the boat canopy side supports or frames so that at least 75% of the area of each side of the boat canopy structure is left open and uncovered.
9. Except as otherwise provided herein for boat canopies attached to joint marine improvements, no part of any boat canopy shall be located less than 12 feet from the ends of the water frontage line unless the prior written consent of the affected abutting property owner(s) is obtained. Such consent shall be recorded in the public records of Lee County, at the expense of the property owner(s), shall be irrevocable by the affected abutting property owner, and shall be binding on the heirs, tenants, successors in interest and/or assigns of the affected property owner unless the owner of the property with the boat canopy that is located less than 12 feet from the ends of the water frontage line consents in writing to the revocation and removes or relocates the boat canopy so as to comply with all applicable requirements of this section. The owner of the parcel containing the marine improvement to which the boat canopy is attached shall be responsible for providing the aforesaid written consent to the city prior to obtaining a permit for the construction or erection of a boat canopy
10. Second boat canopies on single-family residential properties that obtained a deviation prior to April 2, 2015, to lawfully construct a second boat canopy, shall be deemed legal and conforming and, if damaged or removed, may be repaired or replaced.
11. No boat canopy shall be located in or over a public waterway unless it is attached to a marine improvement or seawall.
12. With respect to properties on which multi-family residential uses are located, no more than one boat canopy for each residential unit lawfully existing on the property shall be permitted.

Section. 5.4.8. Bulkheads, seawalls, and retaining walls.

- A. Mandatory seawalls required; saline or brackish water. All parcels having frontage or direct and immediate access to frontage on any saline, brackish, or tidally influenced canal or other body of water within or bordering the boundaries of the city is required to have constructed on it, at the owner's expense, a seawall bulkheading the entire frontage exposed to contact with the water. Seawalls shall be structurally maintained at owner's expense so as not to cause a nuisance or hazard to safety.
- B. Seawalls; fresh or non-saline water. All parcels having frontage or direct and immediate access to frontage on any freshwater or non-tidal canal or other body of water within or bordering the boundaries of the city are required to have constructed on it, at the owner's expense, a seawall bulkheading the entire frontage exposed to contact with the water or alternatives to vertical bulkheads as specified in the City of Cape Coral Engineering Design Standards. Seawalls or their alternative shall be structurally maintained at owner's expense so as not to cause a nuisance or hazard to safety. The provisions of this Section shall not apply to any parcels adjacent to or contiguous with any drainage ditch, canal, pond, or lake within any public or private golf course or public park.

Section. 5.4.9. Decorative handrails

- A. Handrails shall not exceed 42 inches in height (as measured from the deck of the structure). Pilings or posts used to support handrails may exceed 42 inches in height in accordance with 5.4.10.G. A minimum distance of 30 inches must be maintained between pilings or posts used to support handrails.

- B. Interior handrail members (pickets, balusters, and rungs) must be parallel to each other and may not intersect. A minimum of four inches of open space must be maintained between interior handrail members. The actual dimensions of any handrail member shall not exceed two inches by six inches. Alternative handrail designs may be approved at the discretion of the Building Official, upon finding the alternate design meets the intent of this section.

Section. 5.4.10. Construction standards

- A. All wooden pilings used in connection with marine improvements subject to the terms of this section shall be made of pressure treated wood. Such pilings shall conform to the specifications contained in ASTM (American Society for Testing of Material) D25-88 and shall be treated with preservatives meeting standards of AWWPA (American Wood Preservers Association) Standard P-5. The minimum retention of preservative for such wooden pilings shall be ~~two and one-half~~ 2.5 pounds per cubic foot (p.c.f.) of chromated copper arsenate (CCA) in the zone ~~zero~~ 0 to ~~one and one-half~~ 1.5 inches from the surface of the piling and ~~one and one-half~~ 1.5 pounds per cubic foot (p.c.f.) in the zone ~~one and one-half~~ 1.5 to ~~two~~ 2 inches from the surface of the piling.
- B. All pilings made of precast concrete and used in connection with marine improvements subject to the terms of this section shall have a minimum concrete strength of 3,000 pounds per square inch (psi) at 28 days and shall be at least eight inches square in cross section.
- C. All non-prestressed concrete pilings shall have at least four #5 epoxy-coated steel reinforcing bars the entire length of the piling and have at least two inches of concrete cover.
- D. All wooden pilings used for the support of a marine improvement or as framing for a marine improvement shall have a minimum classification of eight-inch butt diameter.
- E. All wooden pilings used for support of boat lifts, or other structures supporting marine vessels, shall conform to the specifications of the manufacturer of the boat lift or ~~of such other~~ structure supported by such wooden piling(s). However, in no event shall any wooden pilings used for support of boat lifts or other structures supporting marine vessels be less than eight inches in butt diameter.
- F. All wood that is located below mean high water or that is in contact with the water in any way shall be treated to two and one-half per cubic foot (p.c.f.) CCA. All wood that is located above mean high water shall be treated to four-tenths per cubic foot (p.c.f.) CCA, except that decking may be treated to a minimum of twenty-five-one-hundredths per cubic foot (p.c.f.) CCA.
- G. The elevation of pilings shall not exceed ten feet above the seawall cap or, if no seawall exists, 13 feet above mean water level.
- H. The elevation of the decking of a marine improvement shall not exceed two feet above the seawall cap, or if no seawall exists, five feet above mean water level. For marine improvements located in the Caloosahatchee River, and for marine improvements, located in canals, within 300 feet of the platted shoreline of the Caloosahatchee River, the elevation of the decking shall not exceed four feet above the seawall cap, or if no seawall exists, seven feet above mean water level.
- I. All pilings and/or mooring posts shall be offset a minimum of ~~two and one-half~~ 3 feet from any storm drain outfall pipe. Such measurement shall be made from the outside edge of the outfall pipe to the center of the piling or mooring post.
- J. The minimum nominal dimensions of stringers and headers shall be two inches by eight inches. Stringers shall be supported by through bolts to pilings or by headers through-bolted to pilings with machine bolts or carriage bolts. Such machine bolts or carriage bolts shall have a diameter of not less than one-half inch. Machine bolts also shall have a suitable washer under both head and nut while carriage bolts shall have a suitable washer under the nut only. Headers shall be used below center stringers for support.
- K. Cross-bracing shall be either through-bolted with machine bolts or carriage bolts with a minimum diameter of one-half inch or fastened with lag bolts with a minimum diameter of one-half inch and a minimum length of six inches used in conjunction with a suitable washer under the head only.

- L. All fasteners shall be either stainless steel or hot dipped galvanized steel or of a substance which, in terms of corrosion-resistance, is at least equal to stainless steel or hot dipped galvanized steel. The Building Official shall determine whether a proposed fastener is equivalent to either stainless steel or hot dipped galvanized steel in terms of corrosion-resistance.
- M. All manufactured, re-manufactured, or modified boat lifting devices and associated material or structural supplements, shall be certified by a Florida registered professional engineer. The capacity of the boat lift shall be affixed to the lift by the manufacturer and shall be affixed in a position ~~located~~ as close as practicable to the lift controls.
- N. Except as otherwise provided herein, all pilings within six feet of the seawall face shall be driven a minimum of four feet into the submerged bottom of the waterway. Except as otherwise provided herein, pilings more than six feet from the seawall face shall be driven a minimum of six feet into the submerged bottom of the waterway. If pilings cannot be set to the depth provided herein, then the use and installation of cross bracing and/or tie backs shall be required to ensure the structural integrity of the structure. All pilings, whether wooden or concrete, shall be installed using equipment that is suitable to accomplish the task effectively. However, all freestanding mooring posts or other pilings shall be driven a minimum of eight feet into the submerged bottom of the waterway.
- O. Pilings shall be spaced in relation to stringer lumber size. However, when a single stringer of nominal dimensions less than or equal to two inches by eight inches is used, the space between any two consecutive pilings shall not exceed ten feet and eight inches (or 128 inches) when measured from the center of one piling to the center of the next consecutive piling. Any stringer splices shall occur within three feet of pilings. Scabs shall be not less than six feet in length and shall overlap the splice by not less than three feet and, if possible, bolted to the piling. Scabs shall not be used past the next to last piling in a row of pilings. Scabs shall be fastened using not less than six 20 penny, hot dipped galvanized steel nails per side. Stringers used for decking shall be spaced not more than 30 inches apart when measured from the center of one stringer to the center of the next consecutive stringer.
- P. The minimum nominal thickness of all wooden decking shall be two inches. Decking shall be either nailed into place by means of not less than 12d nails or screwed into place by means of not less than three-inch screws. The fastener pattern for all wooden decking shall be arranged so as not to cause a continuous split in excess of 18 inches in length. Spacing between wooden decking shall not exceed one-half inch on docks projecting into canals or one inch on docks projecting into the Caloosahatchee River at the time of installation.
- Q. Crossbracing shall be provided on every two closest adjacent pilings where water depth is more than eight feet from mean high water. Such cross bracing shall be oriented between 30 degrees and 45 degrees to the vertical. The actual dimension of any crossbracing shall be not less than two inches by six inches.
- R. All docks permitted under this section that project from a parcel with a seawall shall have a ladder extending from the dock into the waterway. No ladder extending from a dock into a waterway shall be made of wood.
 - 1. If one or more metal ladders are used in conjunction with a marine improvement, such ladders shall be made of stainless steel, anodized aluminum, or an equally corrosion-resistant material to be approved by the Building Official.
 - 2. If one or more plastic ladders are used in conjunction with a marine improvement, such ladders shall be constructed of a stabilized polymer plastic material resistant to degradation when exposed to the daily stress of sunlight, heat, and water.
 - 3. If a non-extendable ladder is used in conjunction with a marine improvement, such ladder shall ~~be required to either~~ be located so as to reach at least three feet under the surface of the water at low tide or to the bottom of the waterway, whichever is less.
 - 4. If an extendable ladder is used in conjunction with a marine improvement, such ladder shall be required to have the ability to extend to a point at least three feet under the surface of the water at low tide or so as to reach to the bottom of the waterway,

whichever is less. Extendable ladders shall be of a type that is capable of being pulled down by a person in the water without the use of tools.

- S. Amber reflectors or amber reflective material with at least four square inches of reflective surface shall be placed on all freestanding mooring posts or other freestanding pilings as well as on the outside end pilings of all docks which project into a waterway. For purposes of this section, marine improvements which are "U"-shaped, "V"-shaped, "J"-shaped, or which otherwise have more than one section of the marine improvement projecting into the waterway shall have such reflectors or reflective material located on the outside end pilings of each section of the marine improvement which projects into the waterway. Such reflectors shall be located so as to be visible to vessels approaching in the waterway from any direction.
- T. This section shall control the regulation, construction, and maintenance of marine improvements within the City of Cape Coral. If any part of this section conflicts with any other codes adopted by the city, the most restrictive provision shall apply. Furthermore, all such marine improvements shall conform to all requirements of the National Fire Code, this section, and other applicable law.

Section. 5.4.11. Deviations

- A. In accordance with Sections 3.3.6. and 3.4.2. of this Code, deviations from the strict application of the requirements of this chapter may be made as follows:

- 1. Administrative deviations.

- a. Maximum length or width of a boat canopy. Deviations of up to a 10% increase in either the maximum length or width of the boat canopy requirements of this chapter may be approved by the Director in accordance with Section 3.3.6., provided that such deviation will not encroach into the side setbacks or project farther into the waterway than allowed per Section 5.4.7.B.3., will not be contrary to the public interest, and will be in harmony with the general intent and purpose of this section
- b. In determining whether to approve such a deviation, factors the Director shall consider include, but are not limited to, the design, size, and location of the proposed larger boat canopy; the effect of such larger boat canopy on the waterway in which it is proposed to be located; and the effect of such larger boat canopy on the use and enjoyment of surrounding properties.

- 2. Deviations requiring a public hearing.

- a. Deviations from the requirements of this chapter may be approved by the Hearing Examiner in accordance with Section 3.4.2., provided that the deviation will not be contrary to the public interest and will be in harmony with the general intent and purpose of this section.
- b. In determining whether to approve a deviation request related to a boat canopy, factors the Hearing Examiner shall consider include, but are not limited to, the design, size, and location of the proposed boat canopy; the effect of such boat canopy on the waterway in which it is proposed to be located; and the effect of such boat canopy on the use and enjoyment of surrounding properties.
- c. In determining whether to approve a deviation request related to marine improvements other than a boat canopy, factors the Hearing Examiner shall consider include, but are not limited to, the effect the proposed deviation would have on the navigability of the waterway involved; whether the proposed deviation would infringe upon the use of neighboring properties or any extant marine improvements in the subject waterway; whether there are special conditions related to the subject property or waterway which justify the proposed deviation; and whether conditions exist that are not the result of the applicant and which are such that a literal enforcement of the regulations involved would result in unnecessary or undue hardship. Subject to these standards and criteria, the Hearing Examiner shall approve only the minimum

deviation from the provisions of this chapter necessary to avoid the unnecessary or undue hardship required herein.

SECTION 5. The City of Cape Coral Land Development Code, Article 11, Chapter 1, Section 11.2., is hereby amended as follows:

Section 11.2. – Definitions

...

Substantial Renovation, means repair or changes worth 50%, or more, of the fair market value of the structure and improvements, not including the land.

Sun Shelter, is a structure having a thatched roof without side walls.

Suspended Sign, is a sign, other than a parasite sign, that is suspended from and supported by the underside of an awning, a marquee, a fascia, an umbrella, or a building overhang.

...

Tenant, is any person, agent, firm, corporation or division who uses or occupies land, a building or portion of a building by title, under a lease, by payment of rent or who exercises limited control over the space, where the space meets the Florida Building Code requirements of fire partitions which require a wall permitted by the building type of construction that is fire-resistant rated of not less than one hour that separates individual tenant spaces.

Thatched Roof, is a roof constructed of palm or palmetto fronds. The fronds shall be attached in such a manner that they are sacrificed in winds exceeding 70 mph.

Traditional Public Forum, is a place that has, by tradition or practice, been held out for general use by the public, including, but not limited to, public parks, sidewalks, and areas that have been open to political speech and debate.

...

SECTION 6. 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 7. 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 _____, 2021.

JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

GUNTER	_____	NELSON	_____
TATE	_____	WELSH	_____
SHEPPARD	_____	LONG	_____
HAYDEN	_____	CODDEN	_____

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF _____,
2021.

KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:



JOHN E. NACLERIO III
ASSISTANT CITY ATTORNEY
ord/Marine Improvements Final

MEMORANDUM

CITY OF CAPE CORAL
DEPARTMENT OF COMMUNITY DEVELOPMENT

~~FROM~~
TO: Rob Hernandez, City Manager

~~TO~~
FROM: Vincent Cautero, Community Development Director *VC*

8/16
DATE: August 12, 2021

SUBJECT: Proposed LDC Changes to Article 5, Chapter 4, Marine Improvements

The attached ordinance is proposed to update the entire section of the Land Development Code relating to marine improvements. This update includes a number of small calibration changes that have arisen since the LDC was adopted on August 5, 2019.

During the code update process, our consultants were responsible for drafting the changes for marine improvements. In their effort to streamline, they inadvertently eliminated important sections of this code. The ability of property owners to seek flexibility from certain code requirements through the deviation process was also eliminated.

In order to restore language that was deleted, the amendment will reformat this section; clarifies and defines several terms; and restores the deviation process.

Please let me know if you have any questions about these proposed changes.

VC/RP/JH:eh (Memo Proposed LDC Changes - Marine 08-12-2021.docx)

C: Robert Pederson, Planning Manager

VINCE,

LET'S PLACE THIS ON 9.8.21 COW FOR REVIEW/DISCUSSION
PRIOR TO PLACEMENT ON INTRO & PUBLIC HEARING AGENDAS.

THX
RP

NewsPress

09/22/2021

OK TKD

NOTICE TO THE PUBLIC

The City of Cape Coral Planning & Zoning Commission/Local Planning Agency will be receiving public input on the following Ordinance at their meeting on Wednesday, October 6, 2021, at 9:00 a.m. in the City Hall Council Chambers, 1015 Cultural Park Boulevard, Cape Coral, FL. The public hearing may be continued to a time and date certain by announcement at this public hearing without any further published notice.

Ordinance 80-21

AN ORDINANCE AMENDING THE CITY OF CAPE LAND DEVELOPMENT CODE, AMENDING ARTICLE 3, "DEVELOPMENT REVIEW," CHAPTER 3, "SPECIFIC REVIEW PROCEDURES-ADMINISTRATIVE PERMITS AND APPROVALS," SECTION 3.3.6, "ADMINISTRATIVE DEVIATIONS," REGARDING DEVIATIONS FOR BOAT CANOPIES; AMENDING ARTICLE 3, "DEVELOPMENT REVIEW," CHAPTER 4, "SPECIFIC REVIEW PROCEDURES-QUASI-JUDICIAL PERMITS AND APPROVALS," SECTION 3.4.2, "DEVIATIONS," REGARDING DEVIATIONS FROM MARINE IMPROVEMENT DIMENSIONAL STANDARDS; AMENDING ARTICLE 5, "DEVELOPMENT STANDARDS," CHAPTER 2, "ACCESSORY STRUCTURES," SECTION 5.2.10, "GAZEBOS, SUN SHELTERS, AND SIMILAR SHELTERS," REGARDING HEIGHT REQUIREMENTS; AMENDING ARTICLE 5, "DEVELOPMENT STANDARDS," CHAPTER 4, "MARINE IMPROVEMENTS," SECTION 5.4.2, "GENERAL REQUIREMENTS," SECTION 5.4.3, "DIMENSIONAL STANDARDS," SECTION 5.4.4, "JOINT MARINE IMPROVEMENTS," SECTION 5.4.6, "DAVITS, WATERCRAFT LIFTS, AND FLOATING DOCKS," SECTION 5.4.7, "BOAT CANOPIES," AND SECTION 5.4.10,

"CONSTRUCTION STANDARDS," REGARDING REQUIREMENTS FOR MARINE IMPROVEMENTS; DELETING SECTION 5.4.5, "QUAYS AND MOORING PILES"; AND CREATING SECTION 5.4.11, "DEVIATIONS," ESTABLISHING PROCEDURES FOR DEVIATIONS FROM THE REQUIREMENTS OF CHAPTER 4, AMENDING ARTICLE 11, "DEFINITIONS," CHAPTER 1, "GENERAL PROVISIONS," SECTION 11.2, "DEFINITIONS," BY ADDING DEFINITIONS FOR SUN SHELTER AND THATCHED ROOF; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

For the most current meeting information, please go to <http://www.capecoral.gov>; City Clerk; meetings calendar. To see a copy of the agenda, please go to <http://www.capecoral.gov>.

Copies of this Ordinance may be obtained from the City Clerk's Office during normal office hours at City Hall for a nominal fee. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

Any person who decides to appeal any decision made by the City Council at that meeting will need a record of proceedings, and that, for such purpose, subject person 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 to be based.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk (1-239-574-0411) at least 48 hours prior to the meeting.

Kimberly Bruns, CMC
City Clerk
AD# 4910117

News
PRES
9/22/21

Sept 2021 38B

The News-Press media group

news-press.com A GANNETT COMPANY

Attn:
**CITY OF CAPE CORAL CLERKS OFF
1015 CULTURAL PARK BLVD
CAPE CORAL, FL 33990**

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Michelle L. B. B., who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE TO THE PUBLIC The City of Cape Coral Planning Zoning Commission/Local Planning Agency will be receiving public input on the following Ordinance at the

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of:

09/22/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper editions dated:

Sworn to and Subscribed before me this 22nd of September 2021, by legal clerk who is personally known to me.

Michelle L. B. B.
Affiant

Amy Kokott
Notary State of Wisconsin, County of Brown

10/30/2025
My commission expires

AMY KOKOTT
Notary Public
State of Wisconsin

of Affidavits 1

This is not an invoice

NOTICE TO THE PUBLIC

The City of Cape Coral Planning & Zoning Commission/Local Planning Agency will be receiving public input on the following Ordinance at their meeting on Wednesday, October 6, 2021, at 9:00 a.m. in the City Hall Council Chambers, 1015 Cultural Park Boulevard, Cape Coral, FL. The public hearing may be continued to a time and date certain by announcement at this public hearing without any further published notice.

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Kimberly Bruns, CMC
City Clerk
AD# 4910117 9/22/21



Marine Improvements Text Amendment

Planning and Zoning

October 6, 2021



What is a Marine Improvement?

Includes a dock, boat lift, mooring posts, walkways, and other interconnecting parts.



Summary of Proposed Changes

During development of the Land Development Code (LDC) in 2018 the consultant inadvertently eliminated several sections of this code.

This text amendment will restore language that was deleted, reformat the chapter, correct grammatical errors, and add new language for clarification purposes.

This amendment also will restore the deviation process for marine improvements that existed in the former Land Use and Development Regulations.

Companion changes to Articles 3 (Development Review) and Article 5 (Development Standards) are included to implement the updated code.

Proposed Changes to LDC, Article 3, Chapter 3

Section 3.3.6.- Administrative Deviations

- **Restores administrative deviations for boat canopy length and width - up to a maximum of 10% above the standard.**

Section 3.4.2- Deviations

- **Restores the deviation process for dimensional standards that do not qualify for an administrative deviation. These deviations require approval by the Hearing Examiner.**

LDC, Article 5, Chapter 2

Section 5.2.10.- Gazebos, sun shelters, and similar structures.

- **Restores language from the previous code that was inadvertently deleted.**

LDC, Article 5, Chapter 4-Marine Improvements

Most changes to Chapter 4 involve restoring text that was eliminated and several definitions.

Chapter 4 was reformatted to accommodate the prior language from the LUDRs, eliminate duplicative text, and provide needed clarification.

The graphics were also relabeled.

New language was added to clarify the existing code. An example includes clarifying maximum projection standards for end parcels on canals versus end parcels on lakes and basins. Other changes include:

Section 5.4.7. (Boat Canopies)

The current code was found to overly restrict those properties with only a boat lift and no dock, or a small dock from having a boat canopy that could cover their boat.

Section 5.4.11. (Deviations)

Standards were added to allow for administrative deviations and deviations requiring a public hearing. These standards are similar to those previously appearing in the LUDRs.

Summary:

The new language and reformatting provide better organization and add clarity to these regulations. Restoring the deviation process interjects flexibility into the code by allowing property owners to seek relief from site-specific hardships imposed by these regulations.

Thank you!
Questions and Discussion





**AGENDA
REQUEST
FORM**
CITY OF CAPE
CORAL

Item Number:	7.B.
Meeting Date:	10/6/2021
Item Type:	PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY PUBLIC HEARING

TITLE:

Ordinance 51-21 (LU21-0003) Large-Scale Future Land Use Amendment

REQUESTED ACTION:

Approve or Deny

SUMMARY EXPLANATION AND BACKGROUND:

This case involves a city-initiated Future Land Use Map Amendment for multiple properties in 14 blocks covering approximately 41 acres. In most instances, a commercial or mixed-use future land use classification will be changed to a residential future land use classification to recognize existing long-standing residential development patterns in these blocks. In several instances the FLU will be amended to bring it into consistency with the current zoning.

STRATEGIC PLAN ALIGNMENT:

1. Is this a Strategic Decision? No
- If Yes, Priority Goals Supported are listed below.
- If No, will it harm the intent or success of the Strategic Plan? No

RECOMMENDATIONS:

City Planning Staff Recommendation: Approval

SOURCE OF ADDITIONAL INFORMATION:

Justin Heller, Senior Planner, PH: (239) 574-0587, Email: jheller@capecoral.net

FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:

N/A

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

PREPARED BY:

Jessica Cruz, Planning
Technician

Division- Planning

Department- Community
Development

ATTACHMENTS:

Description	Type
1. Ordinance 51-21 (LU 21-0003)	Ordinance

- ▢ 2. Backup Materials
- ▢ 3. Additional Backup Material

Backup Material
Presentation

ORDINANCE 51 - 21

AN ORDINANCE AMENDING THE CITY OF CAPE CORAL COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FROM COMMERCIAL/PROFESSIONAL (CP) TO MULTI-FAMILY RESIDENTIAL (MF) LAND USE FOR PROPERTY DESCRIBED AS LOTS 15-27, BLOCK 1458, UNIT 16; LOTS 45-52 AND 59-72, BLOCK 1322, UNIT 18; LOTS 1-24 AND 31-34, BLOCK 3083, UNIT 62; AND LOTS 1-22, BLOCK 4454, UNIT 63; FROM COMMERCIAL/PROFESSIONAL (CP) TO SINGLE FAMILY RESIDENTIAL (SF) LAND USE FOR PROPERTY DESCRIBED AS LOTS 1-26, BLOCK 4448, UNIT 63; AND LOTS 1-8 AND 12-20, BLOCK 3169, UNIT 66; FROM MULTI-FAMILY RESIDENTIAL (MF) TO COMMERCIAL ACTIVITY CENTER (CAC) LAND USE FOR PROPERTY DESCRIBED AS LOTS 15-22, BLOCK 4685, UNIT 70; FROM MULTI-FAMILY RESIDENTIAL (MF) TO SINGLE FAMILY RESIDENTIAL (SF) LAND USE FOR PROPERTY DESCRIBED AS LOTS 1-44, BLOCK 4727, UNIT 70; FROM PINE ISLAND ROAD DISTRICT (PIRD) TO SINGLE FAMILY RESIDENTIAL (SF) LAND USE FOR PROPERTY DESCRIBED AS LOTS 42-61, BLOCK 1501, UNIT 47, PART 1; LOTS 1-32, BLOCK 3570, UNIT 47, PART 1; LOTS 1-18, 22-34, AND 37-45, BLOCK 3571, UNIT 47, PART 1; LOTS 1-8 AND 21-26, BLOCK 3575, UNIT 47, PART 1; LOTS 19-21, BLOCK 3571, UNIT 47, PART 4; LOTS 3-10, BLOCK 2030, UNIT 31, PART 2; AND LOTS 24-46, BLOCK 4560, UNIT 68, ALL IN CAPE CORAL SUBDIVISION; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Cape Coral on February 13, 1989, adopted a Comprehensive Plan pursuant to the Comprehensive Planning Act; and

WHEREAS, as part of the Comprehensive Plan the City of Cape Coral adopted therewith a future land use map designating land uses and proposed land uses throughout the City of Cape Coral consistent with the Comprehensive Plan and Comprehensive Planning Act; and

WHEREAS, the City of Cape Coral City Council has considered the testimony, evidence, and documentation for the Land Use Amendment initiated by THE CITY OF CAPE CORAL regarding the below described property, and considered the recommendation of the Planning & Zoning Commission/Local Planning Agency and City staff.

NOW, THEREFORE, THE CITY OF CAPE CORAL, FLORIDA, HEREBY ORDAINS PURSUANT TO THE LAWS OF FLORIDA, AND OTHER APPLICABLE LAWS, THIS ORDINANCE:

SECTION 1. That the below described real property located within the City of Cape Coral, Florida, is hereby amended consistent with the City of Cape Coral Comprehensive Plan as follows:

FROM COMMERCIAL/PROFESSIONAL (CP) TO MULTI-FAMILY RESIDENTIAL (MF)

LOTS 45-52 AND 59-72, TOGETHER WITH THE EAST 10 FEET OF A VACATED ALLEY, BLOCK 1322, CAPE CORAL SUBDIVISION, UNIT 18, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 96-120, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

AND

LOTS 15-27, BLOCK 1458, CAPE CORAL SUBDIVISION, UNIT 16, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 76-88, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

AND

LOTS 1-24 AND 31-34, TOGETHER WITH THE WEST 10 FEET OF A VACATED ALLEY, BLOCK 3083, CAPE CORAL SUBDIVISION, UNIT 62, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 21-38, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

AND

LOTS 1-22, BLOCK 4454, CAPE CORAL SUBDIVISION, UNIT 63, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 48-81, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

FROM COMMERCIAL/PROFESSIONAL (CP) TO SINGLE FAMILY RESIDENTIAL (SF)

LOTS 1-8 AND 12-20, BLOCK 3169, CAPE CORAL SUBDIVISION, UNIT 66, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 2-26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

AND

LOTS 1-26, BLOCK 4448, CAPE CORAL SUBDIVISION, UNIT 63, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 48-81, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

FROM MULTI-FAMILY RESIDENTIAL (MF) TO COMMERCIAL ACTIVITY CENTER (CAC)

LOTS 15-22, BLOCK 4685, CAPE CORAL SUBDIVISION, UNIT 70, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 58-87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

FROM MULTI-FAMILY RESIDENTIAL (MF) TO SINGLE FAMILY RESIDENTIAL (SF)

LOTS 1-44, BLOCK 4727, CAPE CORAL SUBDIVISION, UNIT 70, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 58-87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

FROM PINE ISLAND ROAD DISTRICT (PIRD) TO SINGLE FAMILY RESIDENTIAL (SF)

LOTS 42-61, BLOCK 1501, CAPE CORAL SUBDIVISION, UNIT 47, PART 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 5-11, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

AND

LOTS 3-10, BLOCK 2030, CAPE CORAL SUBDIVISION, UNIT 31, PART 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 6-8, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

AND

LOTS 1-32, BLOCK 3570, CAPE CORAL SUBDIVISION, UNIT 47, PART 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 5-11, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

AND

LOTS 19-21, BLOCK 3571, CAPE CORAL SUBDIVISION, CAPE CORAL UNIT 47, PART 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 16, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

AND

LOTS 1-18, 22-34, AND 37-45 BLOCK 3571, CAPE CORAL SUBDIVISION, UNIT 47, PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 5-11, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

AND

LOTS 24-46, BLOCK 4560, CAPE CORAL SUBDIVISION, UNIT 68, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 100-108, OF THE PUBLIC

RECORDS OF LEE COUNTY, FLORIDA

AND

LOTS 1-8 AND 21-26, BLOCK 3575, CAPE CORAL SUBDIVISION, UNIT 47, PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 5-11, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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. The effective date of this plan amendment shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete, or if timely challenged, the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Chapter 163.3184(3)(c)4., F.S., whichever is applicable.

ADOPTED BY THE COUNCIL OF THE CITY OF CAPE CORAL AT ITS REGULAR SESSION THIS _____ DAY OF _____, 2021.

JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

GUNTER _____
TATE _____
SHEPPARD _____
HAYDEN _____

NELSON _____
WELSH _____
WILLIAMS _____
COSDEN _____

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF _____, 2021.

KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:



BRIAN R. BARTOS
ASSISTANT CITY ATTORNEY
ord/lu21-0003
6/2/21



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

For Internal Use Only

Case _____

Date _____

Tel. (239) 574-0776

Fax (239) 574-0591

P.O. Box 150027

Cape Coral, FL 33915-0027

FUTURE LAND USE MAP AMENDMENT (FLUMA) APPLICATION

NOTE TO APPLICANT: The completed application must be legible, and all items must be provided at the time of submission.

FLUMA APPLICATION REQUIREMENTS

1. ☒ Letter of intent stating the actual request and why the request is being made
2. ☒ Applicant's portion of request shall be typewritten, and signature notarized:
 - All forms (Application, Acknowledgement Form, Authorization to Represent) must be signed by the property owner or the applicant. If the Authorized Representative is an attorney, the application and the Acknowledgement Form may be signed by the attorney and an Authorization to Represent Form is not required.
 - If there are any deed restrictions on the property, a copy of the restrictions will be required.
3. ☐ Certified survey done within past six (6) months **MAY** be required
4. ☒ If the subject property is within 500 feet of any County properties, the applicant must provide:
 - a typewritten list of all affected property owners within the area. The list must prepare in label format and contain the following information; name, address, city, and zip-code.
5. ☒ The applicant must provide a traffic projection of the number of trips that are anticipated to be generated by the revised Land Use including the distribution of these trips onto the roadway system. The applicant may also be required to perform a more detailed traffic impact analysis based on the City's traffic impact guidelines.
6. ☒ Chapter 163, Florida Statutes, requires that comprehensive plan map amendments be City Council must hold a submittal hearing (1st public hearing) prior to sending amendments to DEO. (Council may approve for submittal or deny proposed land use map amendments. Only approved amendments are submitted to DEO.) DEO then has ninety (90) days to review and respond to the proposed amendments. Upon receipt of DEO comments or objections, the local government has sixty (60) days to approve, deny, or approve with modifications the proposed land use map amendments.
7. ☒ Comprehensive Plan Amendments are reviewed by the Planning and Zoning Commission and City Council. Planning and Zoning Commission is an advisory body to City Council and makes recommendations on all amendments.
8. ☒ Please refer to the Future Land Use Map Amendment Section 3.5.2. for additional information.

NOTE: IF ANY OF THE ABOVE INFORMATION IS ON A SHEET LARGER THAN 11 X 17, THE APPLICANT MUST SUPPLY SEVENTEEN (17) COPIES TO BE USED FOR DISTRIBUTION. IN ADDITION TO THE APPLICATION FEE, ALL REQUIRED ADVERTISING COSTS ARE TO BE PAID BY THE APPLICANT (ORD 39-03, SECTION 3.5.2.). ADVERTISING COSTS WILL BE BILLED AND MUST BE PAID PRIOR TO HEARING.



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

Tel. (239) 574-0776
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

FUTURE LAND USE MAP AMENDMENT (FLUMA) APPLICATION

PROPERTY INFORMATION

Project Name: FLU Calibration Priority 1

Location/Address see Attachment A

Strap Number see Attachment A Unit Block Lot (s)

Plat Book Page Future Land Use multiple Current Zoning multiple

PROPERTY OWNER (S) INFORMATION

Owner Address

Phone City

Email State Zip

Owner Address

Phone City

Email State Zip

APPLICANT INFORMATION (If different from owner)

Applicant City of Cape Coral Address 1015 Cultural Park Blvd

Phone (239) 573-3160 City Cape Coral

Email wdaltry@capecoral.net State FL Zip 33915-0027

AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)

Representative Wyatt Daltry Address 1015 Cultural Park Blvd

Phone (239) 573-3160 City Cape Coral

Email wdaltry@capecoral.net State FL Zip 33915-0027



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

Tel. (239) 574-0776
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

THIS APPLICATION SHALL ALSO HAVE ANY ADDITIONAL REQUIRED SUPPORTING DOCUMENTS
The owner of this property, or the applicant agrees to conform to all applicable laws of the City of Cape Coral and to all applicable Federal, State, and County laws and certifies that all information supplied is correct to the best of their knowledge.

ROBERTO HERNANDEZ

NAME (PLEASE TYPE OR PRINT)

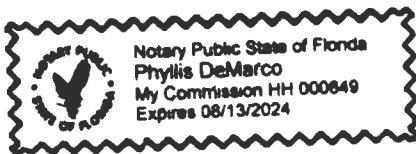
[Signature]

AUTHORIZED SIGNATURE

STATE OF Florida

COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online notarization, this 26th day of February, 201 by Roberto Hernandez who is personally known to me or produced _____ as identification.



Exp Date: 8/13/2024 Commission Number: HH 000649

Signature of notary Public:

Phyllis DeMarco

Printed Name of Notary Public:

Phyllis DeMarco



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

Tel. (239) 574-0776
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

ESTIMATED PEAK HOUR TRIP

Parcel Size: Width N/A Depth N/A Sq. Ft. _____ Acreage 56.14

Soil Type: multiple

Urban Services Area: (check one) Infill X Transition Reserve X

Natural Resources (state habitat type, e.g. high lands, wetlands, upland forest, oak hammocks, etc.):

Animal Species: (list any endangered, threatened, or species of special concern on-site)

Estimated Development:

- Estimate total lot coverage _____ %
- Estimate total building floor area: _____ Sq. ft.
- Estimate type of future development and percentages:
(e.g. business offices, commercial retail, automotive repair, etc.)

Estimated peak hour trip ends:

If 300 or less peak hour trip ends are projected, the applicant must provide the source of the traffic projection. If more than 300 peak hour trip ends are projected, a traffic impact study must be completed and submitted as part of the application (see attachments).

City Sewer: YES ☒ NO ☒

City Water: YES ☒ NO ☒



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

Tel. (239) 574-0776
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

ACKNOWLEDGEMENT FORM

I have read and understand the above instructions. Hearing date(s) will be confirmed when I receive a copy of the Notice of Public Hearing stipulating the day and time of any applicable hearings.

I acknowledge that I, or my representative, must attend any applicable meetings scheduled for the Hearing Examiner and City Council.

I will have the opportunity at the hearing to present information pertaining to my request that may not be included in my application.

I understand any decision rendered by the CITY shall be subject to a thirty (30) day appeal period. Any work performed within the thirty (30) day time frame or during the APPEAL process will be completed at the applicant's risk.

I understand I am responsible for all fees, including advertising and recording costs. All fees are to be submitted to the City of Cape Coral with the application.

By submitting this application, I acknowledge and agree that I am authorizing the City of Cape Coral to inspect the subject property and to gain access to the subject property for inspection purposes reasonably related to this application and/or the permit for which I am applying.

I hereby acknowledge that I have read and understood the above affidavit on the 26th Day of February, 2021.

City of Cape Coral
CORPORATION/COMPANY NAME

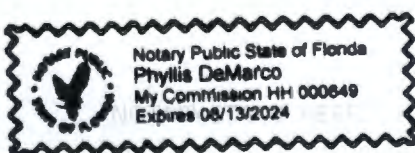
ROBERTO HERNANDEZ
OWNER'S NAME (TYPE or PRINT)

[Signature]
OWNER'S SIGNATURE

STATE OF FLORIDA

COUNTY OF LEE

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online notarization, this 26th day of February, 2021 by Roberto Hernandez who is personally known to me or produced _____ as identification.



Exp Date: 8/13/2024 Commission Number: HH 000649

Signature of notary Public:

Printed Name of Notary Public:

Phyllis DeMarco
Phyllis DeMarco



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

Tel. (239) 574-0776
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Wyatt Daltry, AICP, CFM

(Name of person giving presentation)

IS AUTHORIZED TO REPRESENT ME IN THE REQUEST BEFORE THE HEARING EXAMINER
AND CITY COUNCIL.

UNIT _____ BLOCK _____ LOT(S) _____ SUBDIVISION _____

OR LEGAL DESCRIPTION multiple properties, see Attachment A

LOCATED IN THE CITY OF CAPE CORAL, COUNTY OF LEE, FLORIDA

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

STATE OF FLORIDA

COUNTY OF LEE

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☒ online
notarization, this 26th day of February, 2021 by Roberto Hernandez who
is personally known to me or produced _____ as identification.



Exp Date: 8/13/2024 Commission Number: HH 000649

Signature of notary Public:

Printed Name of Notary Public:

Phyllis DeMarco
Phyllis DeMarco

Note: Please list all owners. If a corporation, please supply the Planning Division with a copy of corporation papers.



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

Tel. (239) 574-0776
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

FUTURE LAND USE MAP AMENDMENTS

- A. Purpose of Amendments. Future Land Use Map amendments shall be considered for the following reasons:
1. The amendment implements the goals, objectives, and policies of the Comprehensive Plan.
 2. The amendment promotes compliance with changes to other city, state, or federal regulations.
 3. The amendment results in compatible land uses within a specific area.
 4. The amendment implements findings of reports, studies, or other documentation regarding functional requirements, contemporary planning practices, environmental requirements, or similar technical assessments.
 5. The amendment is consistent with the City's ability to provide adequate public facilities and services.
 6. The amendment prepares the City for future growth, such as reflecting changing development patterns, identifying demands for community services, reflecting changes necessary to accommodate current and planned growth in population, and facilitating community infrastructure and public services.
- B. Manner of Initiation. Applications for a Future Land Use Map Amendment (FLUMA) may be initiated in the following manner:
1. The City Council by its own motion;
 2. The Planning and Zoning Commission by its own motion;
 3. The City Manager for City initiated requests; or
 4. By a petition of one or more property owners of at least 51% of the property owners of an area proposed for amendment.
- C. Review Criteria. Proposed future land use map amendments shall be reviewed in accordance with the requirements of Chapter 163, Florida Statutes, and the following criteria:
1. Whether the proposed future land use amendment is consistent with the goals, policies, and future land use designations of the City Comprehensive Plan;
 2. The amendment protects the health, safety, and welfare of the community;
 3. The proposed amendment and all of the consistent zoning districts, and the underlying permitted uses, are compatible with the physical and environmental features of the site;
 4. The range of zoning districts and all of the allowed uses in those districts are compatible with surrounding uses in terms of land suitability or density and that a change will not result in negative impacts on the community or traffic that cannot be mitigated through application of the development standards in this Code;



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5. The site is capable of accommodating all of the allowed uses, whether by right or otherwise, considering existing or planned infrastructure for roads, sanitary and water supply systems, stormwater, parks, etc.; and
 6. Other factors deemed appropriate by the Commission and City Council.
- D. Effective date of approval. The effective date of a future land use map amendment shall be in accordance with Chapter 163, Florida Statutes.

MEMORANDUM

CITY OF CAPE CORAL DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Rob Hernandez, City Manager

FROM: Vincent Cautero, Community Development Director 

DATE: February 23, 2021

SUBJECT: City-initiated Future Land Use Map Amendment Request - LU 21-0003

Executive Summary

Previously my staff and I met with you to discuss prioritization of land use and zoning changes that should be made due to future land use map amendment requests for multiple properties as part of a recalibration of the Future Land Use Map. The elements of this request include the following changes:

- From Commercial/Professional (CP) to Multi-Family Residential (MF) for 11.11 acres;
- From CP to Single-Family Residential (SF) for 19.41 acres;
- From MF to Commercial Activity Center (CAC) for 1.70 acres;
- From MF to SF for 5.00 acres; and
- From Pine Island Road District (PIRD) to SF for 18.92 acres.

Overall, the area comprises approximately 56 acres.

Background

This amendment will correct efforts from the early 2000's to 2010, when the Future Land Use Map was amended ahead of an effort to make all future land use map amendments subject to local referenda. As you know, this proposed constitutional amendment failed. As a result of that effort, the City was more aggressive in identifying future commercial and mixed-use properties.

The areas to be changed are scattered through the City; a map series identifying these areas is attached. This request identifies what staff considers to be the highest priority properties in need of amendment. A follow-up effort to rezone these properties will be brought forward parallel to this amendment.

The application and future land use maps (existing and proposed) are attached for your signature. As always, please contact me if you have any questions.

VAC/WAD:eh (Memo City-Initiated FLUMA LU21-0003 02-22-2021.docx)

Attachments

PLANNING DIVISION STAFF REPORT
LU21-0003

PROPERTY ADDRESSES: Multiple addresses. See property summaries.	APPLICANT: City of Cape Coral 1015 Cultural Park Blvd. Cape Coral, FL 33915-0027
SUMMARY OF REQUEST <p>This case involves a city-initiated large-scale Future Land Use Map Amendment for multiple properties in 14 blocks (41.6 acres). In most instances, a commercial or mixed-use future land use classification will be changed to a residential future land use classification to recognize existing long-standing residential development patterns in these blocks.</p> <p>Following the FLUMA's, rezones for most of these sites will be needed to bring the zoning into consistency with the new Future Land Use Classification. The Rezones will be processed in a separate City-initiated application.</p> <p>Once completed, an estimated 134 residential buildings, mainly single-family dwellings, will become legal conforming uses. These changes will allow owners to expand or rebuild these buildings. These changes may also ease the ability of the owners to obtain conventional financing, purchase insurance, and ultimately market and sell these sites as residential properties.</p>	

EXISTING ZONING	EXISTING LAND USE	PROPOSED LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R1, RML, NC, C, P, CORR	CP, MF, PIRD	CAC, MF, SF	A mix of vacant and developed properties	41.16 acres

STAFF RECOMMENDATION: Approval

Positive Aspects of Application:	An estimated 134 single-family, duplex, and multi-family buildings or dwelling units will become legal conforming uses. This amendment will also allow construction of new single-family dwellings in blocks with established residential development.
Negative Aspects of Application:	The amendment will result in a loss of commercial and mixed-use land uses for just under 40 acres.
Mitigating Factors:	Commercial development has not occurred in the subject blocks since the future land uses were last amended. These sites have marginal potential for commercial development, due several factors, including existing residential development, the small area of the sites, the lack of property assembly, and location along local streets. This amendment will also result in a reduction of future water, sewer, and solid waste demand.

Review Date: May 25, 2021

Prepared By: Justin Heller, Senior Planner

Reviewed By: Mike Struve, Planning Team Coordinator

Approved By: Robert Pederson, Planning Manager

Area of proposed changes:

FLU Transition Type	Acres
CP to MF	10.51
PIRD to SF	18.57
CP to SF	4.97
MF to CAC	2.04
MF to SF	5.07

Total Acreage: 41.16 acres

Proposed changes, by Land Use Classification:

To Commercial Activity Center (CAC): 2.04 acres

To Multi-Family (MF): 10.51 acres

To Single-Family Residential (SF): 28.61 acres

Residential Land Uses: 39.12 acres

Non-Residential Land Uses: 2.04 acres

Net Change, by Land Use Classification:

Commercial Activity Center: +2.04 acres

Commercial/Professional: -15.48 acres

Multi-Family Residential: +3.40 acres

Pine Island Road District: -18.57 acres

Single-Family Residential: +28.61 acres

Residential Land Uses: +32.01 acres

Non-Residential Land Uses: -32.01 acres

Zoning: Various

Urban Service Area:	Infill, Transition
City Water and Sewer:	Most areas are serviced by City water and sewer
Type of Street Access:	Most sites have frontage and access limited to local streets.
Location:	Ten of the 14 subject blocks are between Pine Island Road and Veteran's Memorial Parkway. See the map on page 4 for the location of all sites.

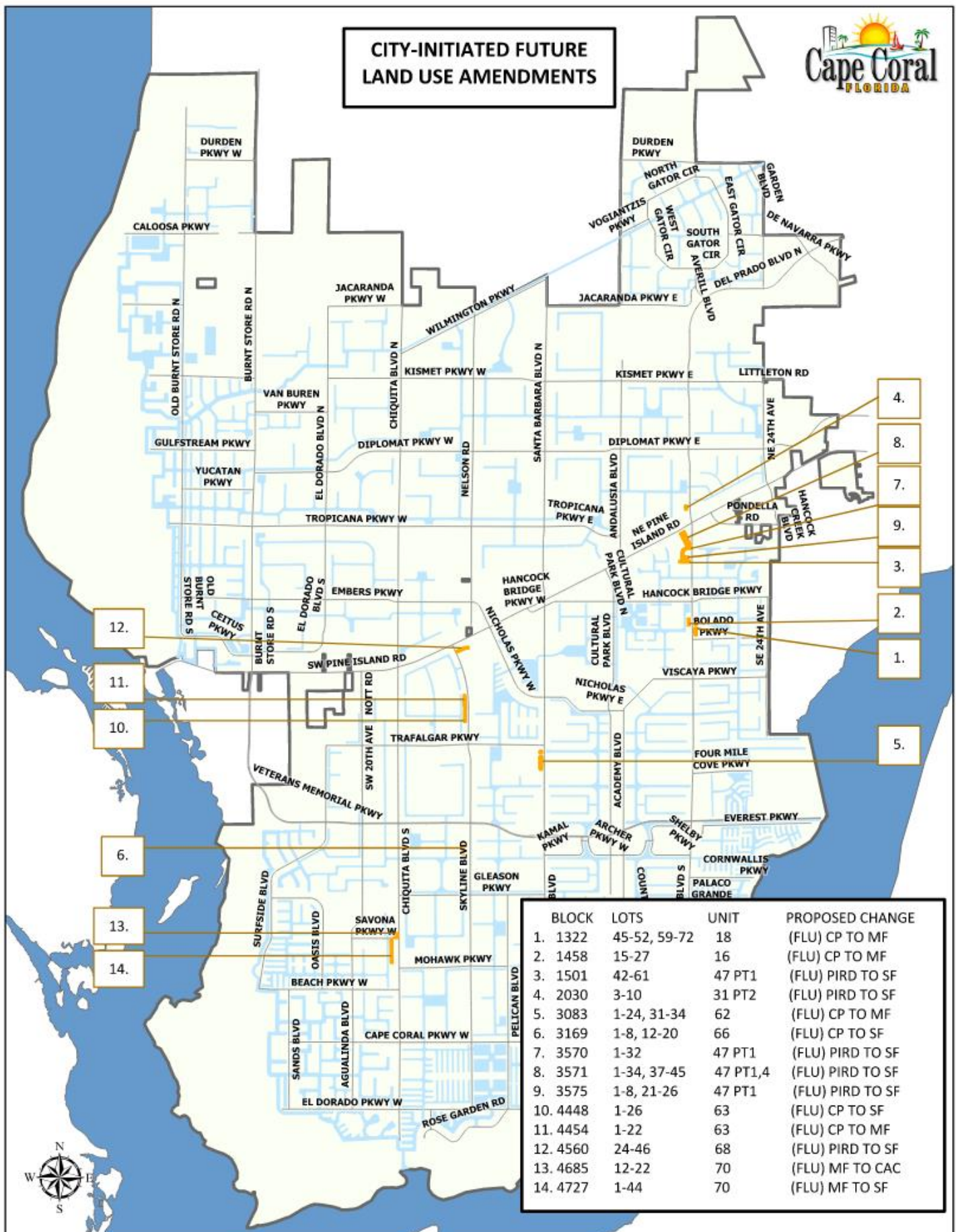
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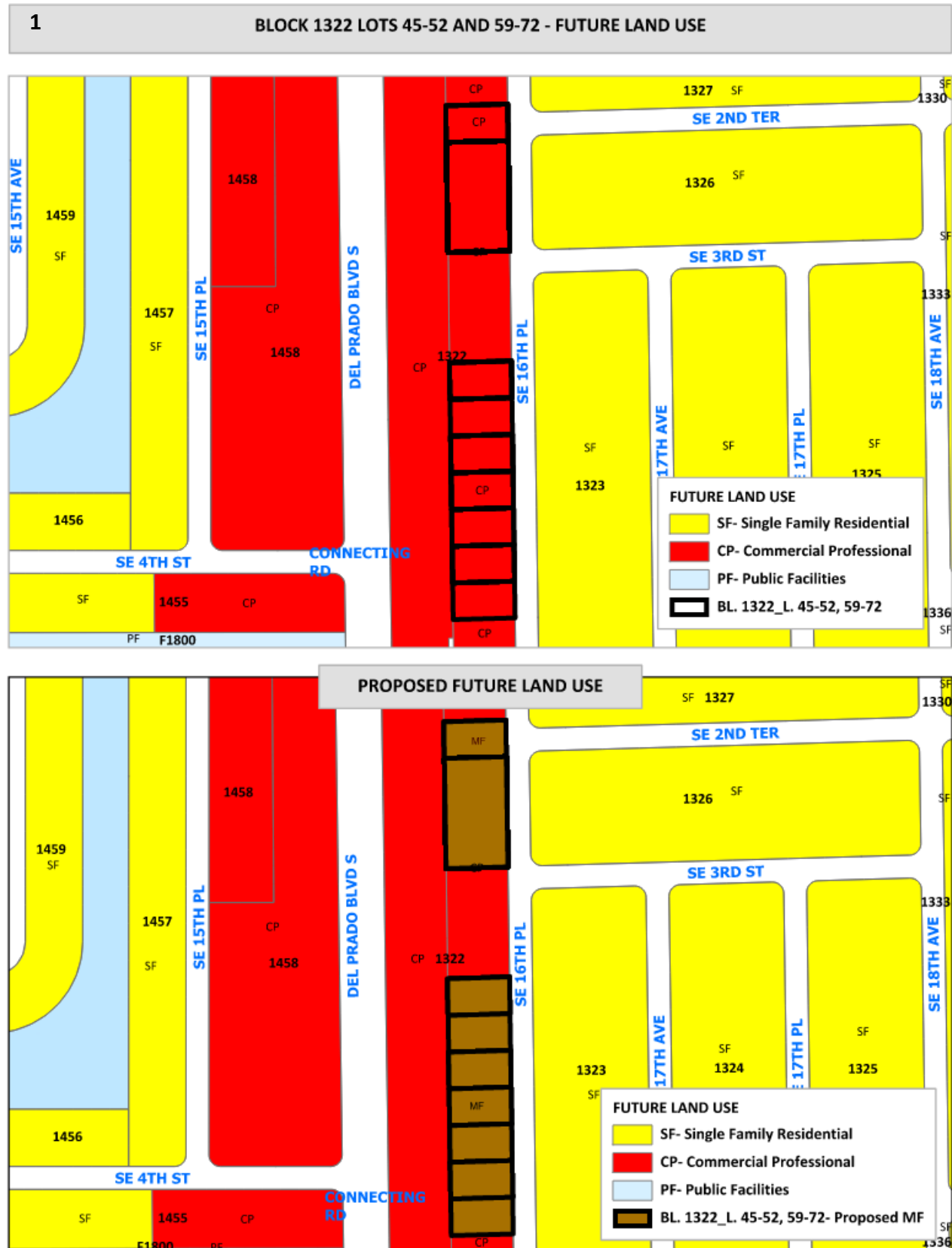
In 1989, the City adopted the Future Land Use Map and Comprehensive Plan in accordance with the Local Government Comprehensive Planning and Land Development Act of 1985. The City adopted the Land Use and Development Regulations (LUDR) the following year.

In 2019 the City adopted Ordinance 2-19 that resulted in land use changes to 1,817 acres across the City. This case set the groundwork for the adoption of the new Land Development Code (LDC) and the implementation for several new zoning districts associated with the LDC. Most sites addressed by this amendment were not included in the 2019 Future Land Use Map Amendments (FLUMA).

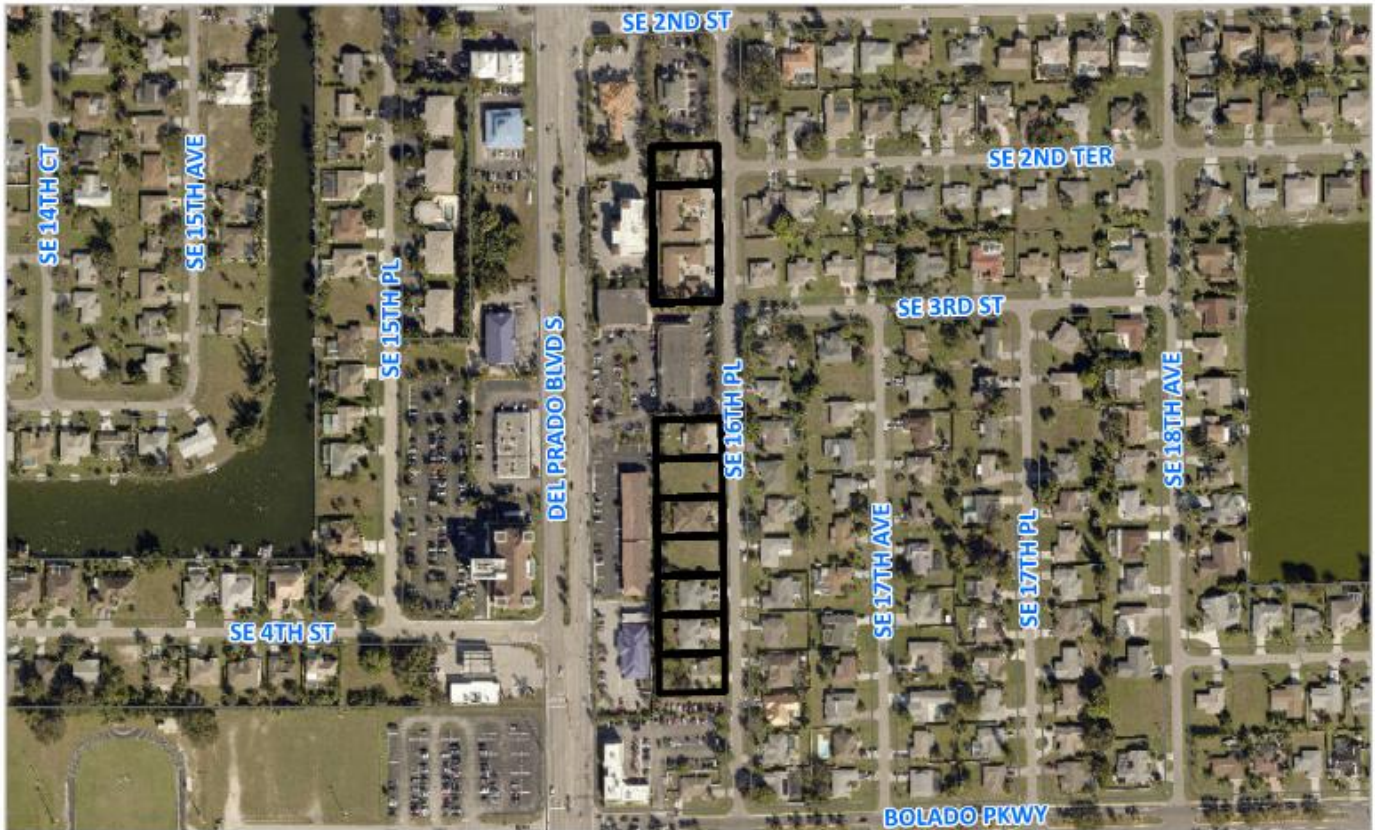
This case involves changes to the Future Land Use Map to recognize and reflect existing land use patterns. While most properties involved have zoning designations that are consistent with their respective future land use classifications, the existing land use and zoning classifications are counter to the prevailing development patterns existing in the affected blocks. Most of these blocks have firmly established residential patterns. Unimproved properties in these blocks are generally small in area, are not part of any property assembly, and road frontage is limited to local streets. While most sites have commercial or mixed-use land use and zoning, the likelihood of these sites being developed with nonresidential uses in the future given the existing land use patterns, appears to be low. As a result, the City has initiated the land use changes that will later be followed by corresponding zoning changes. This will permit new residential development to occur in these blocks. These changes will allow development to continue within these blocks in an orderly and predictable fashion and offer maximum protection to those residents living in these areas.

In several instances, the existing zoning of several sites in a block is inconsistent with the future land use classification. In this case, a land use change is recommended to bring the new land use into consistency with the existing zoning. This change will then allow the City to issue development permits for these sites.



ANALYSIS:

1

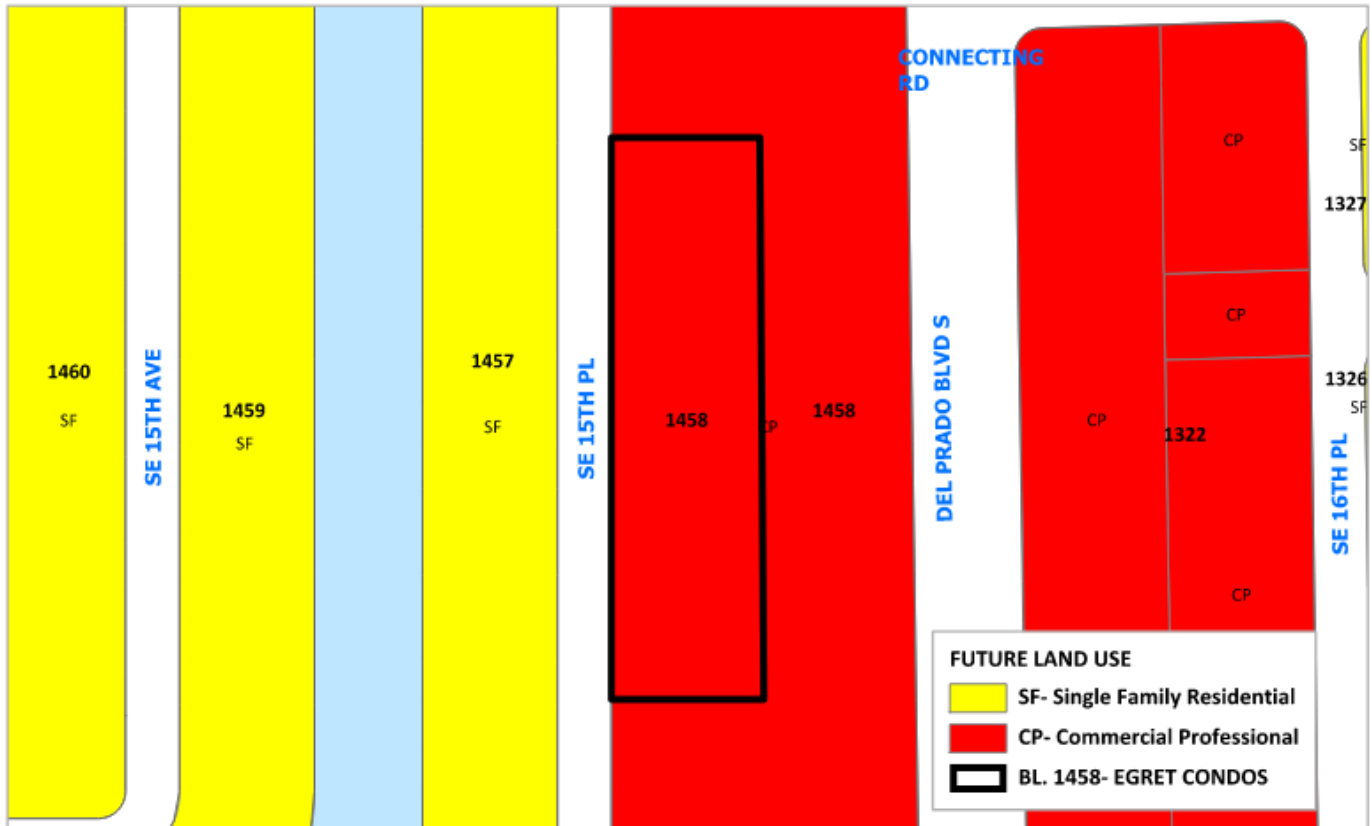
BLOCK 1322 LOTS 45-52, 59-72 - AERIAL

Recommend changing the Future Land Use from Commercial Professional (CP) to Multi-Family (MF) for Lots 45-52 and 59-72. Location: 212-224 SE 16th PL. and 312-402 SE 16th PL. Area = 2.73 Acres.

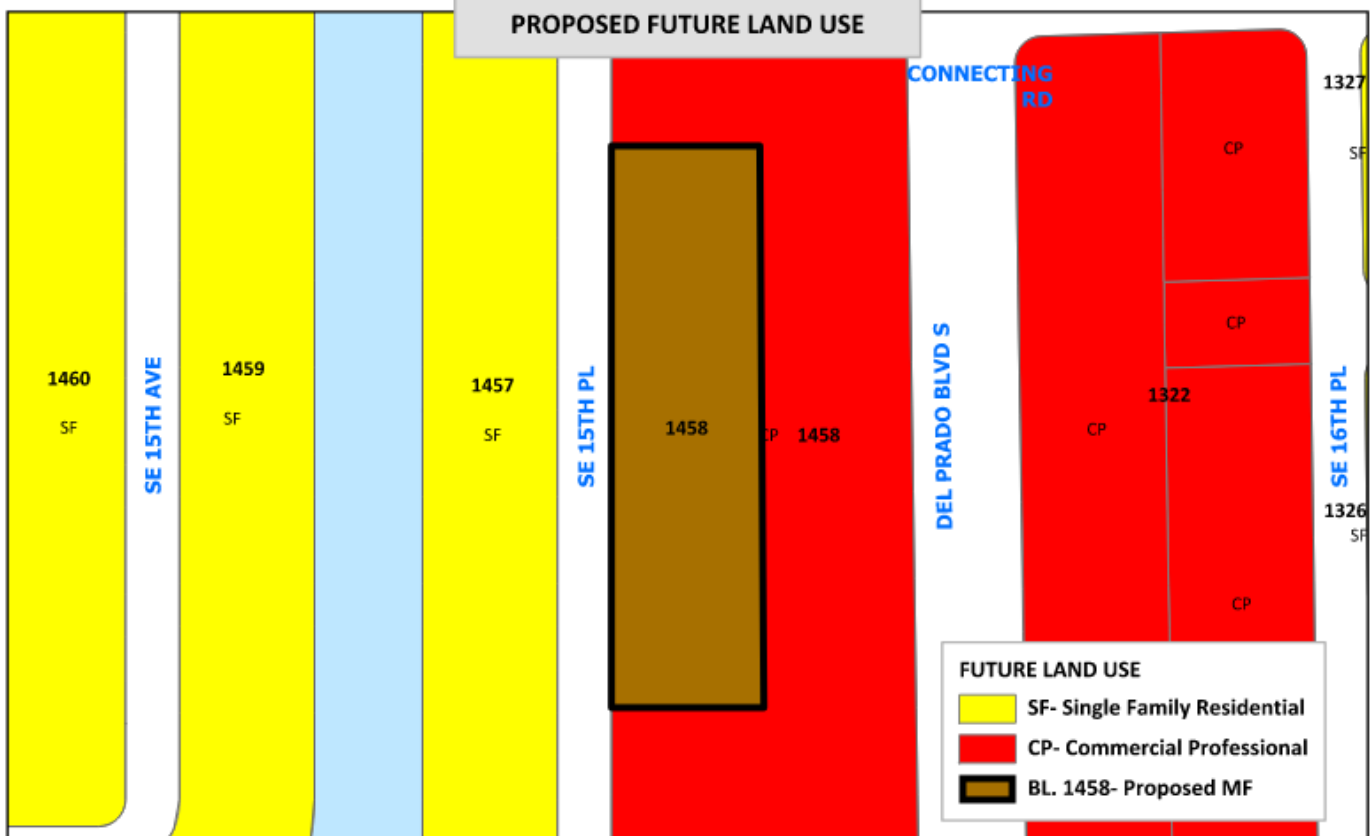
- Lots 45-46 containing the northmost duplex (circa 1984) were rezoned to RML by Ord 4-19. Lots 59-72 were rezoned to RML by Ord 4-19.
- Lots 47 - 52 containing the two 6-plexes (circa 1980) were rezoned to P1 by a 2006 privately initiated request (Ord 145-06).
- Zoning and FLU are inconstant for Lots 59-72 and Lots 45-46.
- Five of the 9 parcels are improved with duplexes developed around 1986. The southernmost property is a City-owned pump station.
- Existing duplexes provide a good transition between Block 1323 to the immediate east, and the commercial strip center and professional office buildings to the west.
- Neither of the two vacant lots share ownership with an adjacent property, indicating no assemblage has occurred.
- The amendment will provide consistency between the FLU and zoning for 8 of the 9 parcels. Seven nonconforming residential uses will be eliminated.

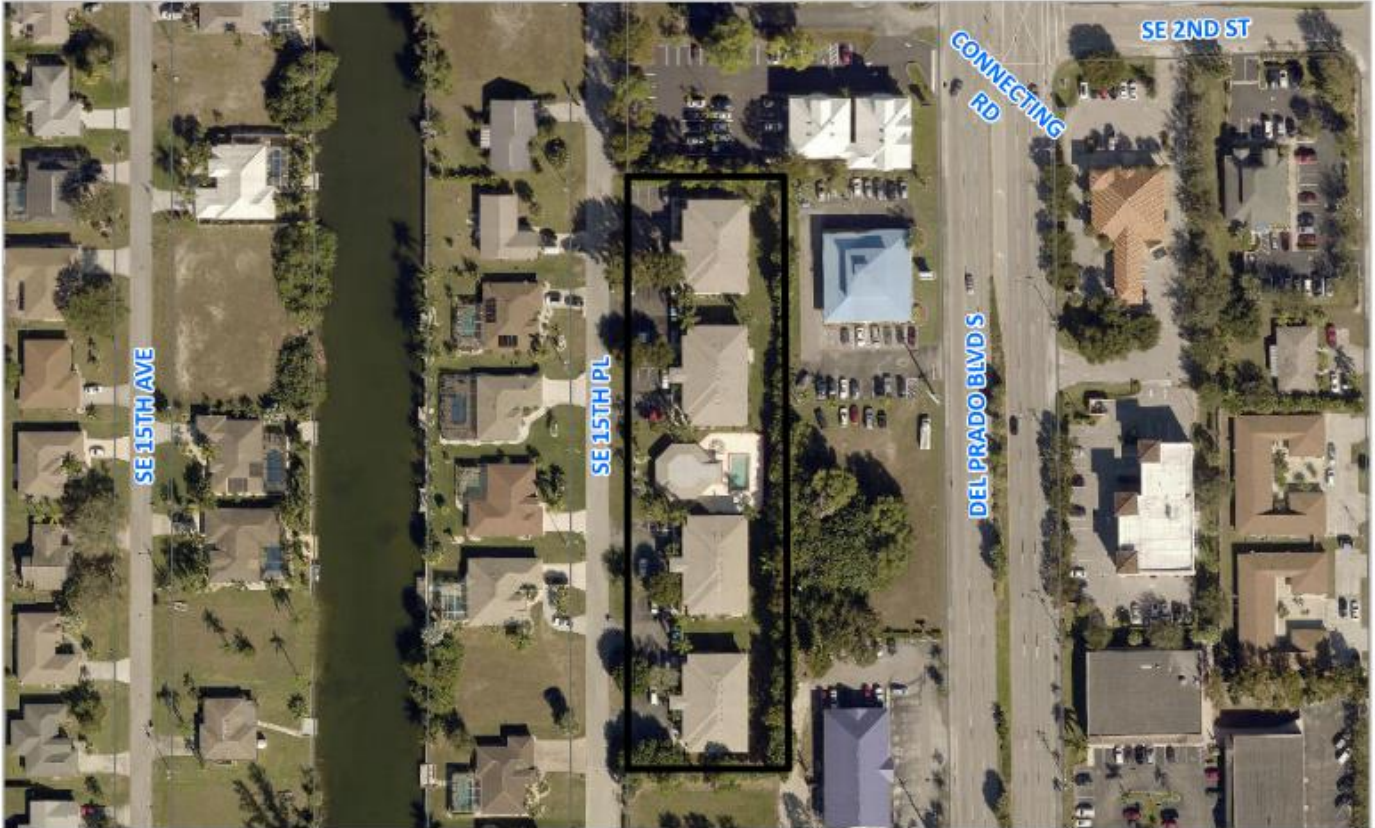
2

EGRET CONDOS- BLOCK 1458 LOTS 15-27- FUTURE LAND USE



PROPOSED FUTURE LAND USE



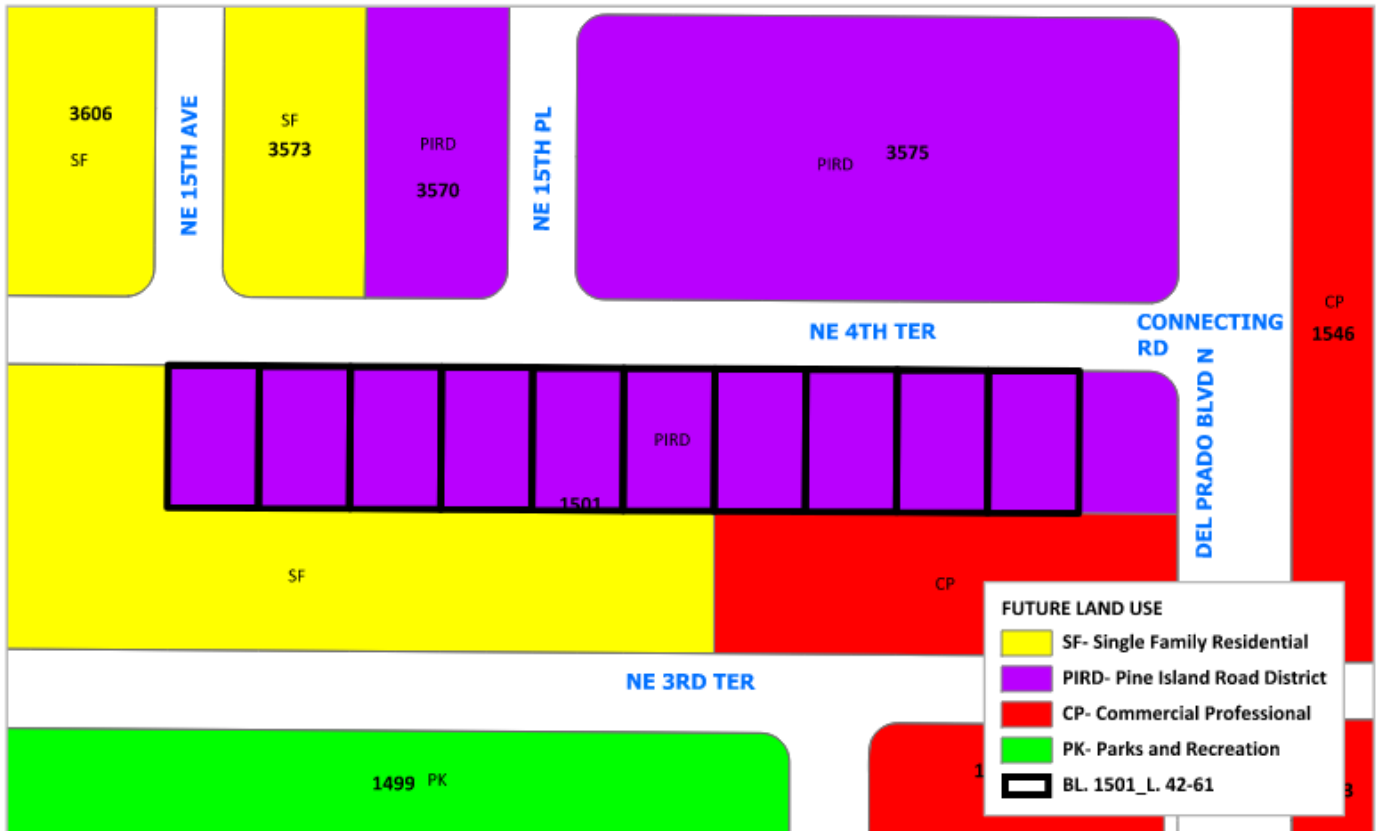


Recommend changing Future Land Use from Commercial Professional (CP) to Multi-Family (MF) for the Egret Condo Property, Lots 15-27. Location: 203-223 SE 15th PL. Area = 1.66 Acres.

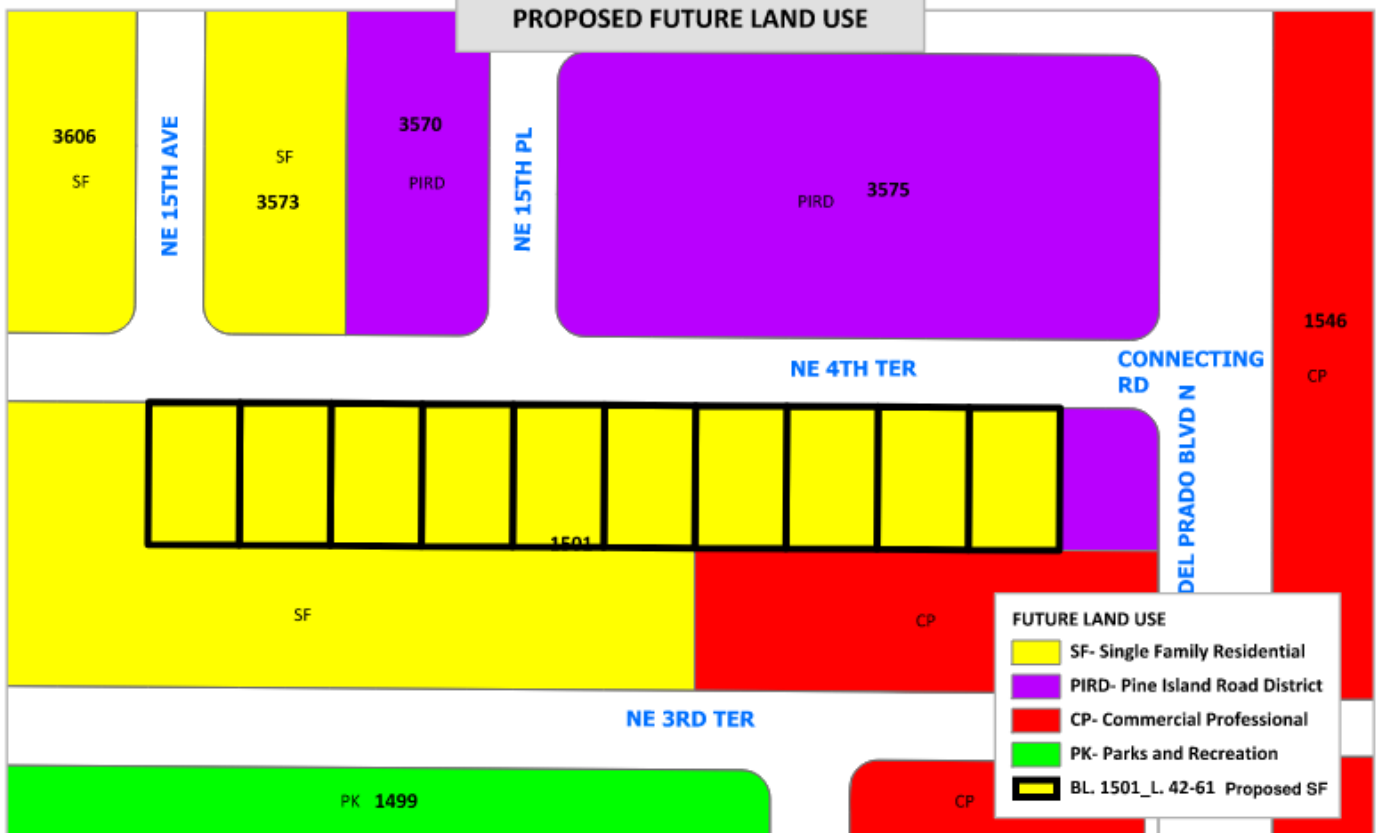
- Rezoned from R-3 to C by ORD 4-19.
- Property contains four multi-family buildings with a clubhouse and pool. This site was improved around 1981.
- A rezone to Multi-Family Residential Low (RML) will be required after the adoption of the FLU amendment. If approved, a nonconforming use will be eliminated.

3

BLOCK 1501 LOTS 42-61- FUTURE LAND USE

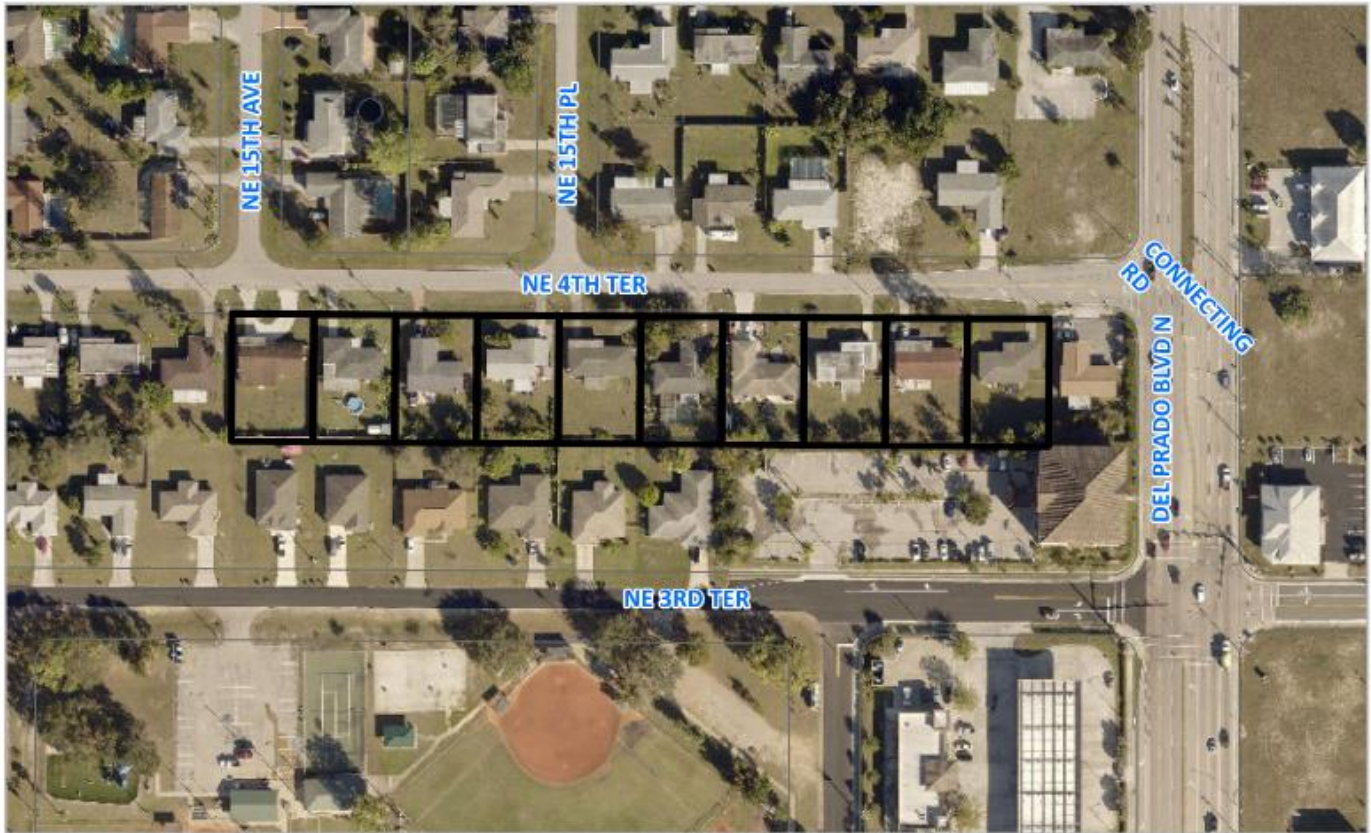


PROPOSED FUTURE LAND USE



3

BLOCK 1501 LOTS 42 - 61 - AERIAL

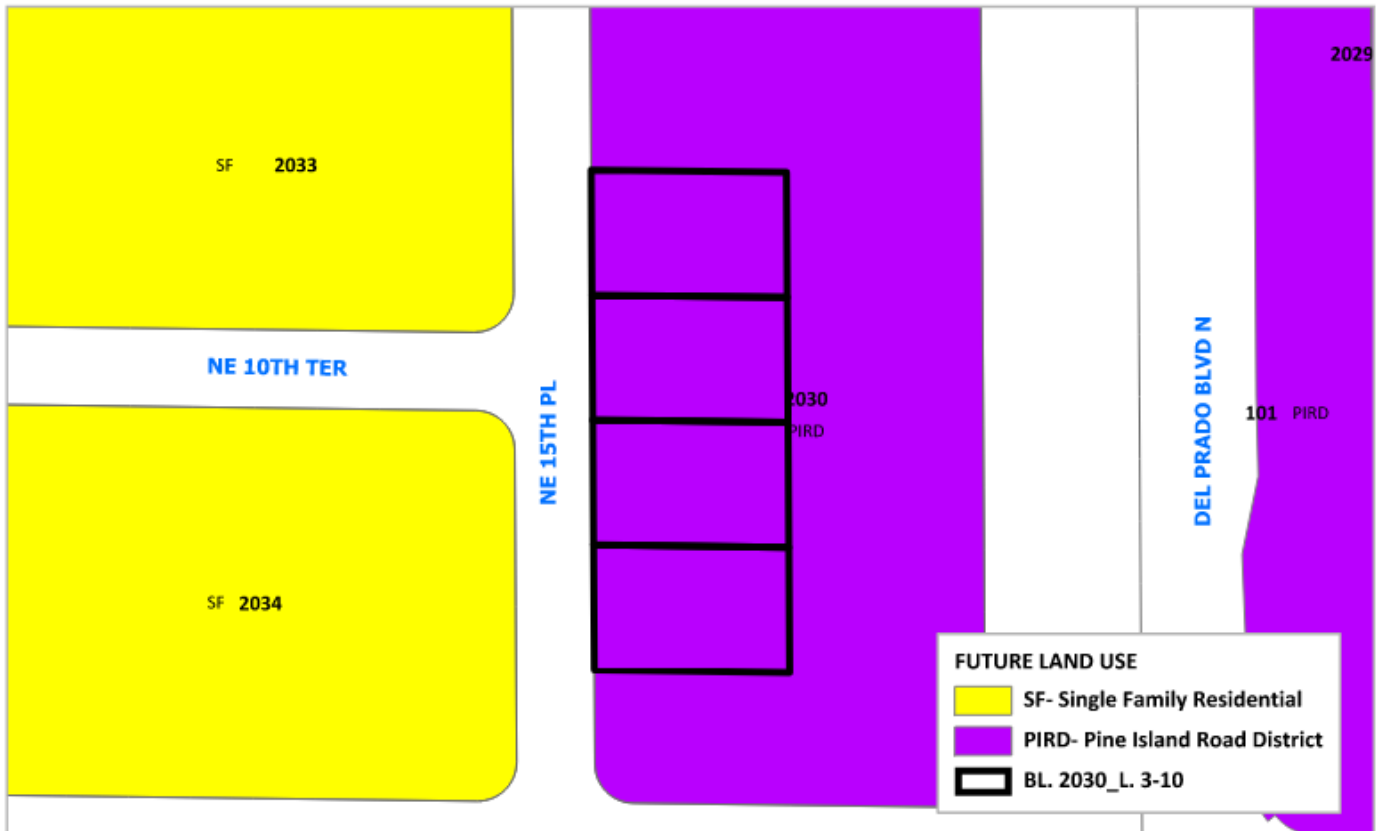


Recommend changing Future Land Use from Pine Island Road District (PIRD) to Single Family (SF) for Lots 42-61. Location: 1502-1538 NE 4TH TER. Area = 2.3 Acres.

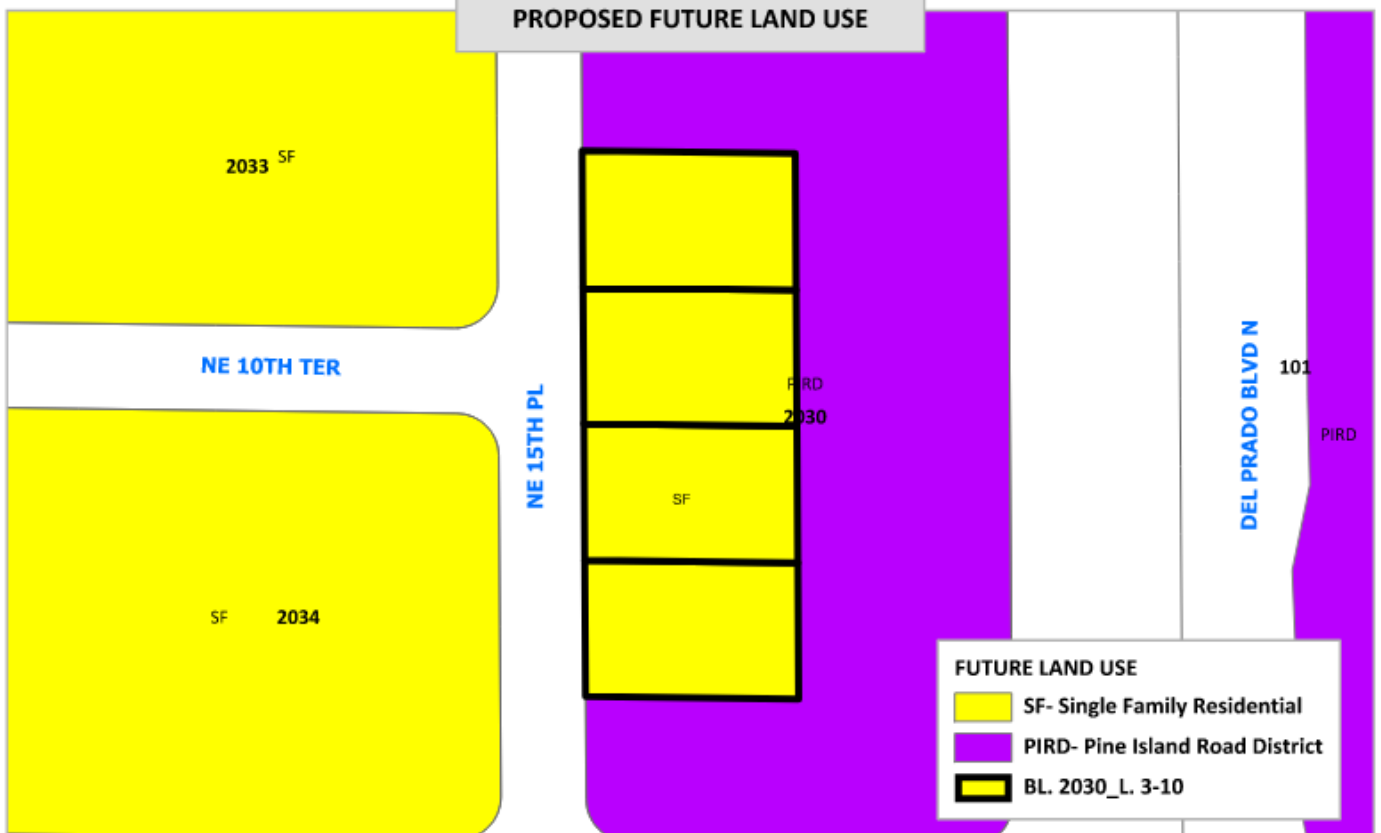
- Lots 40-41 to the east along Del Prado contain a professional office constructed around 1970.
- Lots 42-61 contain single-family homes.
- The Future Land Use was amended to PIRD in 2002 and rezoned to CORR in 2004.
- No assembly of property has occurred since.
- All 10 of the properties are improved with single-family homes.
- A rezone to Single Family Residential (R1) will be required after the adoption of the FLU amendment. If approved, 10 nonconforming uses will be eliminated.

4

BLOCK 2030 LOTS 3-10- FUTURE LAND USE



PROPOSED FUTURE LAND USE



4

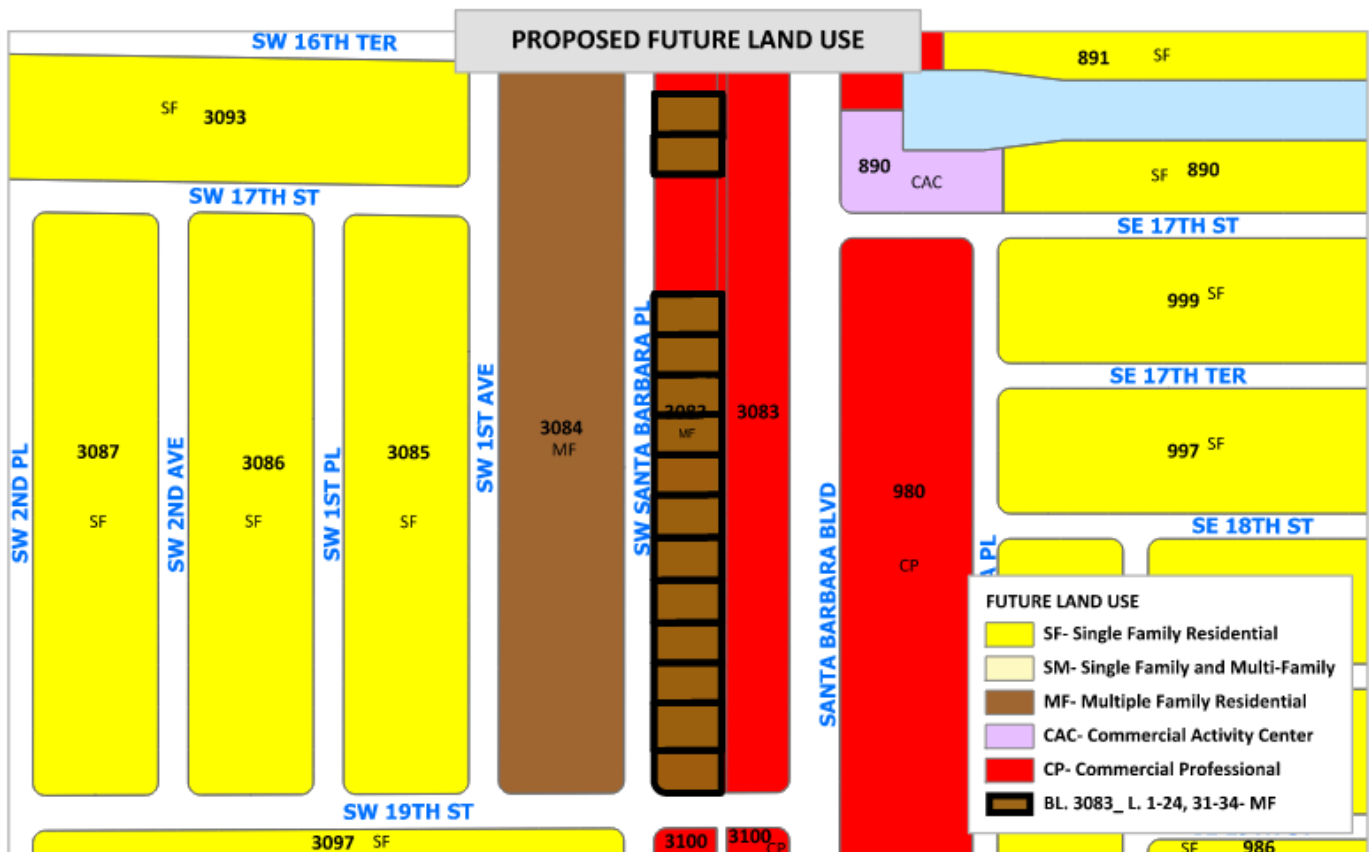
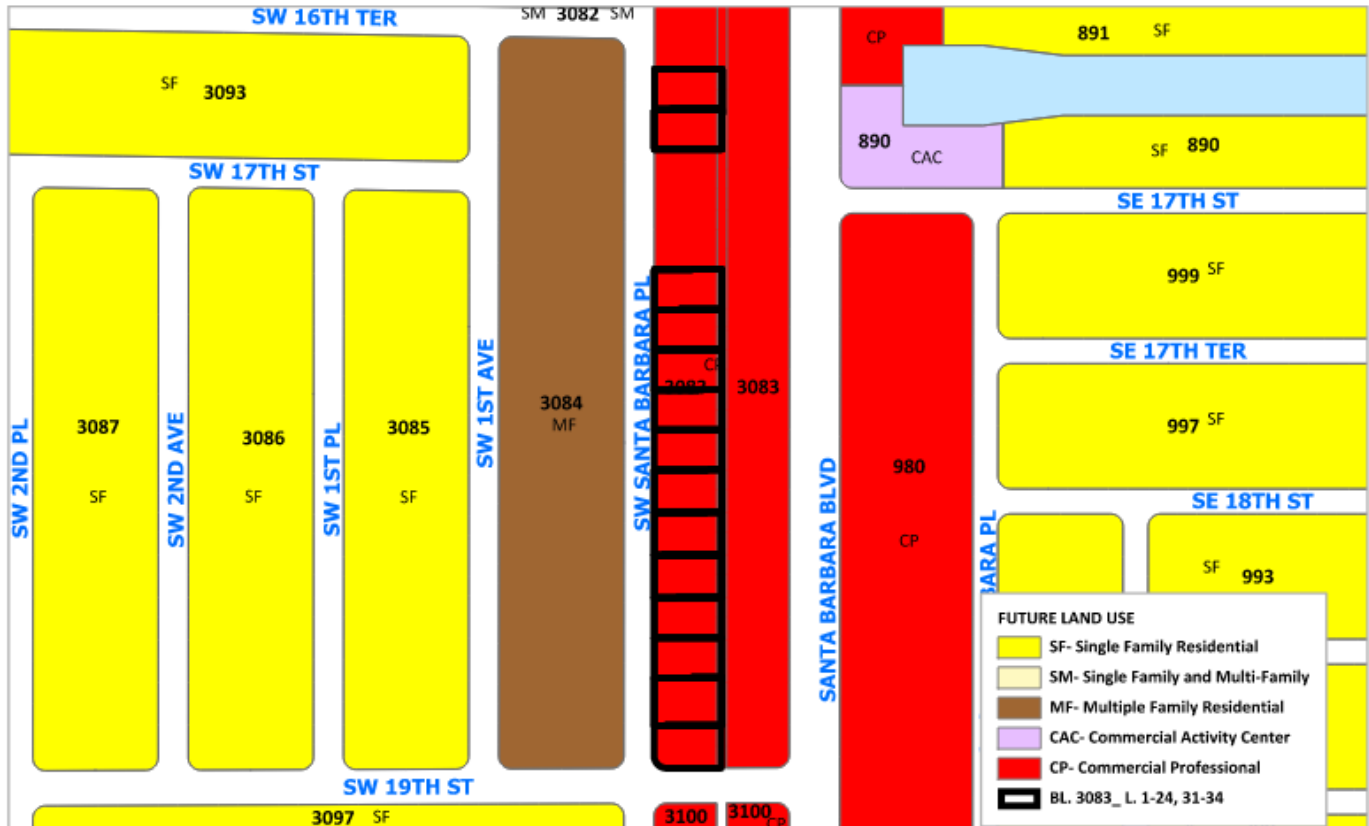
BLOCK 2030 LOTS 3-10- AERIAL

Recommend changing Future Land Use from Pine Island Road District (PIRD) to Single Family (SF) for Lots 3-10. Location: 1005-1017 NE 15TH PL. Area = 0.91 Acres.

- The lots currently have Pine Island Road District (PIRD) Land Use and Commercial Corridor (CC) zoning.
- This combination is consistent but does not reflect current use patterns.
- FLU and zoning history: CP to PIRD by ORD 38-02; R-1B to CORR by ORD 8-04.
- Three of four parcels are improved with Single Family Homes.
- No direct access to Del Prado Blvd.
- Single-family (R1) zoning is to the west. Adjacent lots are owned by City of Cape Coral and are used for stormwater ponds and the Del Prado Linear Park.
- No commercial assemblage has occurred.
- A rezone to Single Family Residential (R1) will be required after the adoption of the FLU amendment. If approved, three nonconforming uses will be eliminated.

5

BLOCK 3083 LOTS 1-24 AND 31-34- FUTURE LAND USE



5

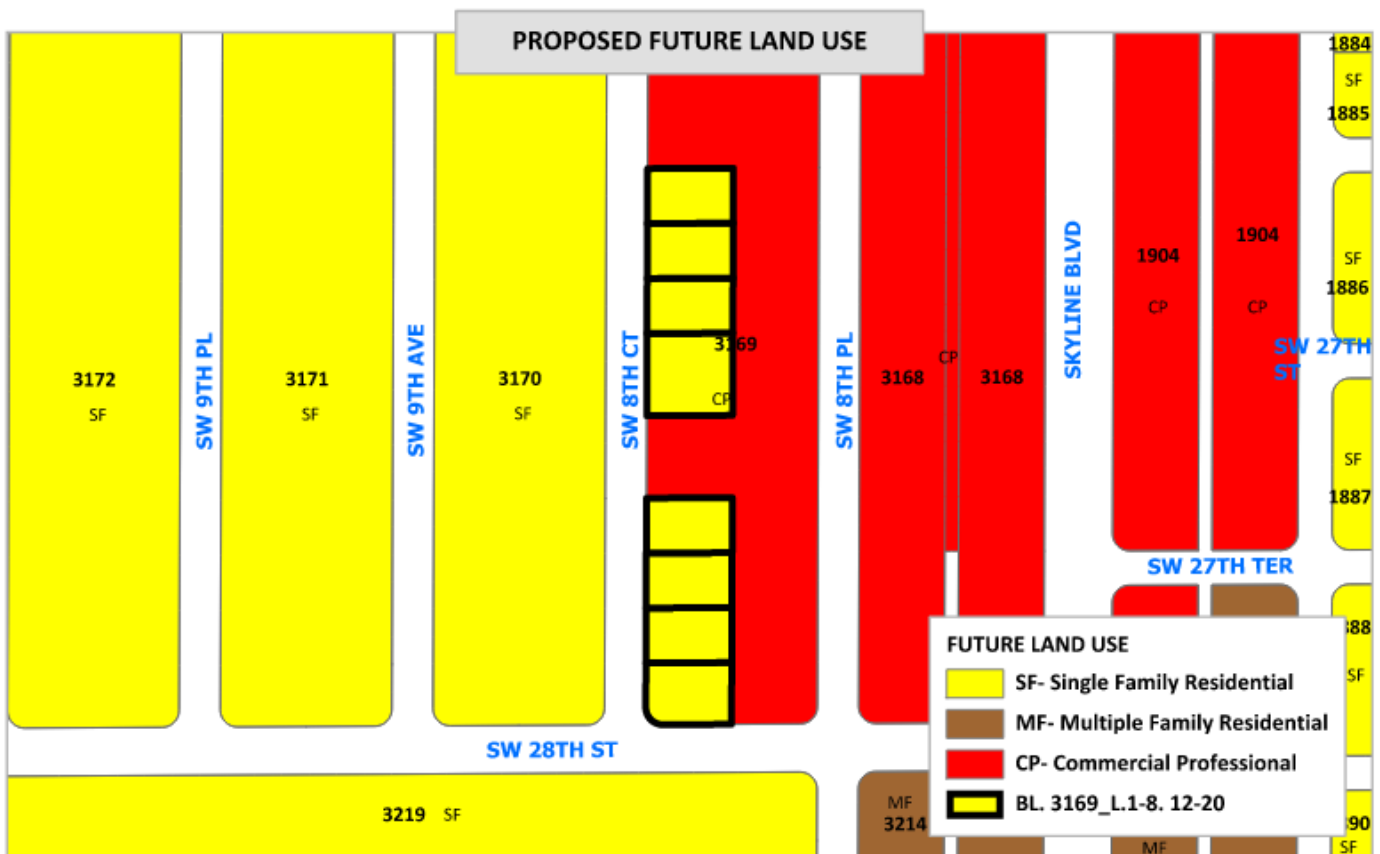
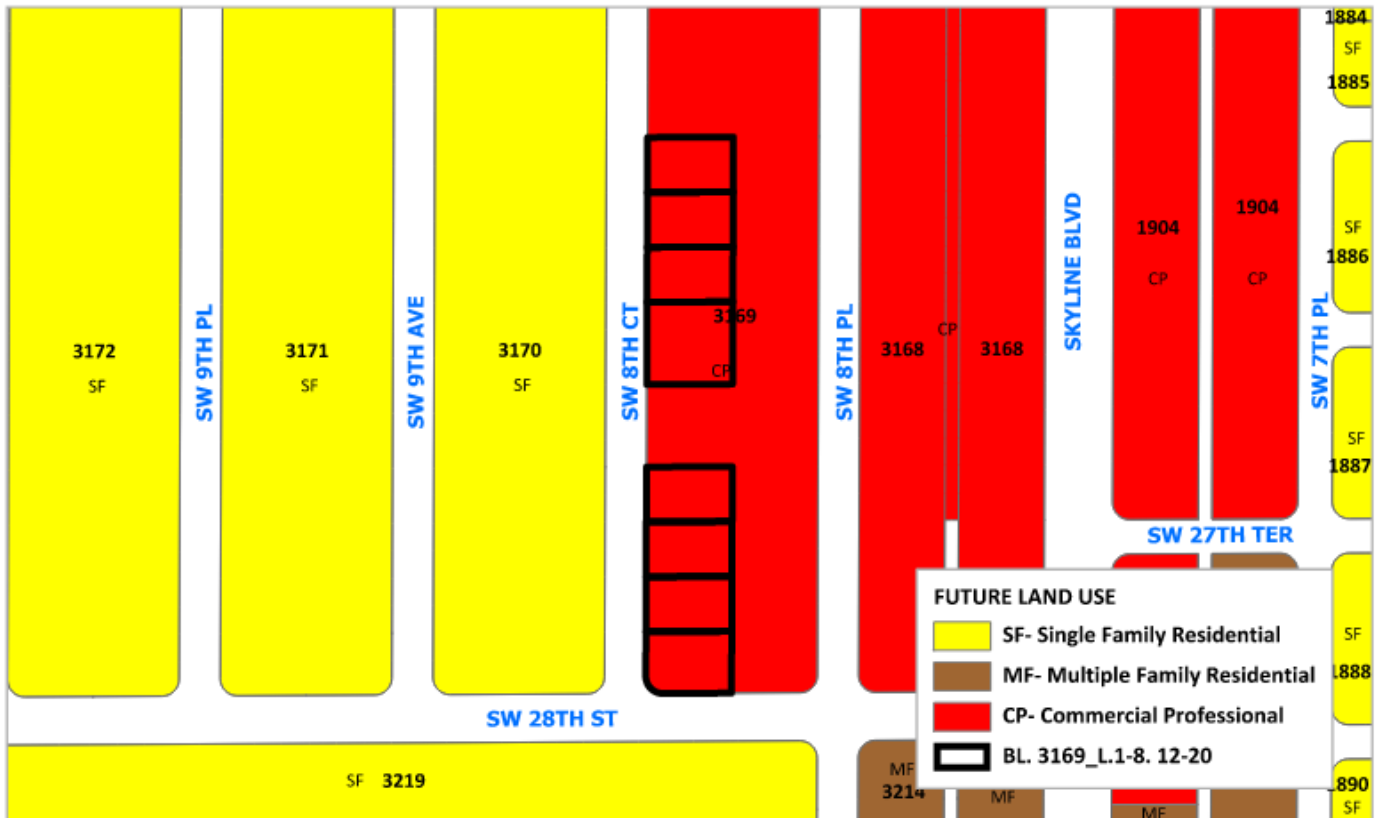
BLOCK 3083 LOTS 1-24 AND 31-34- AERIAL

Recommend changing FLU from Commercial Professional (CP) to Multi-Family (MF) for Lots 1 –24 and 31-34. Location: 1709 - 1825 SW Santa Barbara PL and 1621-1627 SW Santa Barbara PL. Area = 3.57 Acres

- A 20-foot wide alley was previously vacated by Resolution 19-02.
- The FLU was changed from MF to CP by ORD 59-07; the zoning was changed from R-3 to C-1 by ORD 16-11.
- Thirteen of the 14 sites are developed. Most have duplexes.
- Three existing vacant lots between the duplexes were purchased in 2008 that constitute an assembly of property with frontage on Santa Barbara Boulevard.
- New development on the remaining commercial lots will require landscape buffers.
- No commercial lot assemblage has occurred.
- A rezone to Residential Multi-Family Low (RML) will be required after the adoption of the FLU amendment. If approved, 13 nonconforming uses will be eliminated.

6

BLOCK 3169 LOTS 1-8, 12-20- FUTURE LAND USE



6

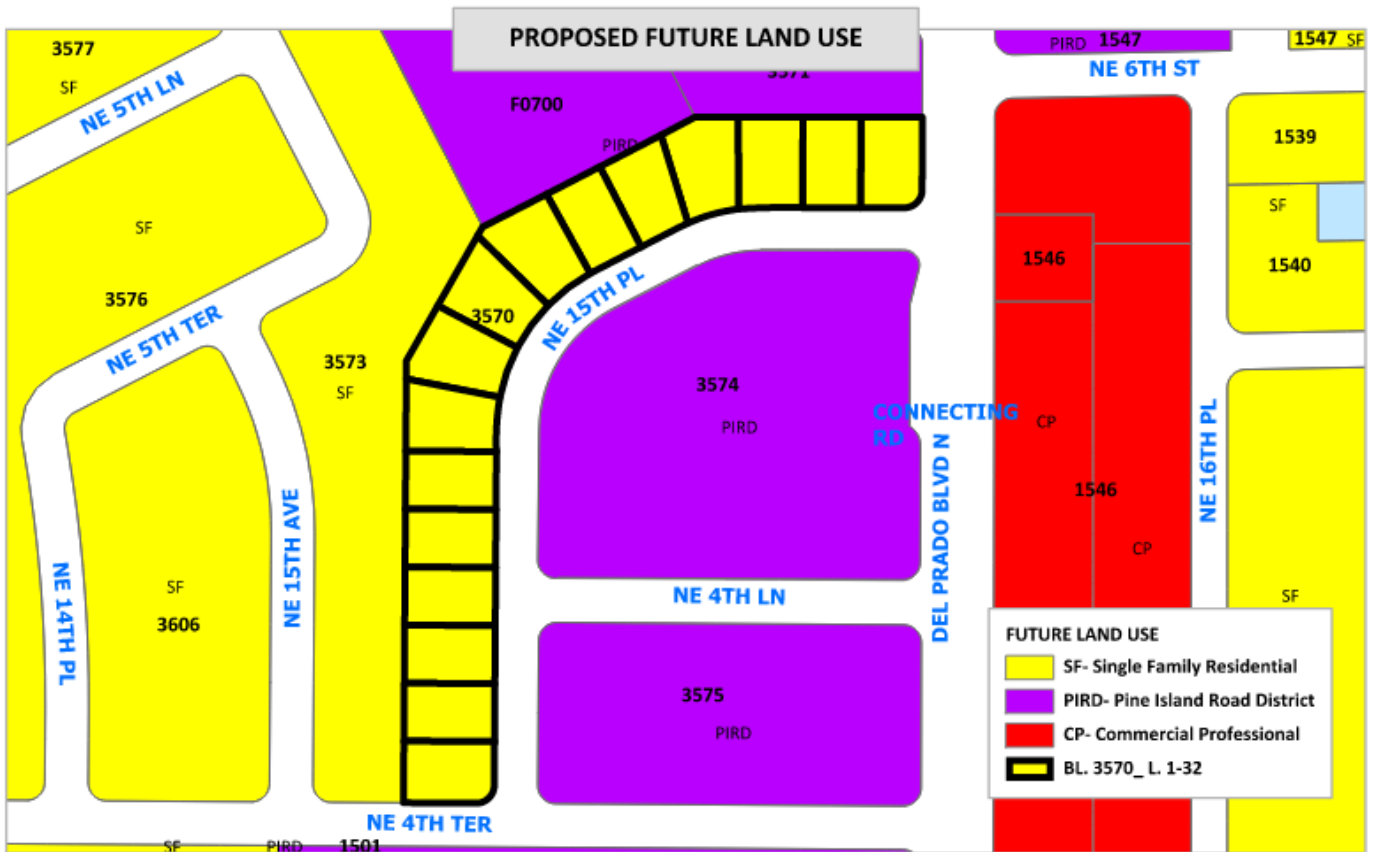
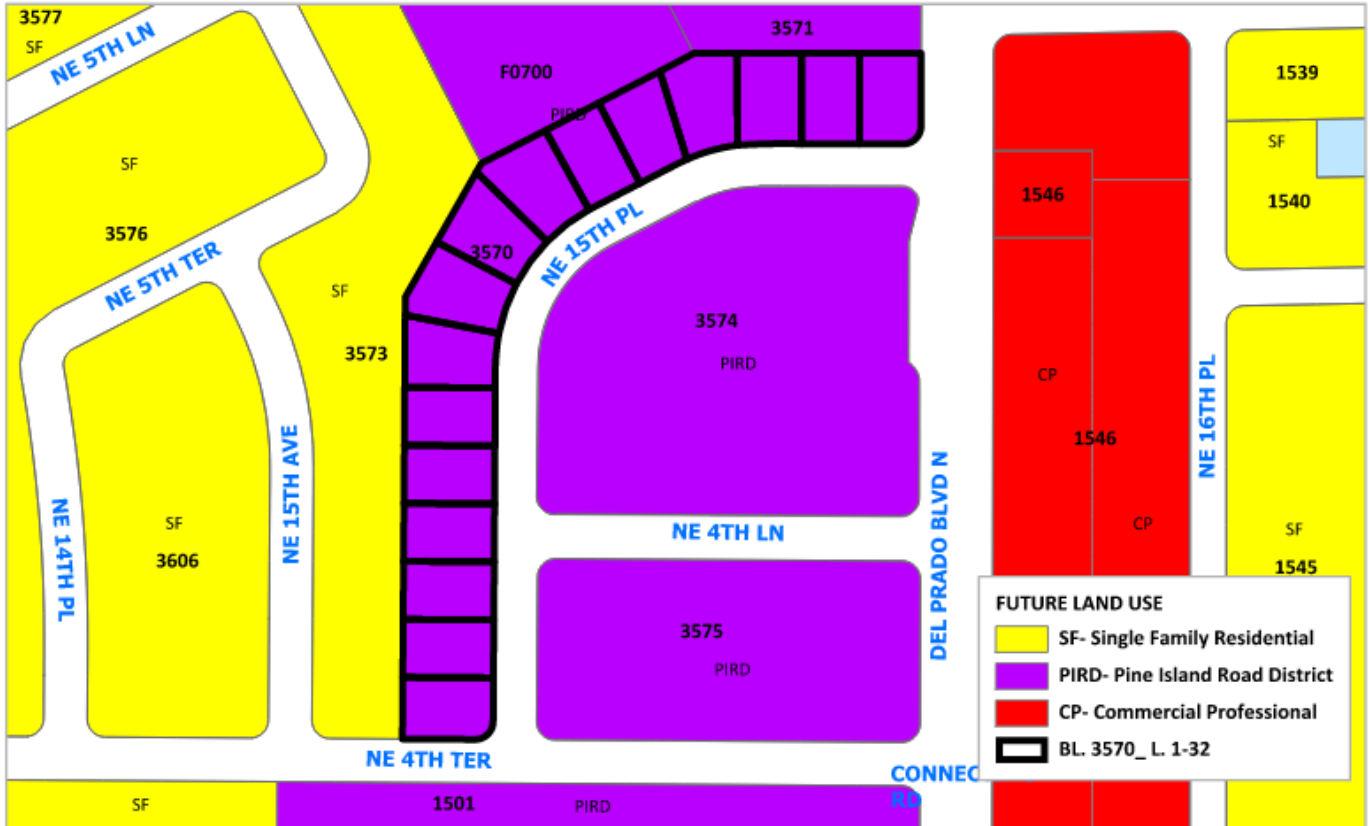
BLOCK 3169 LOTS 1-8, 12-20- AERIAL

Recommend changing Future Land Use from Commercial Professional (CP) to Single Family (SF) for Lots 1-8, 12-20. Location: 2621-2701 SW 8TH CT and 2711-2723 SW 8TH CT. Area = 1.97 acres.

- Subject area consists of 8 parcels, all of which have single-family residences.
- FLU and Zoning History. SM to SF by ORD 27-06; SF to CP by ORD 11-08; R-1B to C-1 by ORD 26-11.
- The owner of the excluded parcel in the middle of the single-family homes has ownership of several adjacent Lots on the eastern half of the block.
- A rezone to Single Family Residential (R1) will be required after the adoption of the FLU amendment. If approved, eight nonconforming uses will be eliminated.

7

BLOCK 3570 LOTS 1-32- FUTURE LAND USE



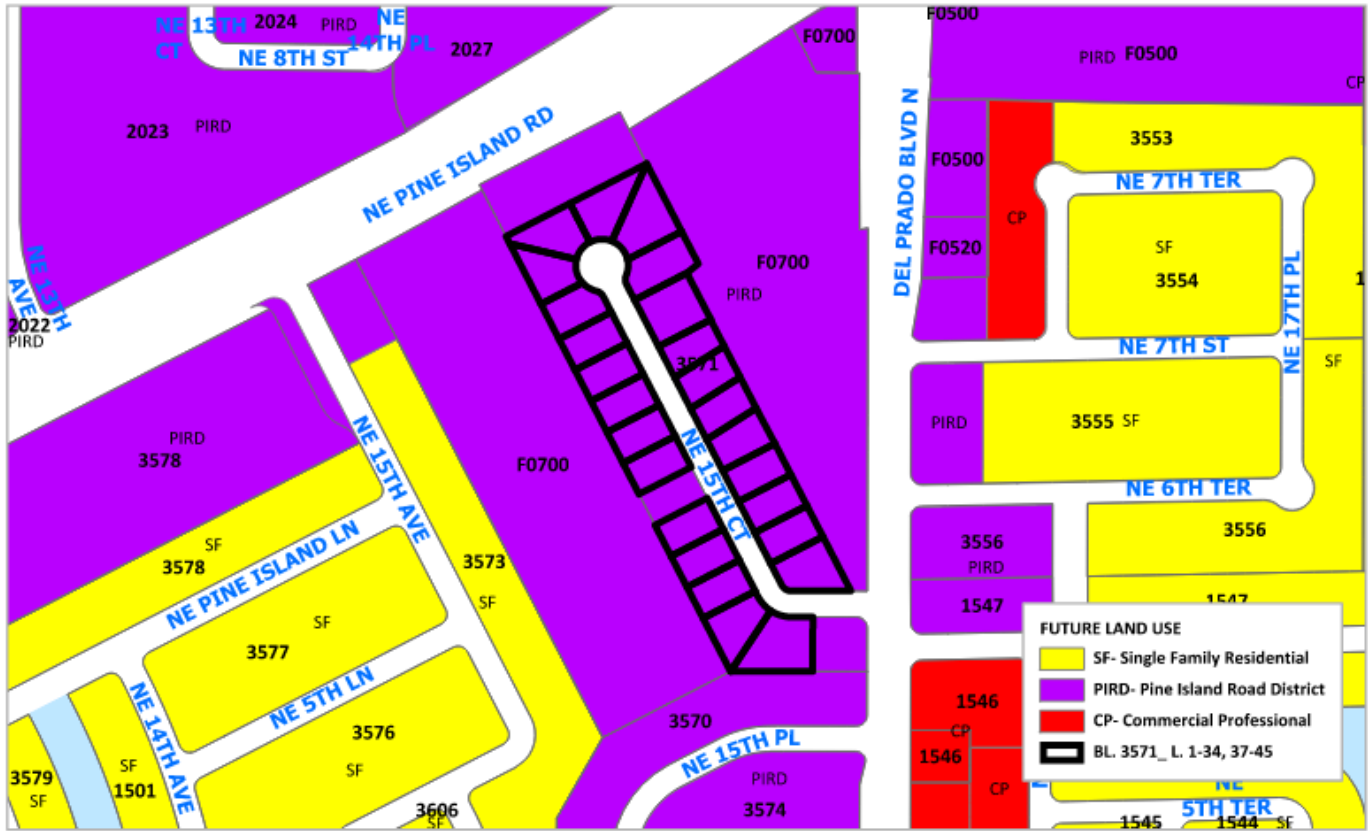


Recommend changing Future Land Use from Pine Island Road District (PIRD) to Single Family (SF) for Lots 1-32. Location: 402-526 NE 15TH PL. Area = 3.93 Acres.

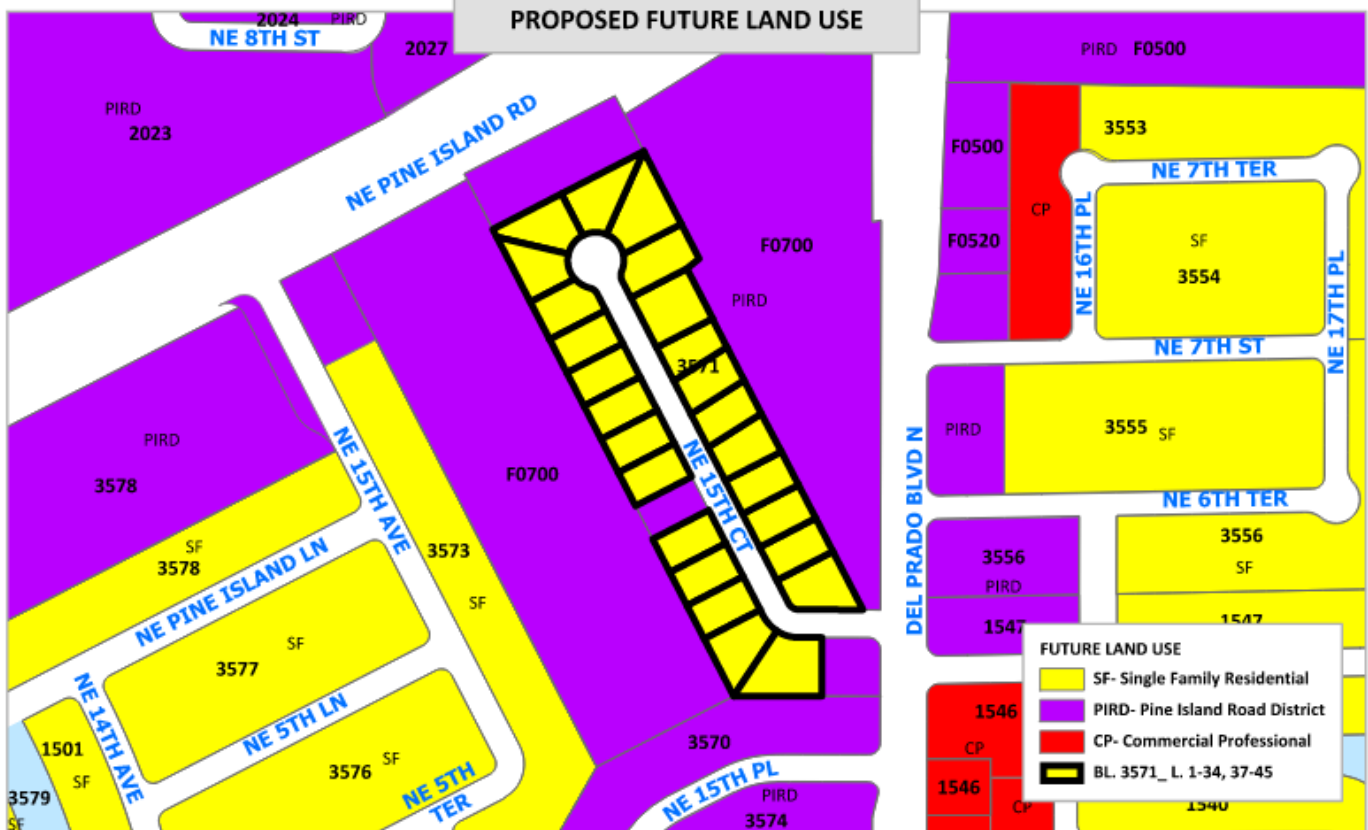
- Established single-family dwellings exist on all the subject sites.
- The FLU was amended to PIRD in 2002. These sites were rezoned to CORR in 2004.
- No property assembly has occurred.
- A rezone to Single Family Residential (R1) will be required after the adoption of the FLU amendment. If approved, 16 nonconforming uses will be eliminated.

8

BLOCK 3571 LOTS 1-34, 37-45- FUTURE LAND USE



PROPOSED FUTURE LAND USE



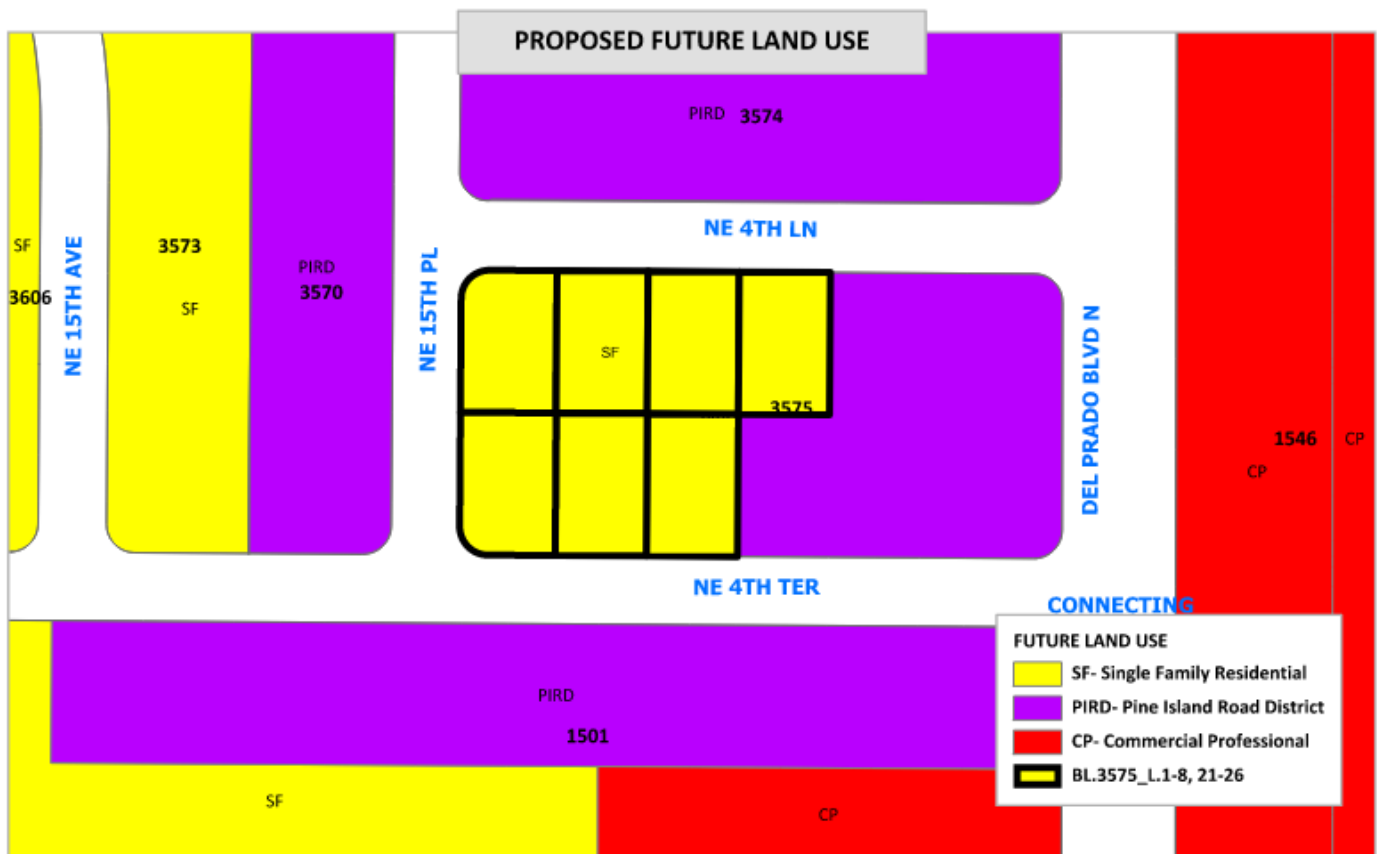
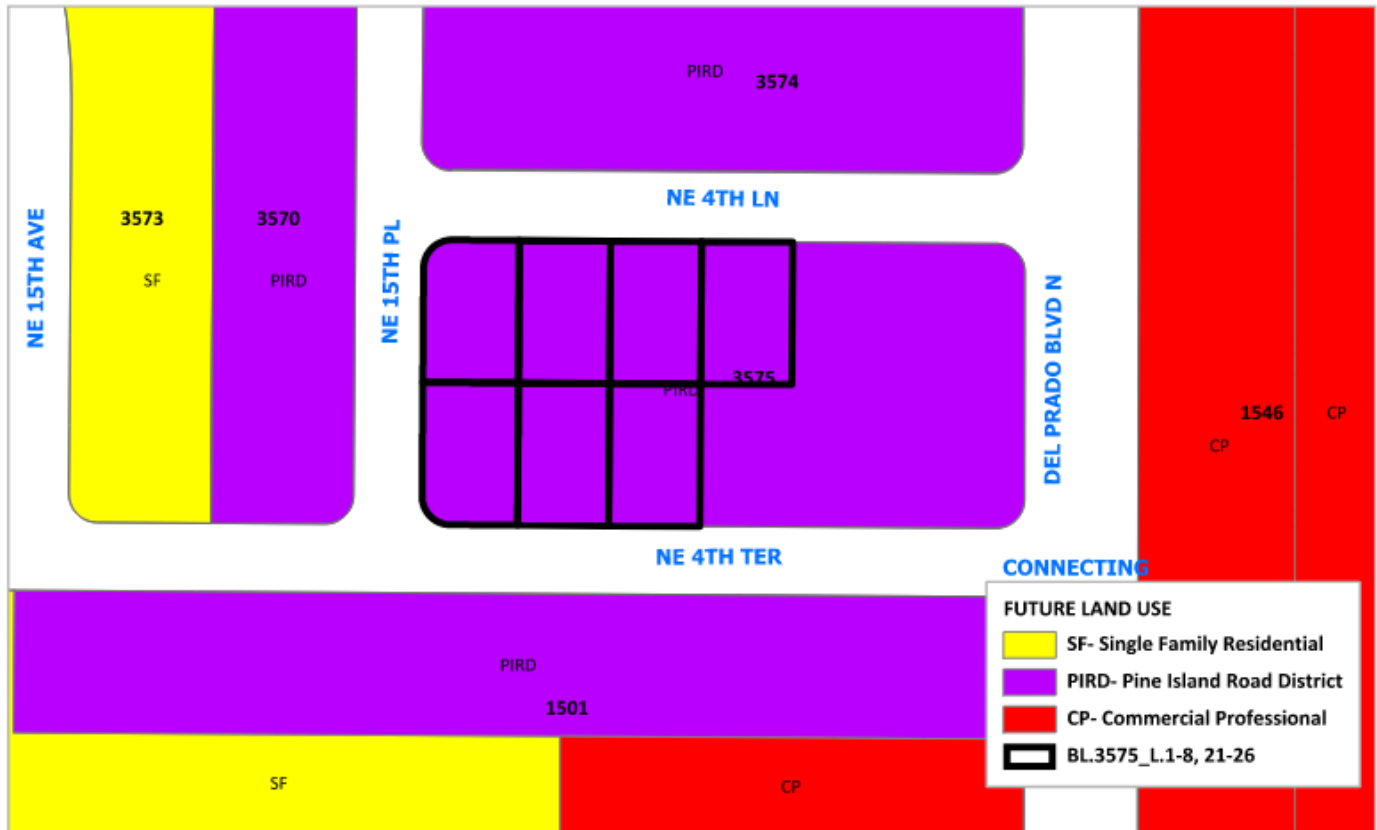


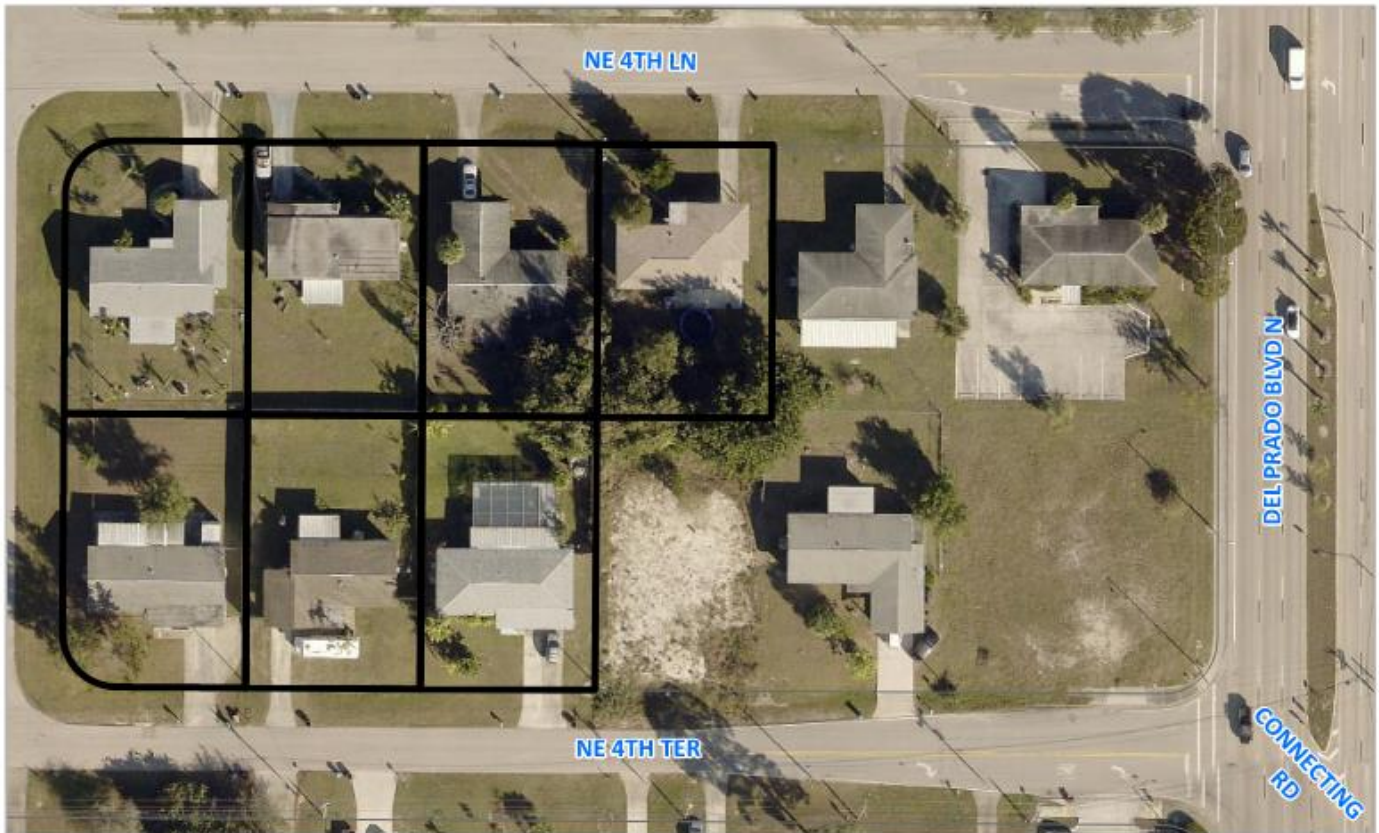
Recommend changing Future Land Use from Pine Island Road District (PIRD) to Single Family (SF) for Lots 1-34 and Lots 37-45. Location: 607-655 NE 15TH CT. Area = 7.04 Acres.

- The Future Land Use was changed from Commercial/Professional (CP) to Pine Island Road District (PIRD) in 2002.
- The sites were rezoned to Commercial Corridor (CC) in 2004.
- Historic residential land use pattern.
- The southeastern-most parcel on block with frontage on Del Prado is an existing office building and is not included as part of this amendment.
- No apparent property assembly for commercial purposes has been observed.
- A rezone to Single Family Residential (R1) will be required after the adoption of the FLU amendment. If approved, 24 nonconforming uses will be eliminated.

9

BLOCK 3575 LOTS 1-8 AND 21-26- FUTURE LAND USE



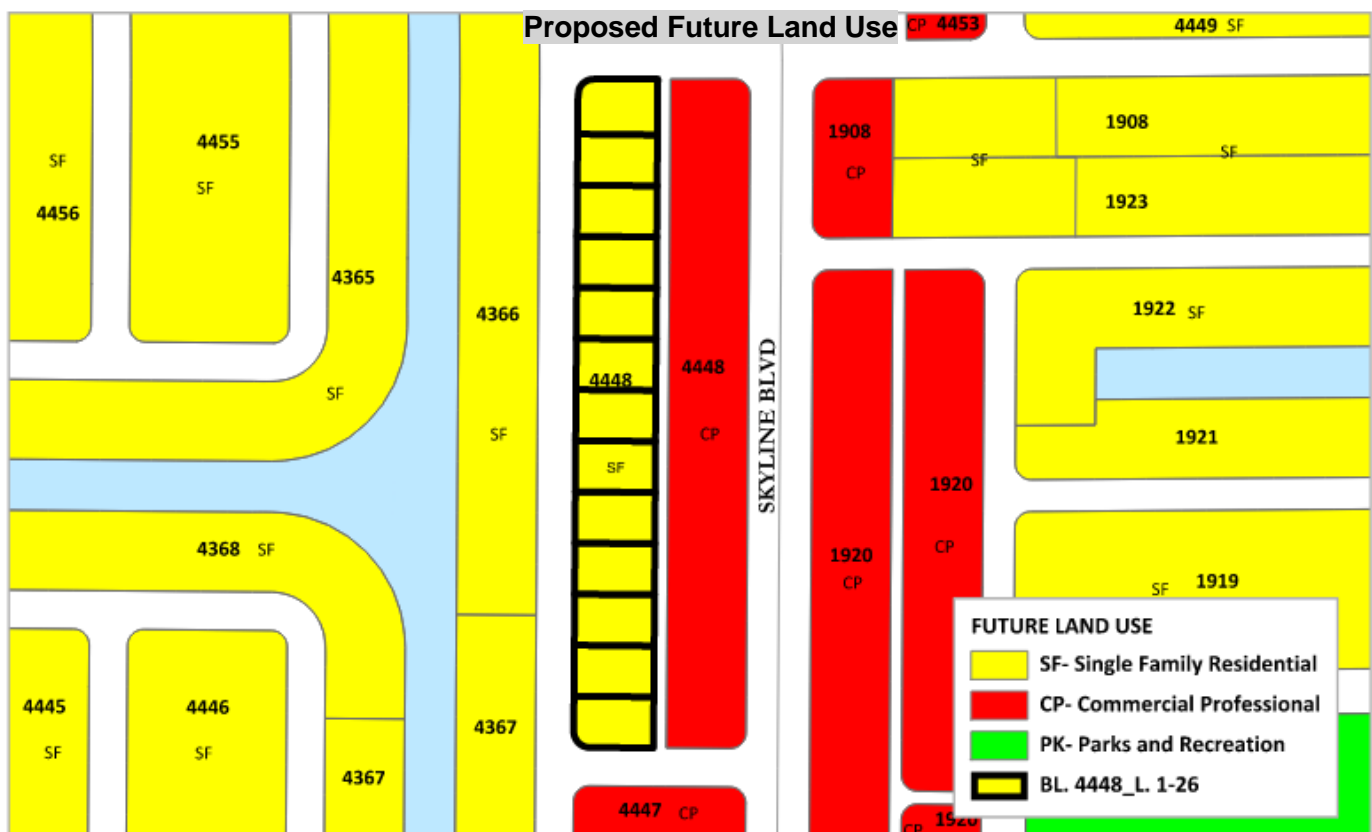
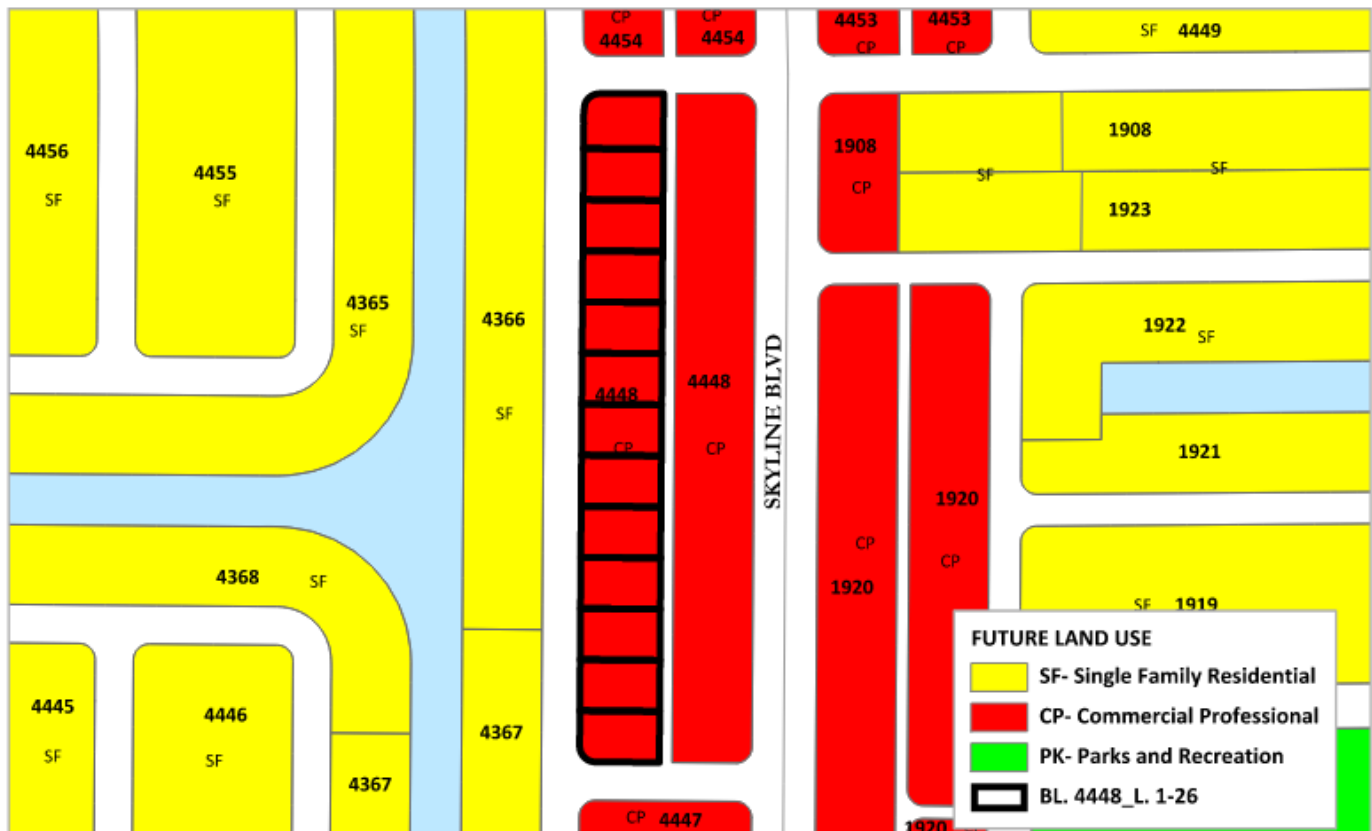


Recommend changing Future Land Use from Pine Island Road District (PIRD) to Single-Family (SF) for Lots 1-8 and Lots 21-26. Location: 1520-1532 NE 4TH LN and 1519-1527 NE 4TH TER. Area = 1.62 Acres.

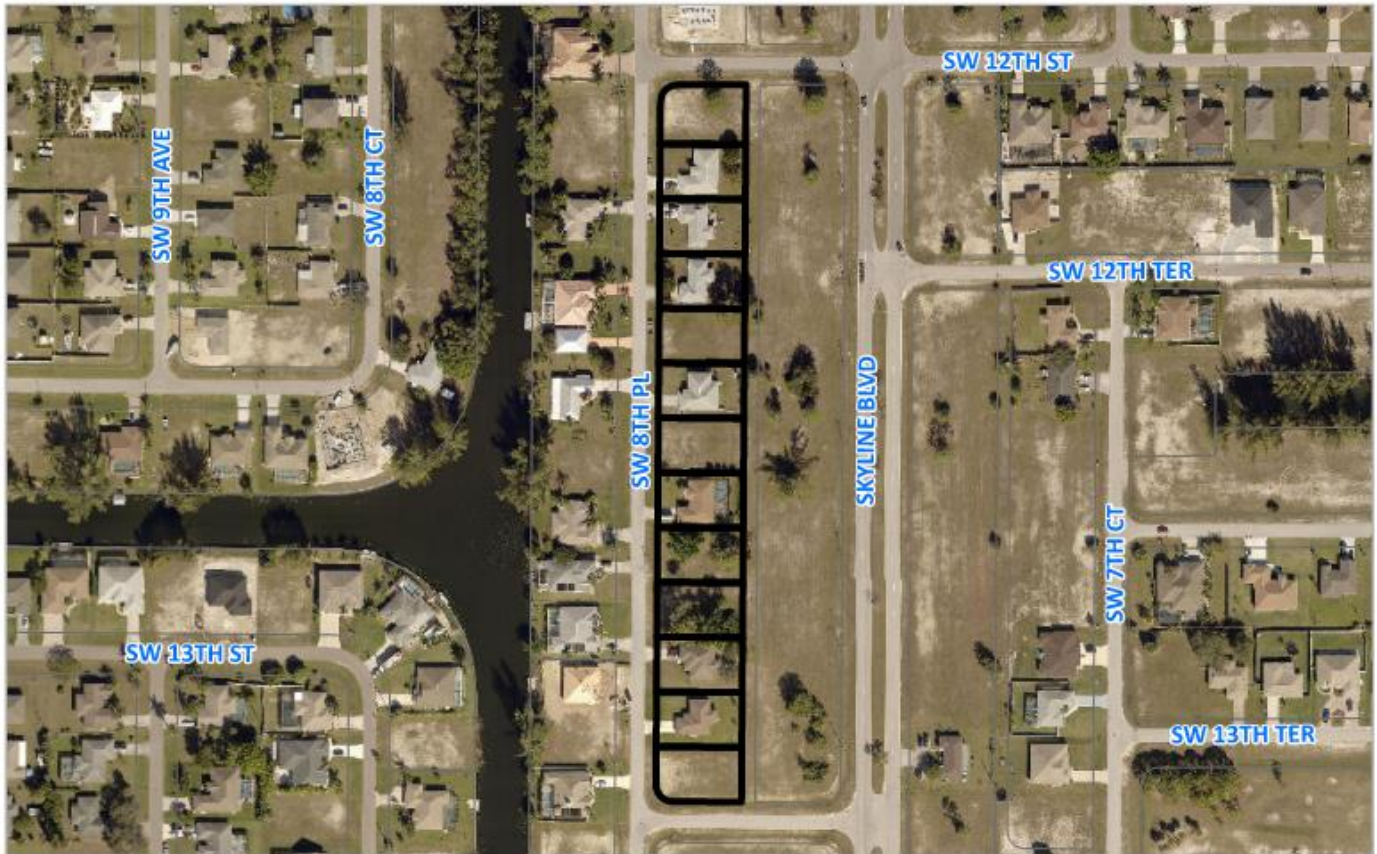
- Some assembly has occurred on the eastern half of the block (four of six parcels).
- The FLU classification of the sites was amended to PIRD in 2002. The sites were rezoned to CORR in 2004.
- All parcels developed with single-family homes.
- A rezone to Single Family Residential (R1) will be required after the adoption of the FLU amendment. If approved, seven nonconforming uses will be eliminated.

10

BLOCK 4448 LOTS 1-26 FUTURE LAND USE



10

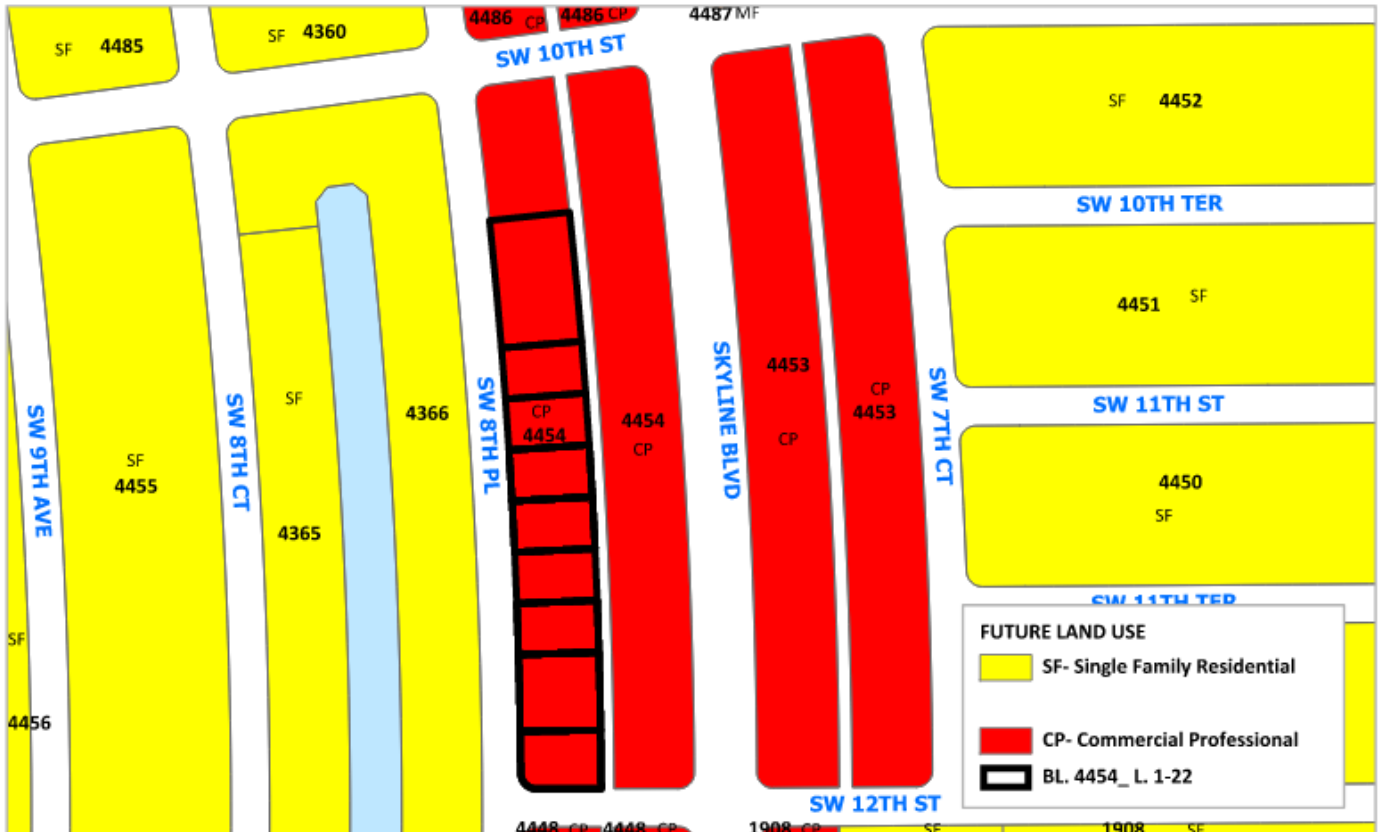
BLOCK 4448 LOTS 1-26- AERIAL

Recommend changing Future Land Use from Commercial Professional (CP) to Single Family (SF) for Lots 1-26. Location: 1201-1317 SW 8TH PL. Area = 3.0 Acres.

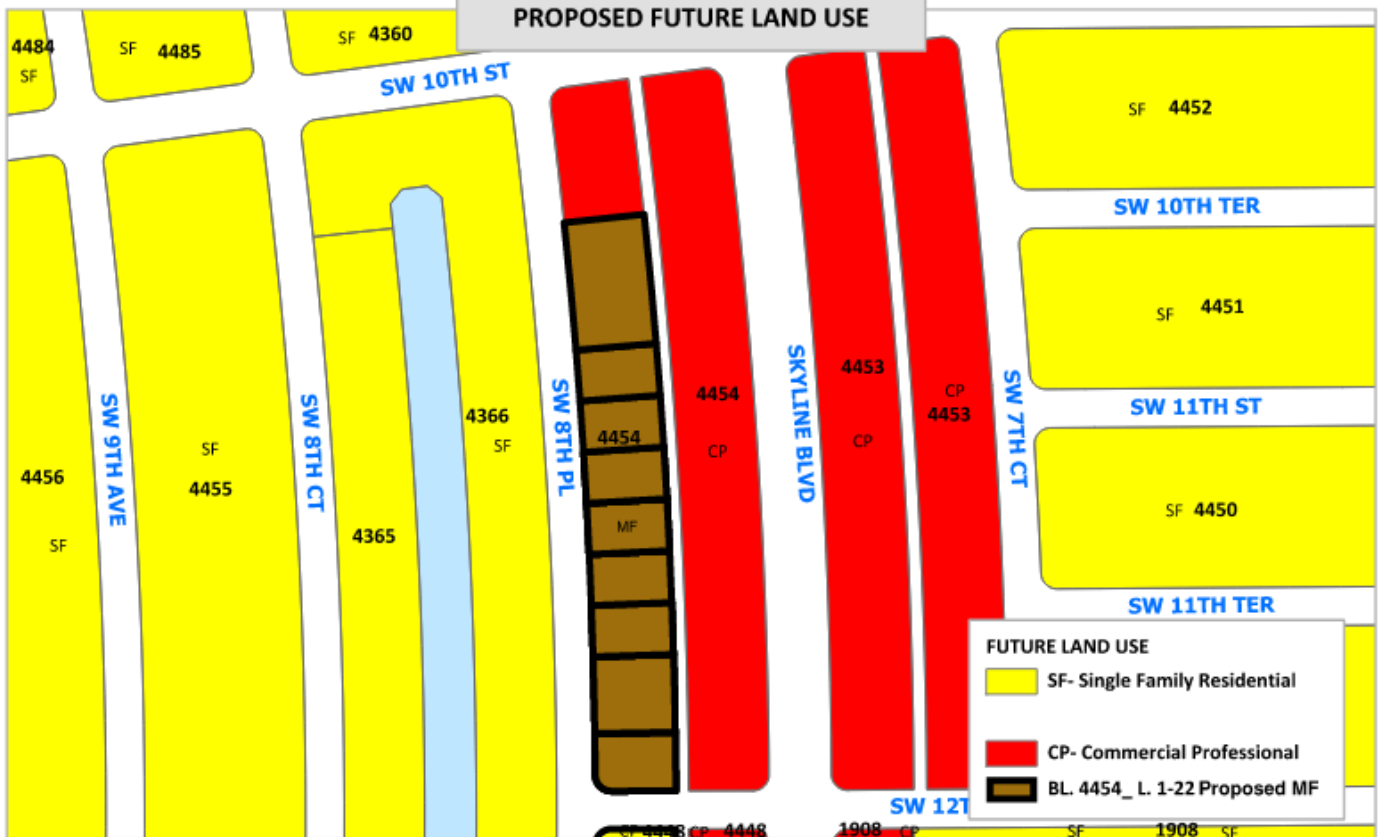
- Seven of the thirteen parcels have single-family dwellings.
- An alley exists that prevents full-block development.
- The sites have had CP FLU since 2008 and commercial zoning since 2011.
- Property assembly is not evident on the western half of block.
- A rezone to Single Family Residential (R1) will be required after the adoption of the FLU amendment. If approved, seven nonconforming uses will be eliminated.

11

BLOCK 4454 LOTS 1-22 FUTURE LAND USE



PROPOSED FUTURE LAND USE



11

BLOCK 4454 LOTS 1-22- AERIAL

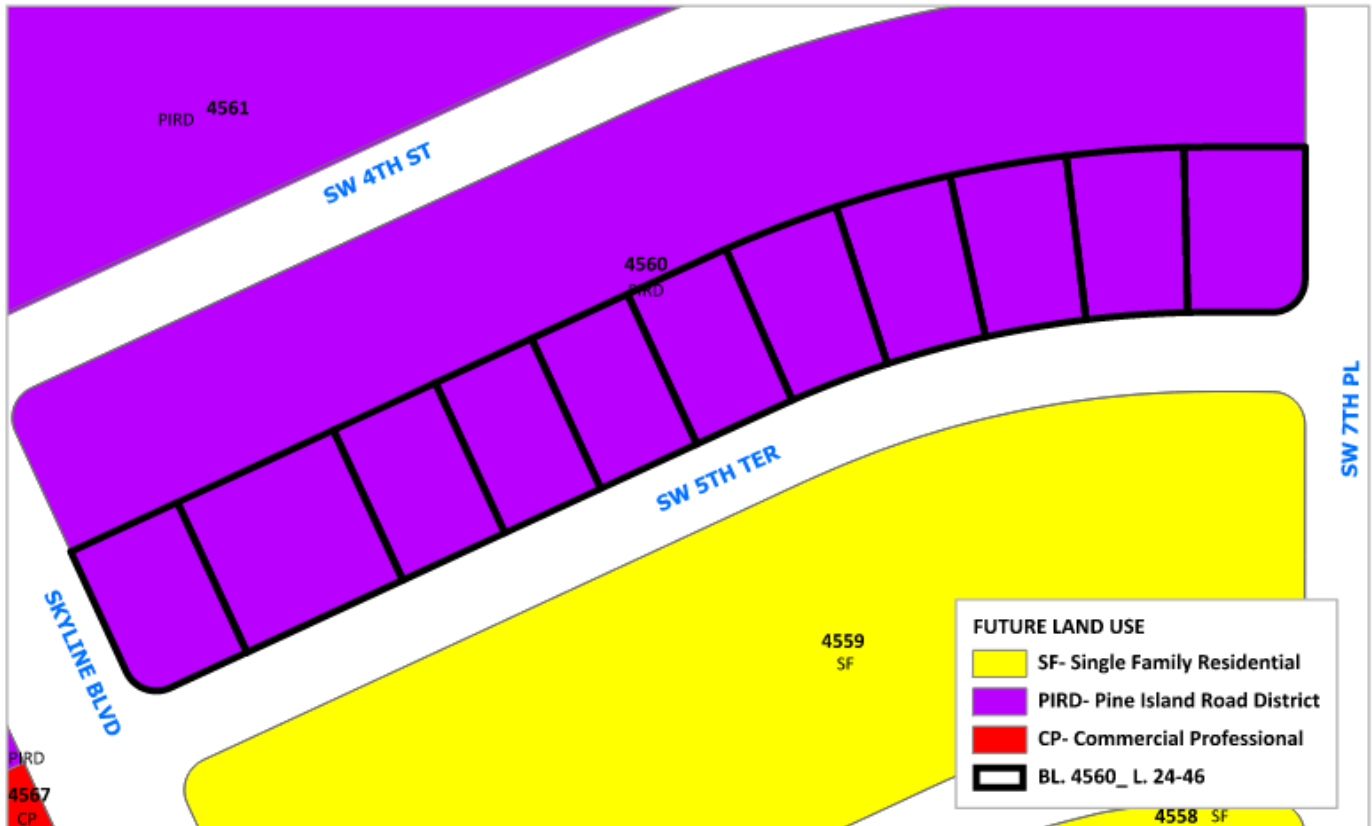


Recommend changing Future Land Use from Commercial Professional (CP) to Multi-Family (MF) for Lots 1-22. Location: 1013-1124 SW 8TH PL. Area = 2.55 Acres.

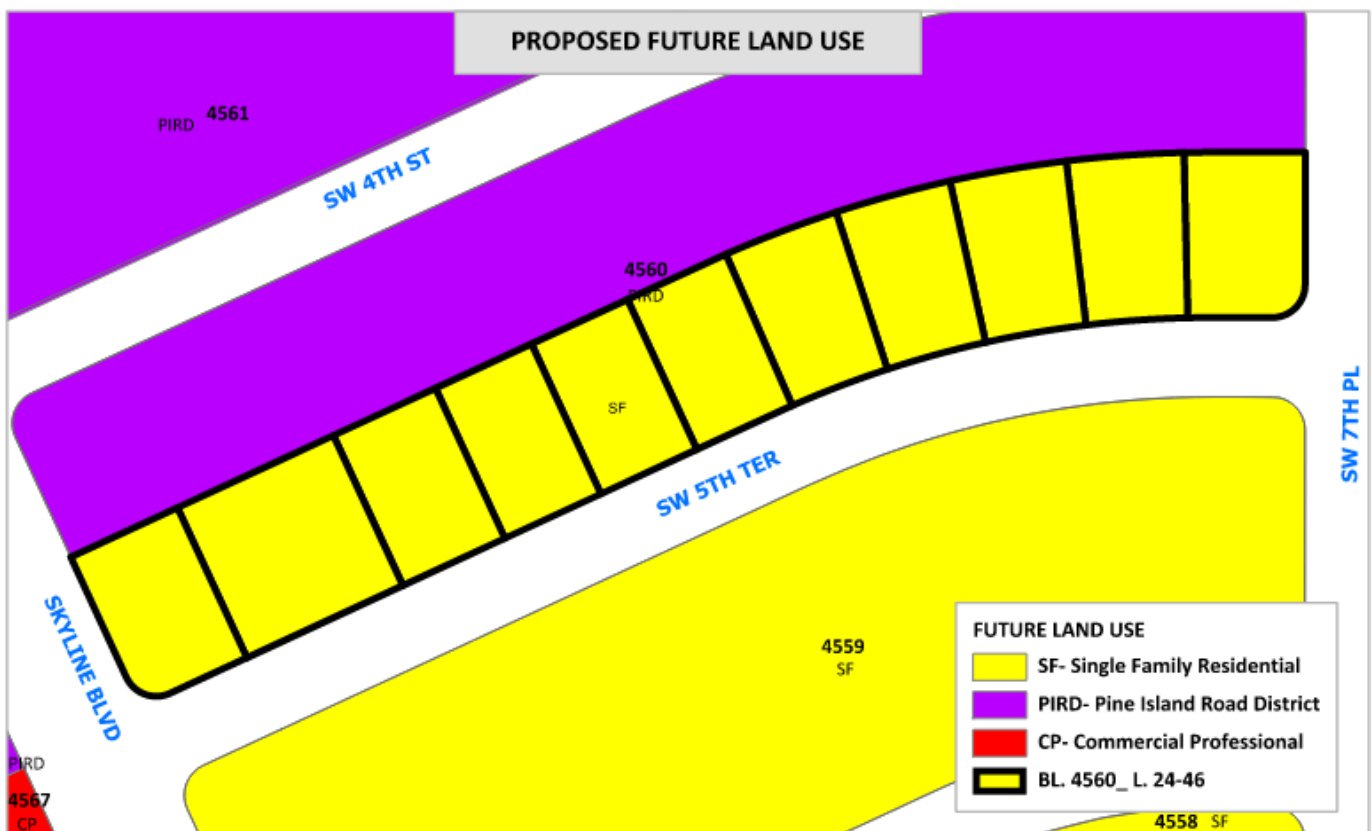
- FLU and Zoning history. R-3 to RD by ORD 61-90; SM to MF by ORD 86-08; MF to CAC by ORD 32-10; RD to MR by ORD 43-11; CAC to CP by ORD 2-19; MR to C by ORD 4-19.
- Sporadic ownership on block
- All nine parcels are developed - four with single-family dwellings and five with duplexes.
- An alley in the block prevents full-block depth.
- No commercial development is present on the western half of block.
- No property assembly is evident.
- A rezone to Residential Multi-Family Low (RML) will be required after the adoption of the FLU amendment. If approved, nine nonconforming uses will be eliminated.

12

BLOCK 4560 LOTS 24-46- FUTURE LAND USE

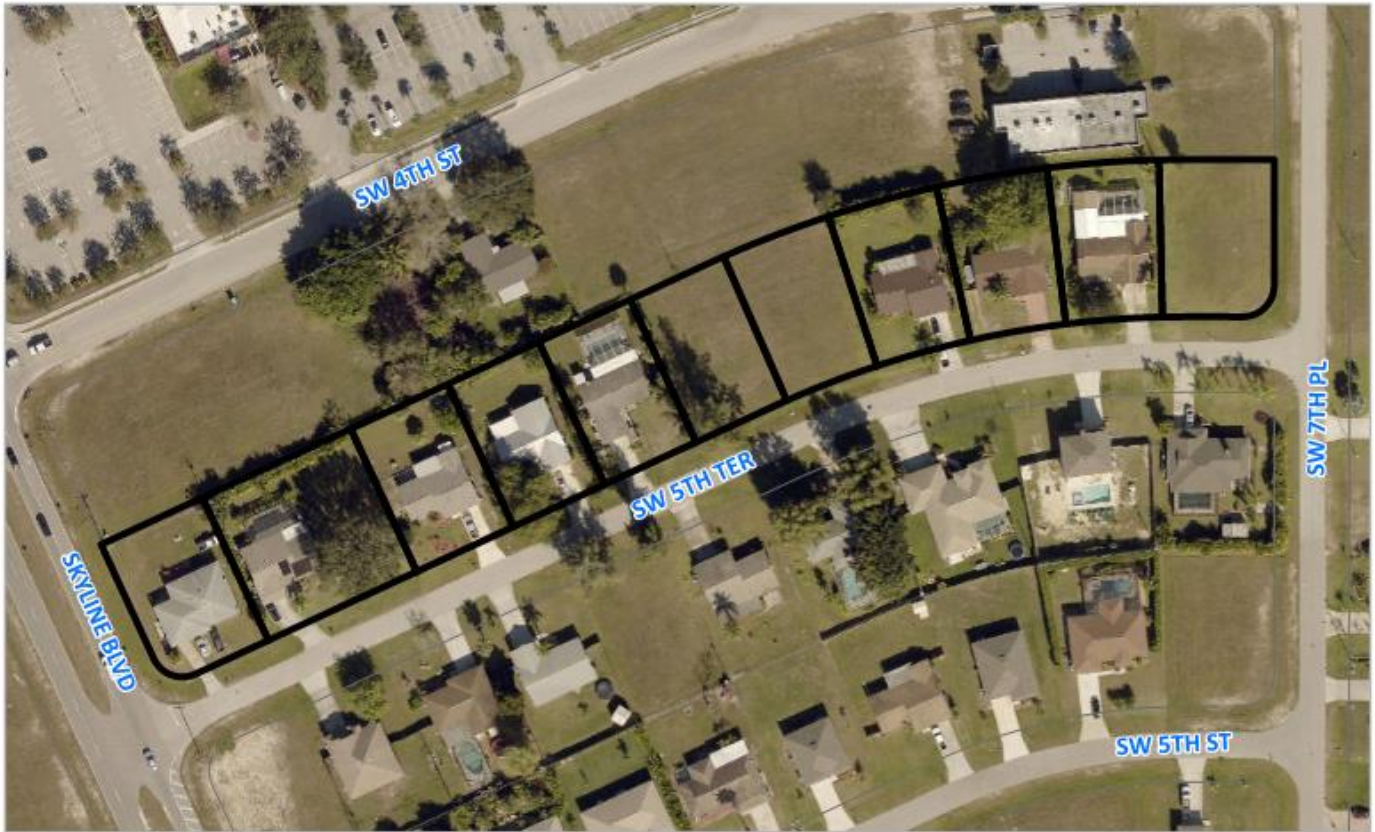


PROPOSED FUTURE LAND USE



12

BLOCK 4560 LOTS 24-46- AERIAL

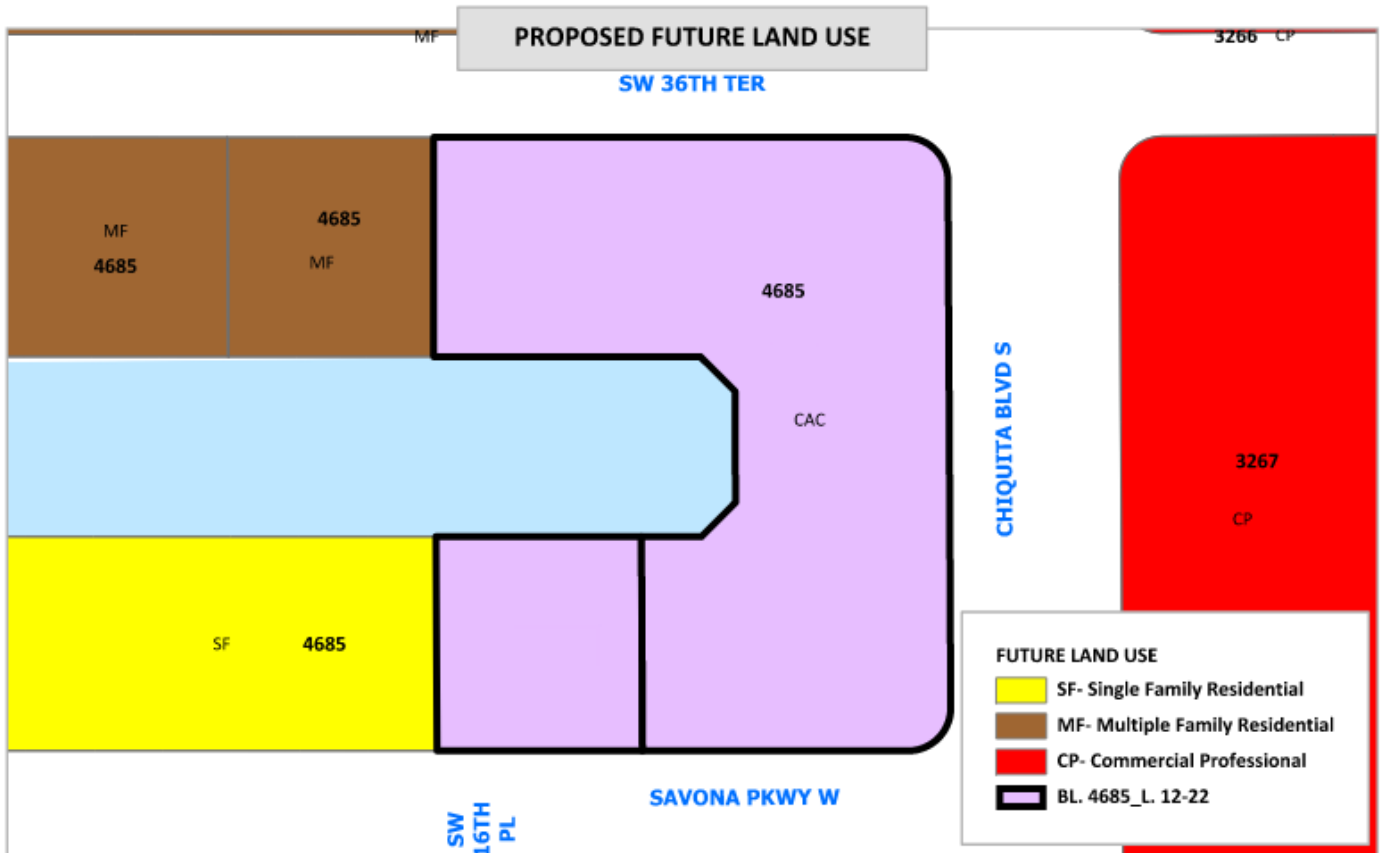
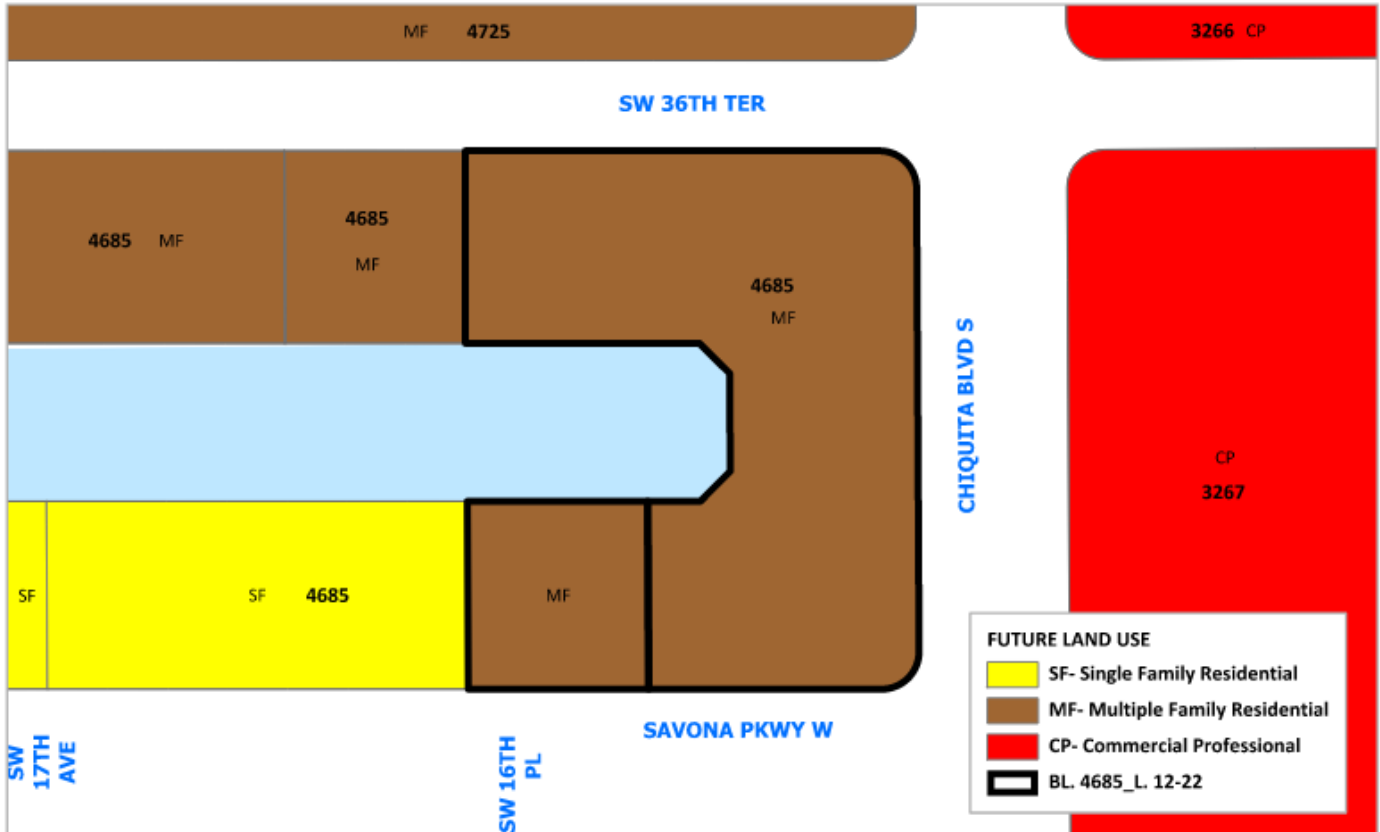


Recommend changing Future Land Use from Pine Island Road District (PIRD) to Single Family (SF) for Lots 24-46. Location: 725-767 SW 5TH TER. Area = 2.77 Acres.

- FLU and Zoning history; CP to PIRD by ORD 38-02; R-1B to CORR by ORD 8-04.
- Eight of eleven sites are developed with single-family dwellings.
- All homes were constructed between 1981-85.
- A rezone to Single Family Residential (R1) will be required after the adoption of the FLU amendment. If approved, eight nonconforming uses will be eliminated.

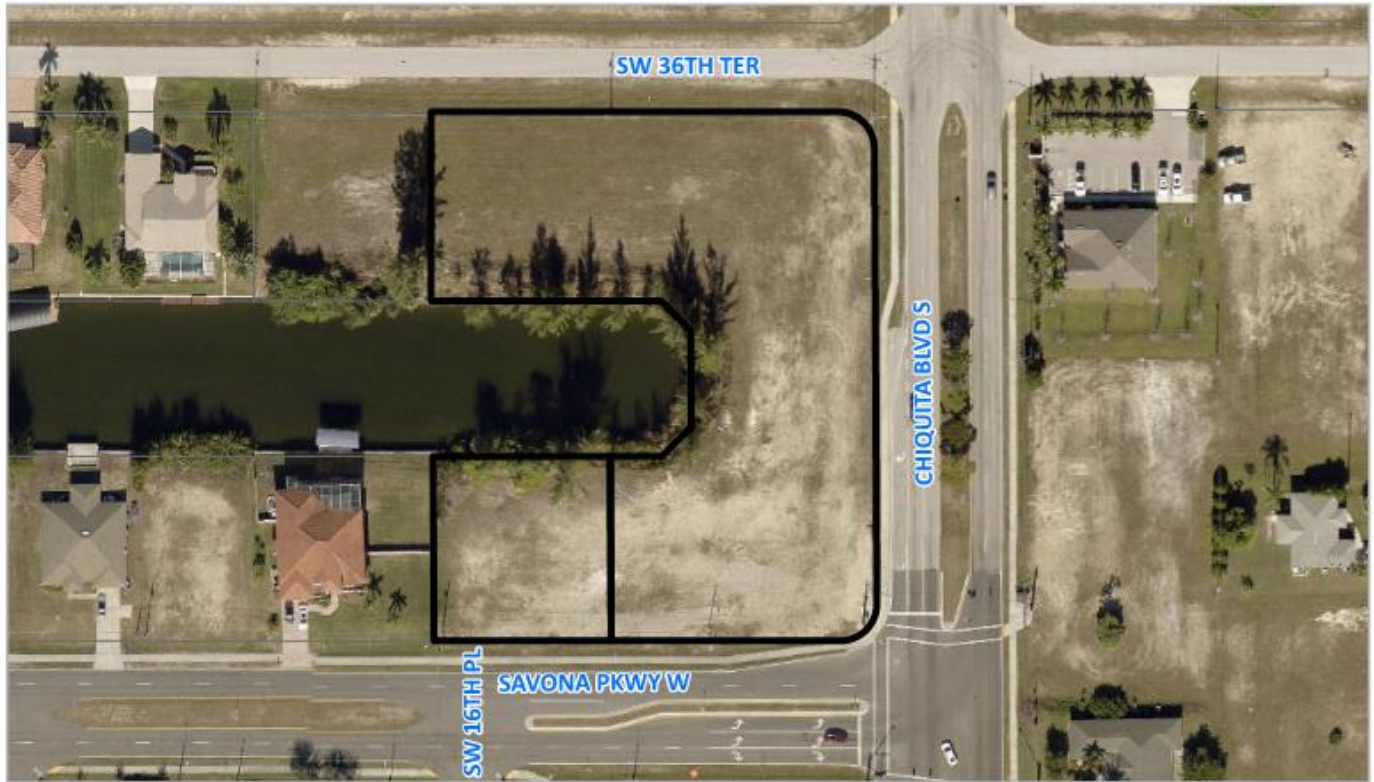
13

BLOCK 4685 LOTS 12-22 - FUTURE LAND USE



13

BLOCK 4685 LOTS 12-22- AERIAL

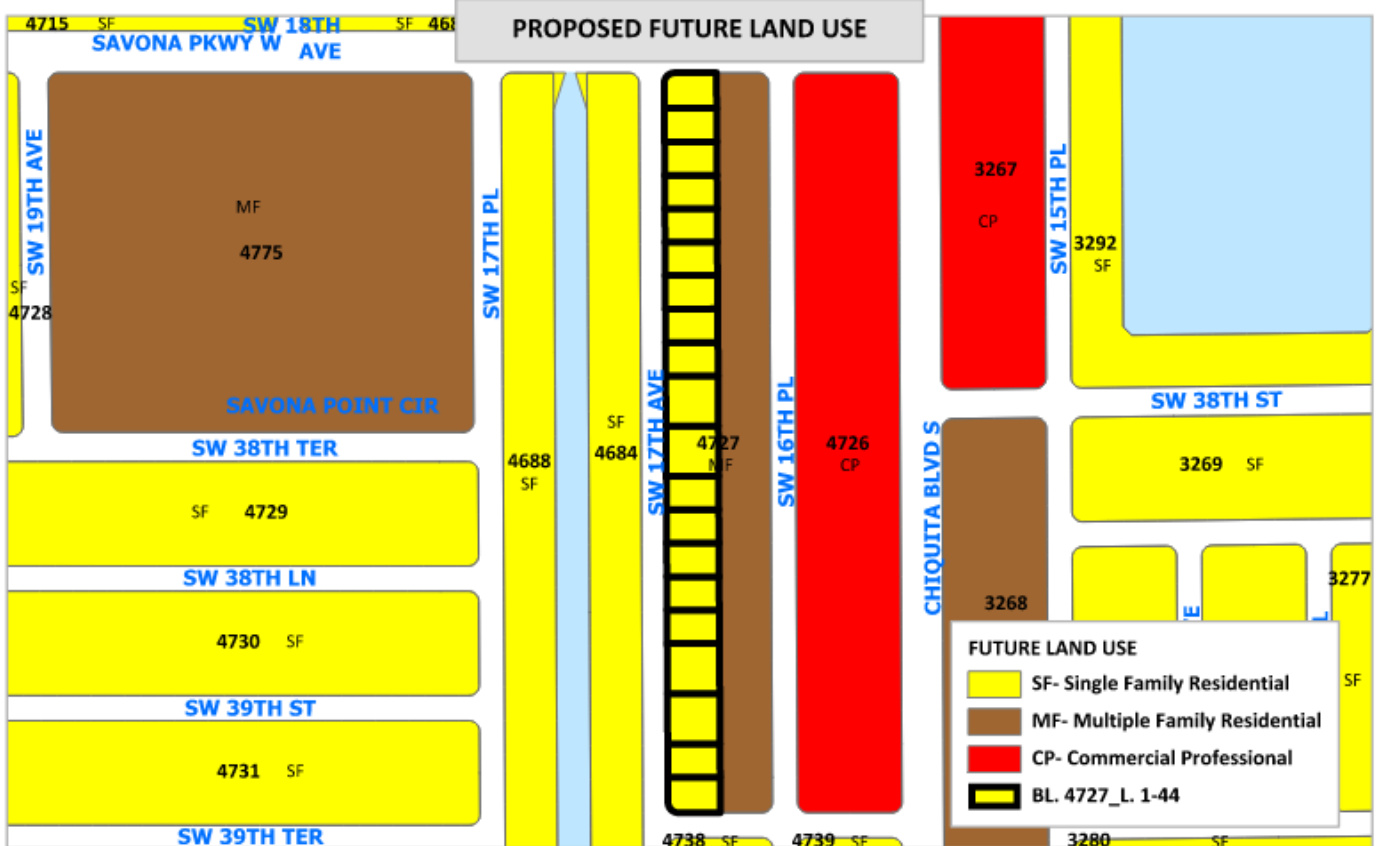
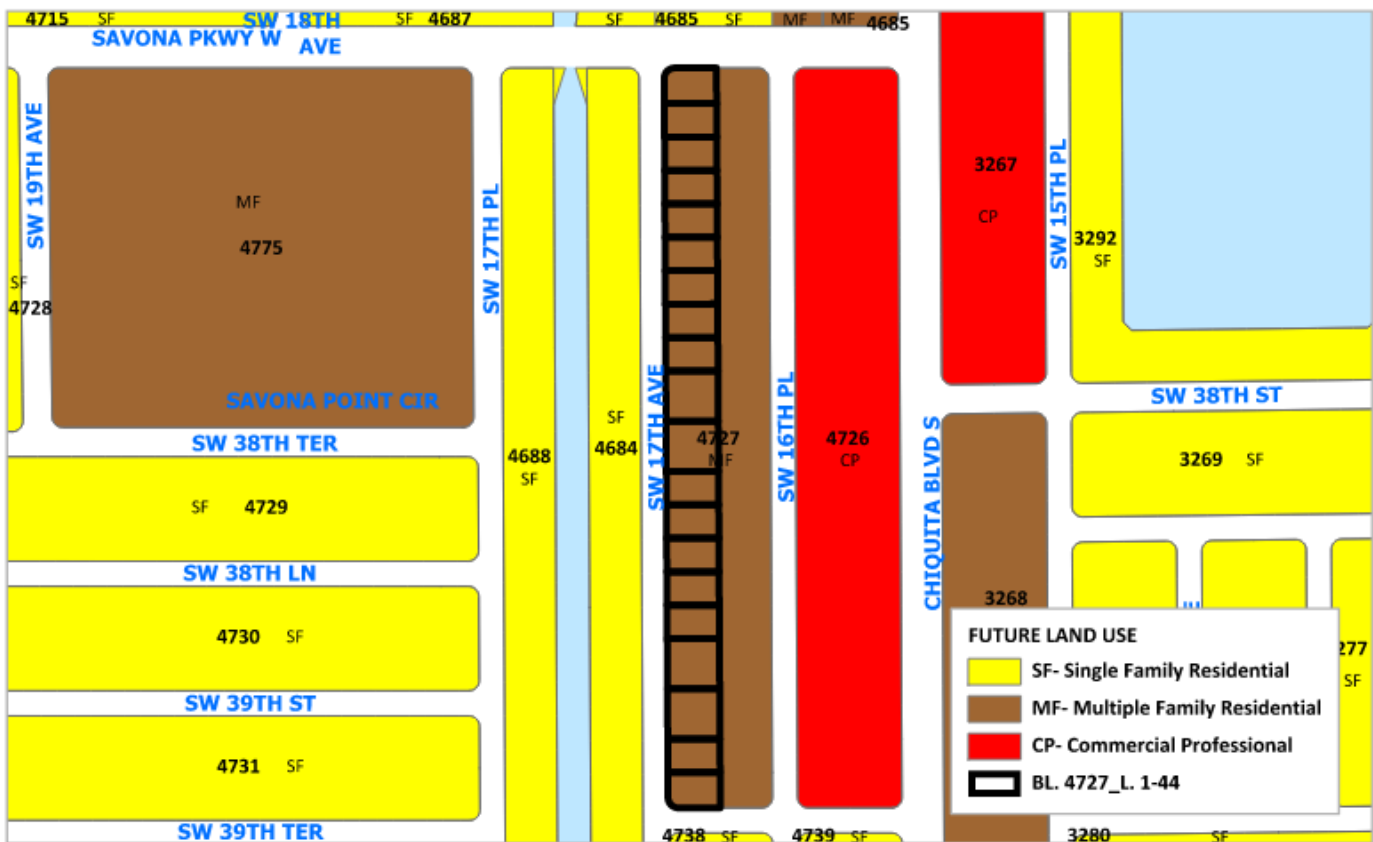


Recommend changing Future Land Use back to Commercial Activity Center (CAC) from Multi-Family (MF) for Lots 12-22. Location: 1611 Savona Parkway W and 3622 Chiquita Boulevard S. Area = 2.04 Acres.

- The Neighborhood Commercial (NC) Zoning is inconsistent with the Multi-Family (MF) Future Land Use Classification.
- The FLUC prior to 2019 was CAC.
- The site is at the end of a block at the intersection of two major streets (Chiquita and Savona).
- Lots 15-22 are under common ownership.

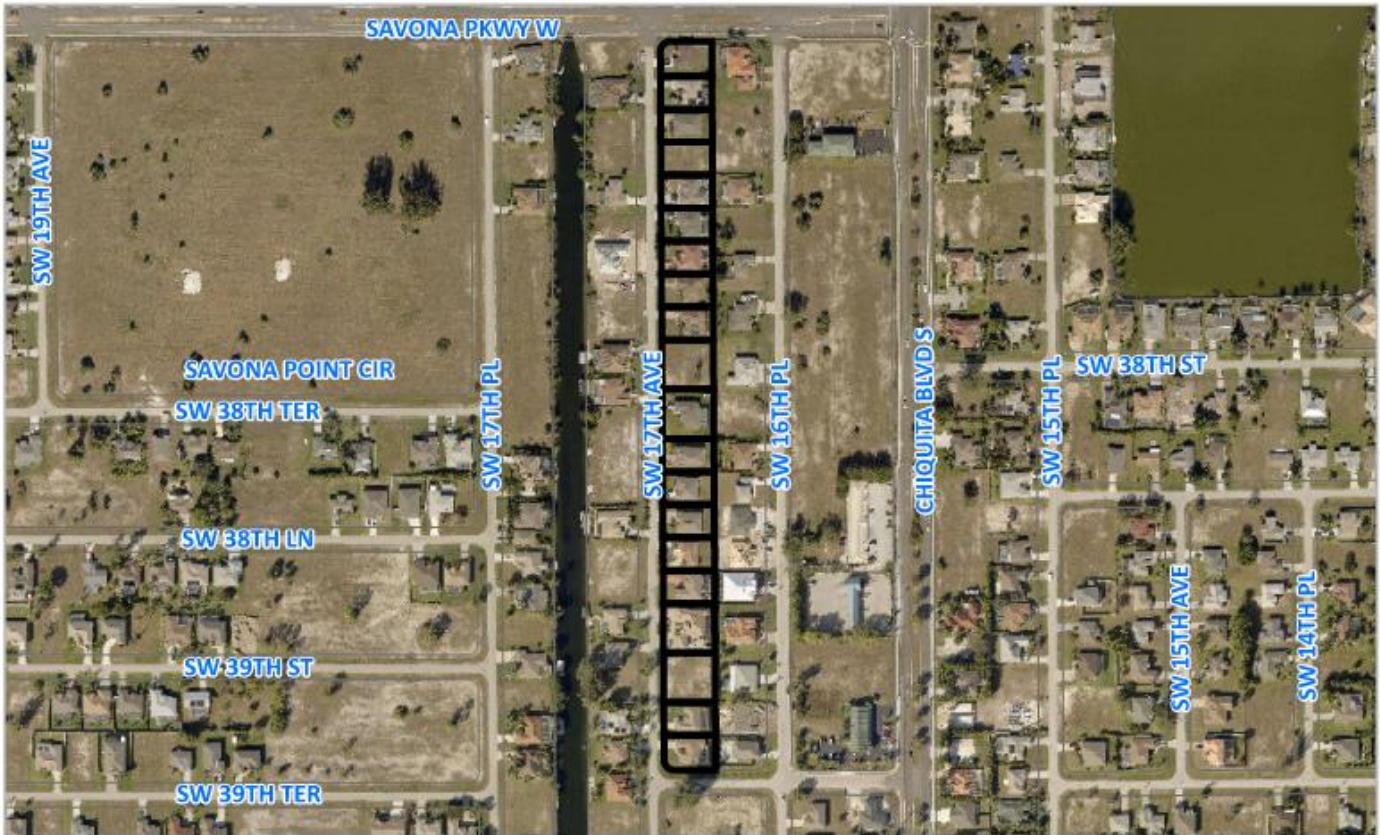
14

BLOCK 4727 LOTS 1-44- FUTURE LAND USE



14

BLOCK 4727 LOTS 1-44-AERIAL



**Recommend changing Future Land Use from Multi-Family (MF) to Single Family (SF) for Lots 1-44.
Location: 3705-3919 SW 17TH AVE. Area = 5.07 Acres.**

- The lots currently have R1 Zoning that is inconsistent with the Multi-Family FLUC.
- FLU and Zoning history: R-3 to RD by ORD 61-90; SM to MF by ORD 93-05; RD to R1 by ORD 4-19.
- Seventeen out of twenty parcels are developed with single-family dwellings.
- If approved, permits can be issued for the remaining vacant parcels.

Additional Site Information

Protected Species

Should protected species be identified on the sites as part of the development review of the site, the City will abide by Policy 1.2.5 of the Conservation and Coastal Management Element, which states: “The City will assist in the implementation of and compliance with all state and federal regulations concerning species listed as endangered, threatened, species of special concern, or commercially exploited by monitoring development activities, providing information on listed species in building permit packages, and assisting in investigations as requested.”

The City requires an environmental survey prior to the issuance of any land clearing, site clearing, or development permits. Any future land alteration activities will be preceded by the completion of an environmental survey identifying the presence of protected flora and fauna. Based on the results of the environmental survey, City, state, or federal protective or mitigation measures may be required of the developer prior to beginning work on the site.

Utilities

All sites are in the Urban Services Infill and Urban Services Transition areas as designated by the City Comprehensive Plan. Centralized utilities are available in these areas.

Soils and Drainage

The sites have a variety of soil classifications. Some soils may have limitations for development, which are typically overcome by importing fill. The soil types should not present an obstacle to future land development although special feasibility studies may be required.

REGIONAL PLAN ANALYSIS

Southwest Florida Regional Planning Council’s (SWFRPC) Strategic Regional Policy Plan (SRPP):

This amendment is not in conflict with the SRPP.

Lee County Metropolitan Planning Organization’s (MPO) 2040 Long Range Transportation Plan:

This amendment has no effect on the MPO’s 2040 Long Range Transportation Plan.

COMPREHENSIVE PLAN ANALYSIS

Staff analyzed the Comprehensive Plan to determine what policies support or undermine the proposed future land use map amendment. The FLU amendment is consistent with those pertinent policies of the Comprehensive Plan as identified below.

Future Land Use Element

Policy 1.12: The City will continue to conduct commercial land needs studies to identify potential areas of the City, which could accommodate commercially designated land, and then amend the Future Land Use Map, consistent with the studies, findings, and recommendations, and other provisions of the Comprehensive Plan.

The City will continue to review areas in the City that are better suited for commercial development and amend the FLU map accordingly.

Policy 1.7: Multi-family residential location:

1.) Proximity to major roadways.

To prevent the establishment of multi-family residential development far in the middle of predominantly single-family neighborhoods, an appropriate location for multi-family residential development is adjacent to or within $\frac{1}{4}$ mile of major roadways such as arterial and collector roadways, as identified by Figure 7 City Roadway Classifications.

Lands proposed to be amended to a Multi Family FLUC are within $\frac{1}{4}$ mile of major roadways including Del Prado Boulevard, Skyline Boulevard, and Santa Barbara Boulevard. No Multi Family FLUC changes are proposed involving lands in the middle of a single-family residential block.

2.) Proximity to non-residential land uses.

An appropriate location for multi-family residential development is adjacent to or within $\frac{1}{4}$ mile of non-residential land uses such as the Commercial/Professional, Light Industrial, Mixed Use, Downtown Mixed, Pine Island Road District, or Commercial Activity Center future land use classifications.

Sites that involve proposed changes to the Multi Family FLUC are within $\frac{1}{4}$ mile of non-residential land uses.

3.) Transitioning from commercial uses to less intense uses.

Multi-family residential uses have traditionally provided a role in buffering single-family uses or neighborhoods from nearby commercial development.

Therefore, an appropriate location for Multi-family residential development is physically between single-family development and non-residential land uses such as the Commercial/Professional, Light Industrial, Mixed Use, Downtown Mixed, Pine Island Road District, or Commercial Activity Center future land use classifications.

Sites that involve proposed changes to the Multi Family FLUC are typically between lands with Single Family and Commercial/Professional Future Land Use Classifications. The Multi Family sites are anticipated to

serve as a viable transitional land use between more intensive commercial uses and low-density residential development. SF and CP and will serve as a transitional use area to buffer single-family uses from nearby commercial uses.

4.) Assemblage opportunities and adjacency to existing multi-family residential.

Sites that involve proposed changes to the Multi Family FLUC are adjacent to existing multi-family sites.

Policy 1.14: The City of Cape Coral's commercial siting guidelines

Major Intersection: *The proposed CAC on Block 4685 is at the intersection of Chiquita Boulevard South (major arterial) and Savona Parkway West (collector). The proposed amendment meets this guideline.*

Adequate Depth: *Depth of 300 ft on the assembled CAC lots exceeds the preferred minimum of 250 feet. The proposed amendment meets this guideline.*

Compactness: *CAC parcels have a horseshoe shape due to a canal. The end cap of the canal ends at one of the subject sites and could be vacated to provide additional depth. Generally, the site is compact in a square or rectangular shape. The proposed amendment meets this guideline.*

Integration: *Sidewalks and crosswalks on two sides of the proposed CAC area connect with surrounding neighborhoods. Non-residential properties are located south of Block 4685, across Savona Parkway West. The proposed amendment partially meets this guideline.*

Assembly: *Proposed CAC Lots 15-22 are under common ownership. Lots 12-14 are vacant and under separate ownership. If these lots were assembled with Lots 15-22, the total area would be about 2 acres which is less than the ideal 3 acres. The proposed amendment does not meet this guideline.*

Intrusion: *The CAC area would be adjacent to MF and SF properties on the west side. An existing single-family home is setback about 40 feet from the east property line. A minimum 10 ft landscape buffer with wall would be required for future commercial development. This should help minimize any intrusion on the adjacent single-family parcel. Furthermore, as stated above, the site is located at the major intersection of Chiquita Boulevard South and Savona Parkway West, a generally inappropriate location for residential uses. The proposed amendment meets this guideline.*

Access: *The proposed CAC parcels have frontage on three streets. The largest parcel has over 350 feet of frontage along Chiquita. The City of Cape Coral has an access management plan for most arterial roads in Cape Coral, such as Chiquita Boulevard South. The proposed amendment meets this guideline.*

Ownership Pattern: *Only two owners. Lots 15-22 have already been combined into one parcel. The proposed amendment meets this guideline.*

The proposed amendment meets 6 commercial siting guidelines, partially meets 1, and doesn't meet 1.

OBJECTIVE 2: Location of New Commercial Development: New commercial development shall be so located to provide minimal vehicle trip lengths, at or near transportation nodes, and compatible with neighboring residential uses.

The proposed CAC on Block 4685 is at the end of the block at the intersection of Del Prado Boulevard and Savona Parkway, a transportation node. When developed with one or more commercial uses, the site is in a prime location for providing goods and services to residents at the local or neighborhood level.

Policy 8.1: The City will prohibit the expansion or replacement of land uses which are inconsistent with the Future Land Use Element.

The proposed Land Use Classifications are consistent with the Future Land Use Element of the Comprehensive Plan.

Policy 8.5: The City encourages the use of multi-family residential, compound buildings, professional offices, and parks as transitional uses between commercial development and low-density residential neighborhood.

Sites proposed for a Multi-Family FLU amendment are generally located between Commercial/Professional and Single Family FLUC lands. As such, these Multi-Family lands will serve as a transitional land use between commercial and low-density residential sites.

Impact Assessment Summary

The following calculations summarize approximate conditions for each municipal service analyzed. To determine the impact assessment, staff utilized the adopted future land use and zoning designations to determine the existing impacts at buildout. Therefore, the impacts discussed in this assessment do not necessarily reflect the actual number of dwelling units, population, etc. present within the subject area.

Proposed changes to Single-Family Residential lands assumes a density of 4.4 dwelling units per acre. Multi-Family Residential lands assumes a density of 25 units/acre.

Commercial Activity Center and Pine Island Road District will assume a floor-area-ratio of 0.25, with retail uses for 50% of the area. Using this assumption, the current 2.04 acres of CAC area would result in 11,107.8 square feet of non-residential development. The remaining 50% is proposed to be developed with residential uses at 16 units/acre (CAC) and 25 units/acre (PIRD).

For non-residential land uses, areas proposed for Commercial/Professional. For purposes of the land use amendment, the impact assessment summary of the proposed use assumes a floor-area-ratio of 0.25, with retail (15.58 acres of CP). These impacts are summarized in the table below.

	Existing Acres	Existing Commercial (Sq. Ft.)	Proposed Acres	Proposed Commercial (Sq. Ft.)
CAC*	0	0	2.04	11,107
CP	15.48	168,577	0	0
PIRD*	18.57	101,113	0	0
Total		269,690		11,107
	Existing Acres	Existing Dwelling Units	Proposed Acres	Proposed Dwelling Units
CAC*	0	0	2.04	16
MF	7.11	177	10.51	262
PIRD**	18.57	232	0	0
SF	0	0	28.61	125
Total		409		403

*impact halved assuming 50/50 non-residential/residential split

** as above, density at 25 du/acre

Commercial Square Footage

Existing: 269,690 sq. ft.
Proposed: 11,107 sq. ft.
Net Change: -258,583 sq. ft.

Dwelling Units

Existing: 409 (177 MF + 232 PIRD)
Proposed: 403 (16 CAC + 262 MF + 125 SF)
Net Change: -6 dwelling units

Population*

Existing: 1,149
Proposed: 1,132
Net Change: -17

* 2.81 persons/household = avg. household size; 2015-2019 census data for Cape Coral

Water Use

Existing: 162,707 gal/day total (269,690 square feet x 0.3 gal/sq ft/day = 80,907 gal/non-residential/day plus 409 du x 200 gal/du/day = 81,800gal/residential/day)
Proposed: 83.932 gal/day total (11,107 square feet x 0.3 gal/sq ft/day = 3,332 gal/non-

residential/day plus 403 du x 200 gal/du/day = 80,600 gal/residential/day)

Net Change: -78,775 gal/day

Facility Capacity: 30.1 MGD

Permitted Usage: 16.9 MGD

Avg. Daily Usage: 16.3 MGD

Sewage

Existing: 162,707 gal/day total (269,690 square feet x 0.3 gal/sq ft/day = 80,907 gal/non-residential/day plus 409 du x 200 gal/du/day = 81,800gal/residential/day)

Proposed: 83,932 gal/day total (11,107 square feet x 0.3 gal/sq ft/day = 3,332 gal/non-residential/day plus 403 du x 200 gal/du/day = 80,600 gal/residential/day)

Net Change: -78,775 gal/day

Facility Capacity: 28.4 MGD

Avg. Daily Usage: 22.5 MGD

Solid Waste

Existing Generation: 42,123 lbs. total/day (36,677 non-residential/day (269,690 square feet x 0.136 lbs/sq ft/day) plus 5,446 residential/day (1,149 persons x 4.74 lbs/person/day))

Proposed: 6,876 lbs. total/day (1,511 non-residential/day (11,107 square feet x 0.136 lbs/sq ft/day) plus 5,365 residential/day (1,132 persons x 4.74 lbs/person/day))

Net Change: -35,247 lbs./day

Facility Capacity: 1,836 tons/day

Existing Demand: 1,384 tons/day

Capacity Available: Yes

Traffic/Daily Trips Estimate

Existing Generation: 1,145 PM peak trips/hour

Proposed: 309 PM peak trips/hour

Net Change: -836 PM peak hour trips

Facility Capacity: All roadways meet or surpass the minimum acceptable Level of Service Standard of "D."

Capacity Available: Yes

Development Impact Analysis

Hurricane Evacuation

The subject area is in Evacuation Zones B and C. Based on the summation of the amendment impacts above, there should be little to no impact on hurricane evacuation times.

Park Lands

The levels of service standard (LOS) for parkland and facilities are based on permanent population. The proposed amendment would slightly reduce park demand.

Protected Species

The City requires an environmental survey prior to the issuance of any land clearing, site clearing, or development permits. Any future land alteration activities will be preceded by the completion of an environmental survey identifying the presence of protected flora and fauna. Based on the results of the environmental survey, City, state, or federal protective or mitigation measures may be required of the developer to proceed.

School Impacts

There will be a slight increase in students, due to the increase of single-family dwelling units resulting from this amendment.

Existing dwelling units:	409 dwelling units (409 MF)
Existing students:	37 (412 x .091 MF/unit)
Proposed dwelling units:	403 dwelling units (128 SF + 262 MF)
Proposed students:	61 (125 x .292 SF/unit + 278 x .091 MF/unit)
Change:	+24 students

Recommendation:

The FLU amendment is consistent with the Comprehensive Plan as identified above. Approximately 134 single-family, duplex, and multi-family buildings will be reverted to legal, conforming uses. This amendment will also allow for the construction of new single-family dwellings in blocks with established residential development and will result in a reduction of future water, sewer, and solid waste demand. The FLU and zoning for some parcels will be brought into consistency allowing permits to be issued for these sites. As a result, the Planning Division recommends **adoption** of the proposed large-scale future land use map amendment request.



500 FOOT NOTICE TO SURROUNDING PROPERTY OWNERS

CASE NUMBER: LU21-0003

ORDINANCE 51-21: AN ORDINANCE AMENDING THE CITY OF CAPE CORAL COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FROM COMMERCIAL/PROFESSIONAL (CP) TO MULTI-FAMILY RESIDENTIAL (MF) LAND USE FOR PROPERTY DESCRIBED AS LOTS 15-27, BLOCK 1458, UNIT 16; LOTS 45-52 AND 59-72, BLOCK 1322, UNIT 18; LOTS 1-24 AND 31-34, BLOCK 3083, UNIT 62; AND LOTS 1-22, BLOCK 4454, UNIT 63; FROM COMMERCIAL/PROFESSIONAL (CP) TO SINGLE FAMILY RESIDENTIAL (SF) LAND USE FOR PROPERTY DESCRIBED AS LOTS 1-26, BLOCK 4448, UNIT 63; AND LOTS 1-8 AND 12-20, BLOCK 3169, UNIT 66; FROM MULTI-FAMILY RESIDENTIAL (MF) TO COMMERCIAL ACTIVITY CENTER (CAC) LAND USE FOR PROPERTY DESCRIBED AS LOTS 12-22, BLOCK 4685, UNIT 70; FROM MULTI-FAMILY RESIDENTIAL (MF) TO SINGLE FAMILY RESIDENTIAL (SF) LAND USE FOR PROPERTY DESCRIBED AS LOTS 1-44, BLOCK 4727, UNIT 70; FROM PINE ISLAND ROAD DISTRICT (PIRD) TO SINGLE FAMILY RESIDENTIAL (SF) LAND USE FOR PROPERTY DESCRIBED AS LOTS 42-61, BLOCK 1501, UNIT 47, PART 1; LOTS 1-32, BLOCK 3570, UNIT 47, PART 1; LOTS 1-18, 22-34, AND 37-45, BLOCK 3571, UNIT 47, PART 1; LOTS 1-8 AND 21-26, BLOCK 3575, UNIT 47, PART 1; LOTS 19-21, BLOCK 3571, UNIT 47, PART 4; LOTS 3-10, BLOCK 2030, UNIT 31, PART 2; AND LOTS 24-46, BLOCK 4560, UNIT 68, ALL IN CAPE CORAL SUBDIVISION; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

CAPE CORAL STAFF CONTACT: Justin Heller, Senior Planner, Ph: (239) 574-0587, jheller@capecoral.net

UPCOMING PUBLIC HEARING: Notice is hereby given that the Cape Coral Planning and Zoning Commission will hold a public hearing at 9:00 A.M. on October 6, 2021 on the above mentioned case. The public hearing will be held in the Cape Coral Council Chambers, 1015 Cultural Park Boulevard, Cape Coral, FL.

All interested parties are invited to appear and be heard. All materials presented before the Planning and Hearing Commission will become a permanent part of the record. The public hearing may be continued to a time and date certain by announcement at this public hearing without any further published notice. Copies of the staff report will be available five days prior to the hearing. The file can be reviewed at the Community Development Department, 1015 Cultural Park Blvd., Cape Coral, FL.

After the Planning and Zoning Commission has made a written recommendation, the case may be scheduled for a public hearing before the City Council who will review the recommendation and make a final decision. You will receive another public hearing notice if this case is scheduled for a City Council hearing.

DETAILED INFORMATION: The case report and colored maps for this application are available at the City of Cape Coral website, www.capecoral.net/publichearing (Click on 'Public Hearing Information', use the case number referenced above to access the information); or, at the Planning Division counter at City Hall, between the hours of 7:30 AM and 4:30 PM.

HOW TO CONTACT: Any person may appear at the public hearing and be heard, subject to proper rules of conduct. You are allowed sufficient time to write or appear at the public hearing to voice your objections or approval. Written comments filed with the Director will be entered into the record. Please reference the case number above within your correspondence and mail to: Department of Community Development, Planning Division, P.O. Box 150027, Cape Coral, FL 33915-0027.

ADA PROVISIONS: In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the Human Resources Department

Department of Community Development
Post Office Box 150027 • Cape Coral, Florida 33915-0027
1015 Cultural Park Blvd. • Cape Coral, Florida 33990
Email: planningquestions@capecoral.net

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 1-800-955-8770 (v) for assistance.





NOTICE TO AFFECTED PROPERTY OWNERS

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After the Planning and Zoning Commission has made a written recommendation, the case may be scheduled for a public hearing before the City Council who will review the recommendation and make a final decision. You will receive another public hearing notice if this case is scheduled for a City Council hearing.

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Department of Community Development
Post Office Box 150027 • Cape Coral, Florida 33915-0027
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NOTICE OF CHANGE OF LAND USE

The City of Cape Coral Proposes to Adopt ORDINANCE 51 - 21, AN ORDINANCE AMENDING THE CITY OF CAPE CORAL COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FROM COMMERCIAL/PROFESSIONAL (CP) TO MULTI-FAMILY RESIDENTIAL (MF) LAND USE FOR PROPERTY DESCRIBED AS LOTS 15-27, BLOCK 1458, UNIT 16; LOTS 45-52 AND 59-72, BLOCK 1322, UNIT 18; LOTS 1-24 AND 31-34, BLOCK 3083, UNIT 62; AND LOTS 1-22, BLOCK 4454, UNIT 63; FROM COMMERCIAL/PROFESSIONAL (CP) TO SINGLE FAMILY RESIDENTIAL (SF) LAND USE FOR PROPERTY DESCRIBED AS LOTS 1-26, BLOCK 4448, UNIT 63; AND LOTS 1-8 AND 12-20, BLOCK 3169, UNIT 66; FROM MULTI-FAMILY RESIDENTIAL (MF) TO COMMERCIAL ACTIVITY CENTER (CAC) LAND USE FOR PROPERTY DESCRIBED AS LOTS 15-22, BLOCK 4685, UNIT 70; FROM MULTI-FAMILY RESIDENTIAL (MF) TO SINGLE FAMILY RESIDENTIAL (SF) LAND USE FOR PROPERTY DESCRIBED AS LOTS 1-44, BLOCK 4727, UNIT 70; FROM PINE ISLAND ROAD DISTRICT (PIRD) TO SINGLE FAMILY RESIDENTIAL (SF) LAND USE FOR PROPERTY DESCRIBED AS LOTS 42-61, BLOCK 1501, UNIT 47, PART 1; LOTS 1-32, BLOCK 3570, UNIT 47, PART 1; LOTS 1-18, 22-34, AND 37-45, BLOCK 3571, UNIT 47, PART 1; LOTS 1-8 AND 21-26, BLOCK 3575, UNIT 47, PART 1; LOTS 19-21, BLOCK 3571, UNIT 47, PART 4; LOTS 3-10, BLOCK 2030, UNIT 31, PART 2; AND LOTS 24-46, BLOCK 4560, UNIT 68, ALL IN CAPE CORAL SUBDIVISION; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

A public hearing on the ordinance will be held Wednesday, October 6, 2021 at 9:00 a.m. at the City of Cape Coral, City Hall Chambers, 1015 Cultural Park Blvd., Cape Coral, Florida 33990. At this public hearing, the Planning and Zoning Commission will consider a recommendation to change the City's future land use map amendment request. Accordingly, members of the general public and real property owners in the community are invited to appear and speak at the public hearing. Written comments filed with the Director will also be entered into the record. A copy of the map and the proposed amendment under consideration will be available for inspection and will be provided to the public at cost at the City Clerk's office between 7:30 a.m. and 4:30 p.m., Monday through Friday excluding holidays. Any person who decides to appeal any decision made by the City Council at that meeting will need a record of proceedings, and that subject person 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. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk no later than 4:00 p.m. on the day prior to the meeting.

Kimberly Bruns, CMC
City Clerk





Ordinance 51-21

Planning and Zoning

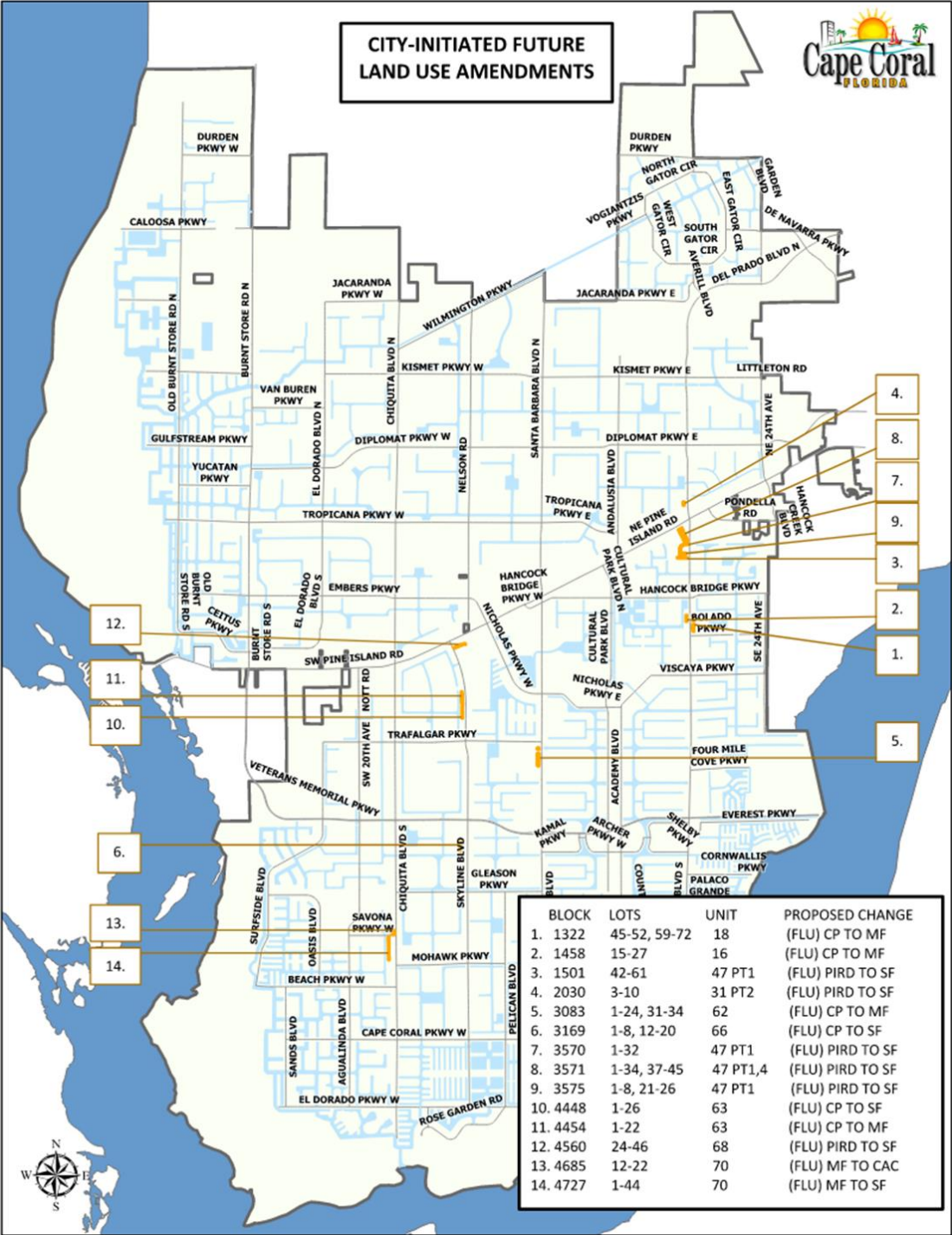
October 6, 2021



Request:

- This case involves a city-initiated Future Land Use Map Amendment for multiple properties in 14 blocks covering approximately 41.6 acres.
 - Proposed changes:
 - PIRD to SF = 18.57 acres
 - CP to MF = 10.51 acres
 - MF to SF = 5.07 acres
 - CP to SF = 4.97 acres
 - MF to CAC = 1.70 acres
- | Net Change: |
|---|
| Single-Family Residential: +28.61 acres |
| Pine Island Road District: -18.57 acres |
| Commercial/Professional: -15.48 acres |
| Multi-Family Residential: +3.74 acres |
| Commercial Activity Center: +1.70 acres |

Case #: LU21-0003
Applicant: City of Cape Coral
Location: Multiple

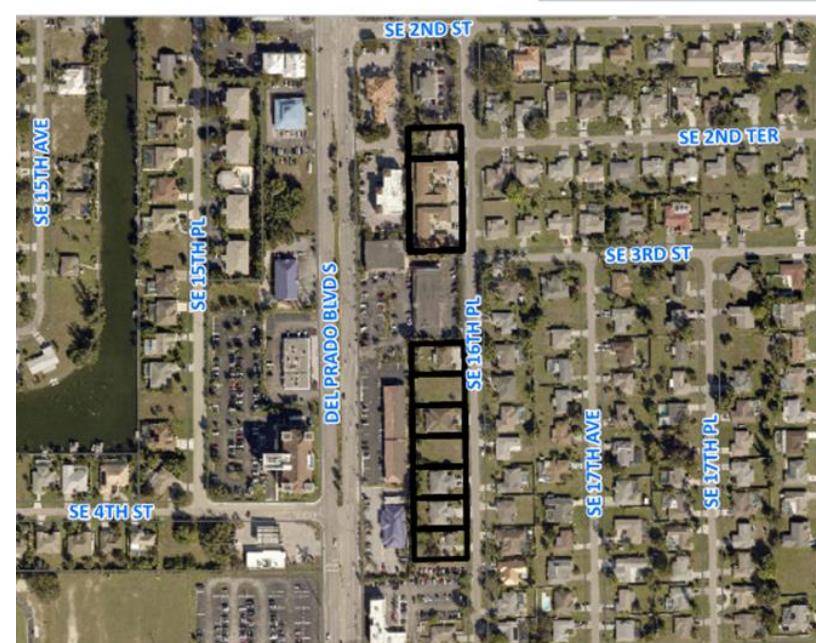
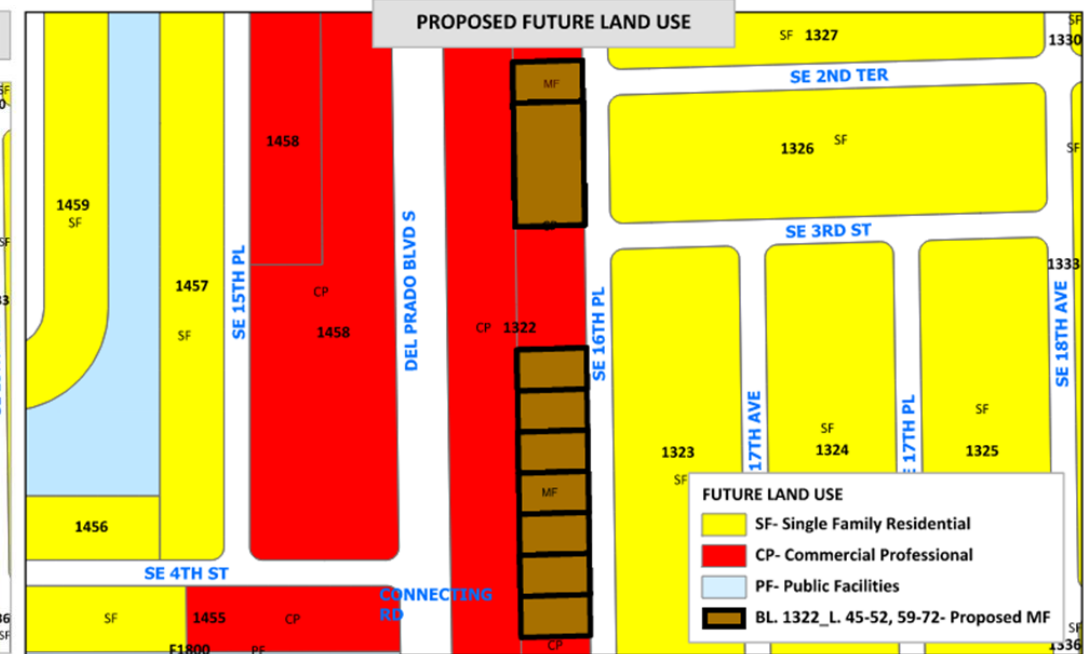
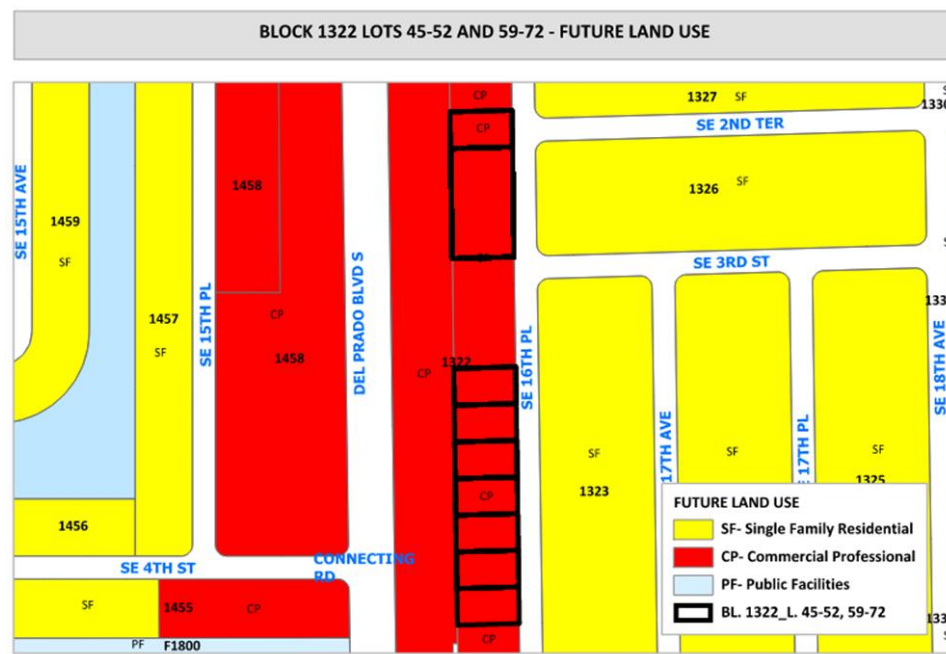


Background:

- In most instances, a commercial or mixed-use future land use classification will be changed to a residential future land use classification to recognize existing long-standing residential development patterns in these blocks.
- In several instances the FLU will be amended to bring it into consistency with the current zoning.

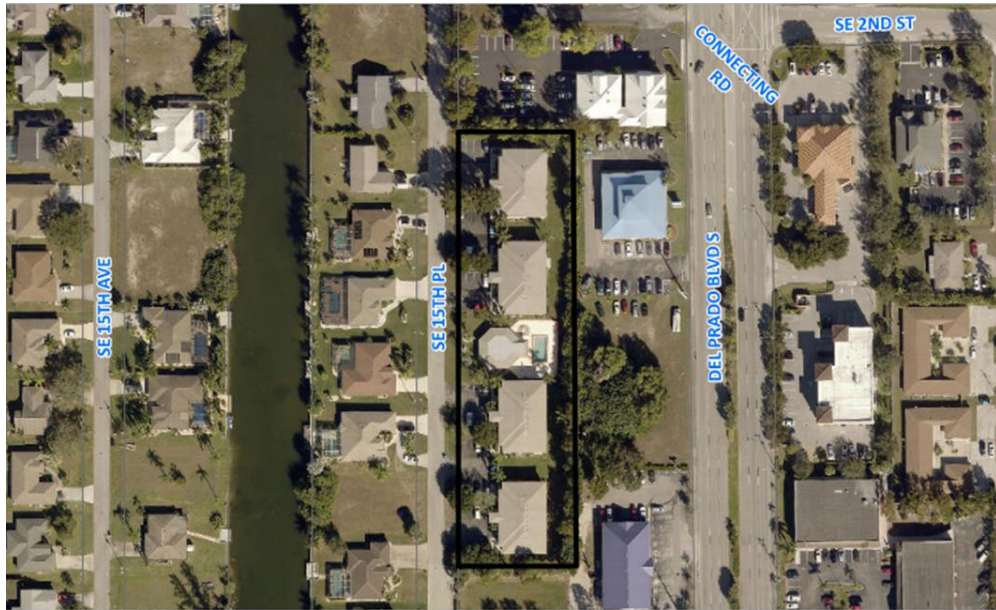
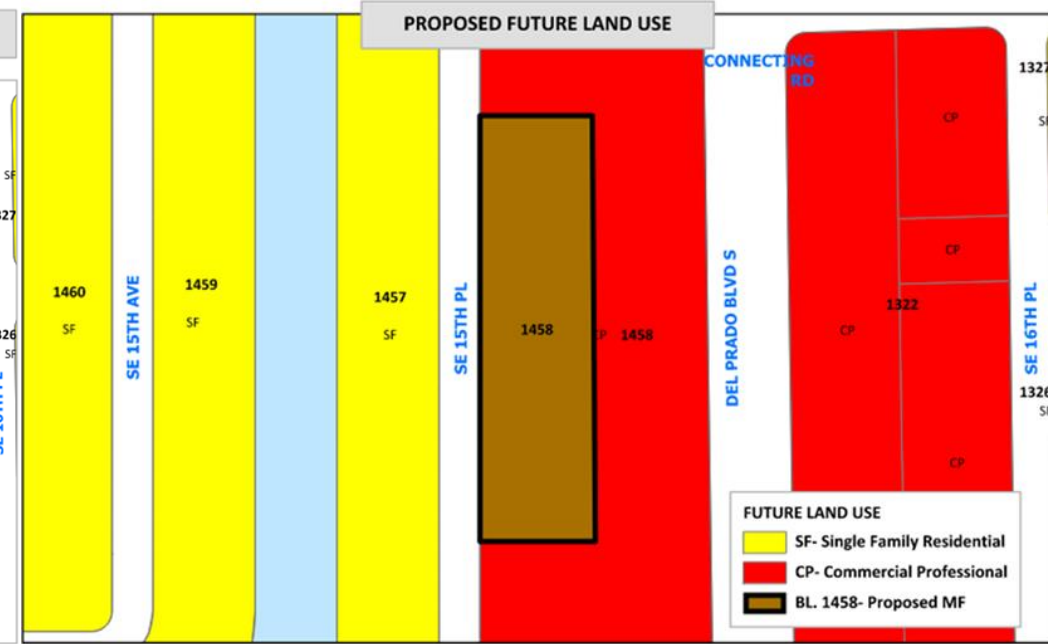
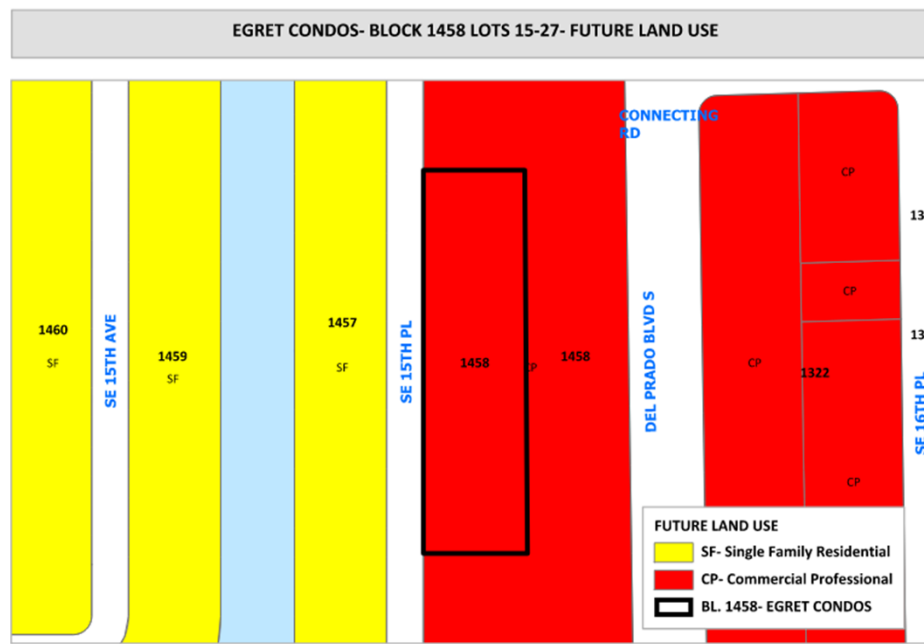
Analysis:

**Block 1322. Change from Commercial Professional (CP) to Multi-Family (MF) for Lots 45-52 and 59-72 along the Del Prado Corridor.
Area = 2.73 Acres.**



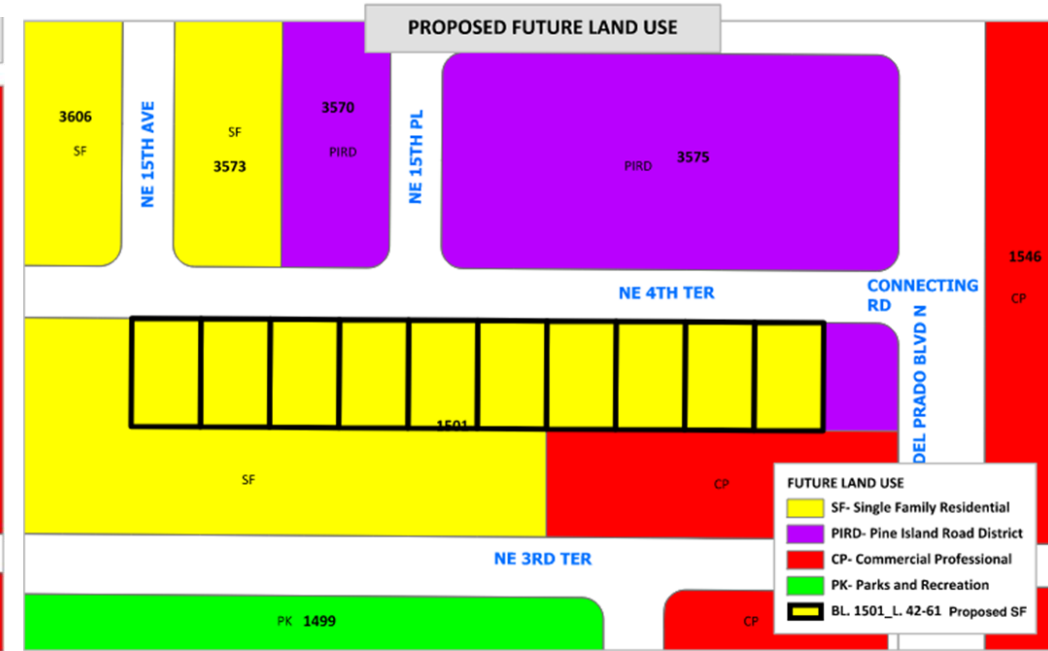
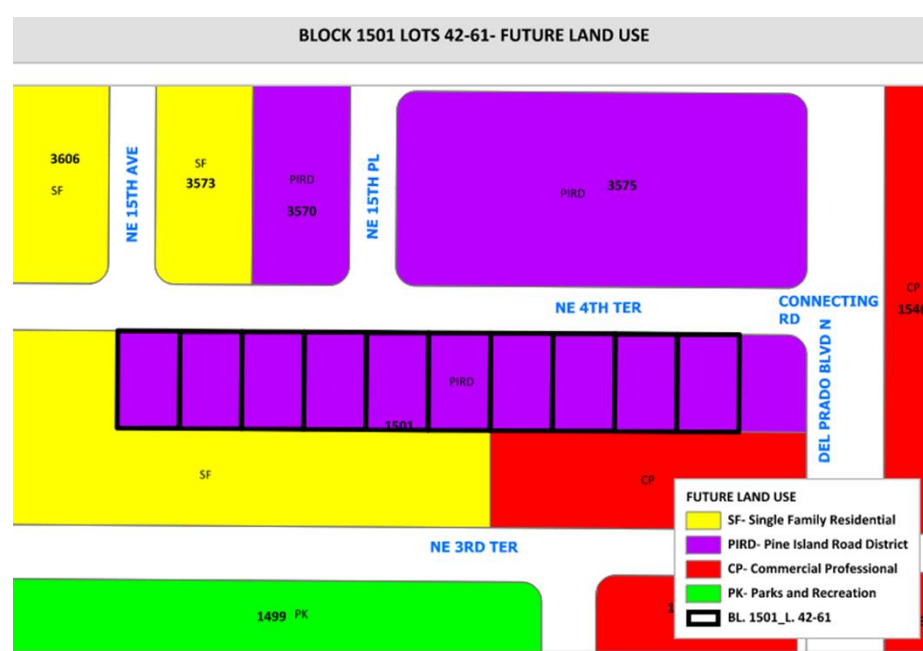
- The RML Zoning and CP FLU are inconsistent for Lots 59-72 and Lots 45-46.
- Six of 9 parcels are improved with duplexes or multi-family buildings. The southernmost property is a City-owned pump station.
- Existing duplexes provide a transition between single-family homes to the east and commercial buildings to the west.
- Neither of the two vacant lots share ownership with an adjacent property, indicating no assemblage has occurred.
- The amendment will provide consistency between the FLU and zoning for 8 of the 9 parcels.
- Seven nonconforming residential uses will become conforming.

Block 1458. Change from Commercial Professional (CP) to Multi-Family (MF) for the Egret Condo Property, Lots 15-27. Area = 1.66 Acres.



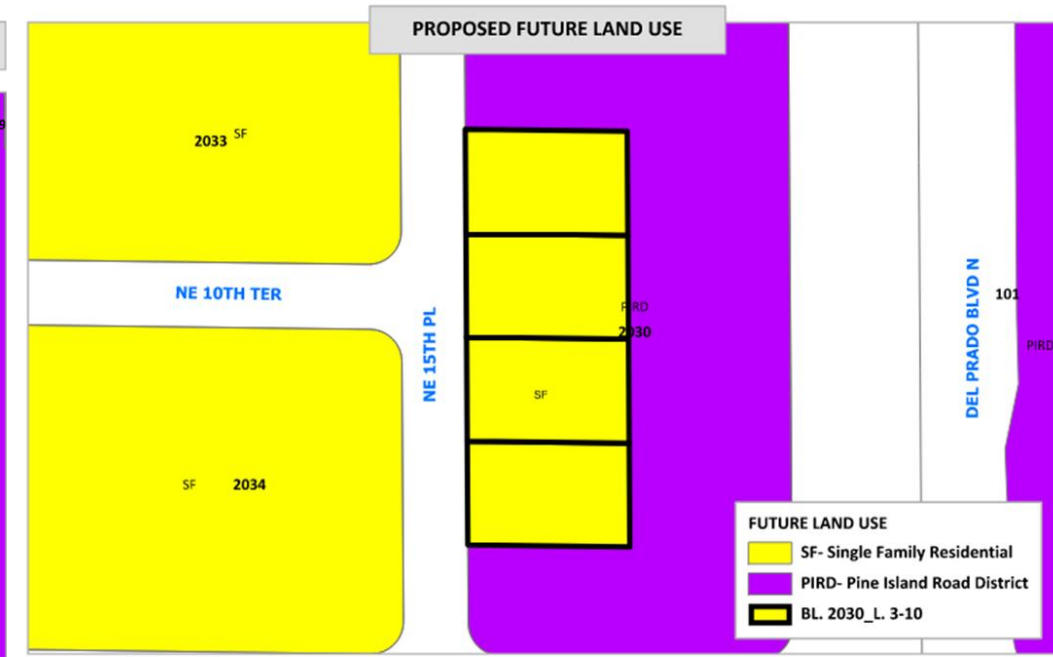
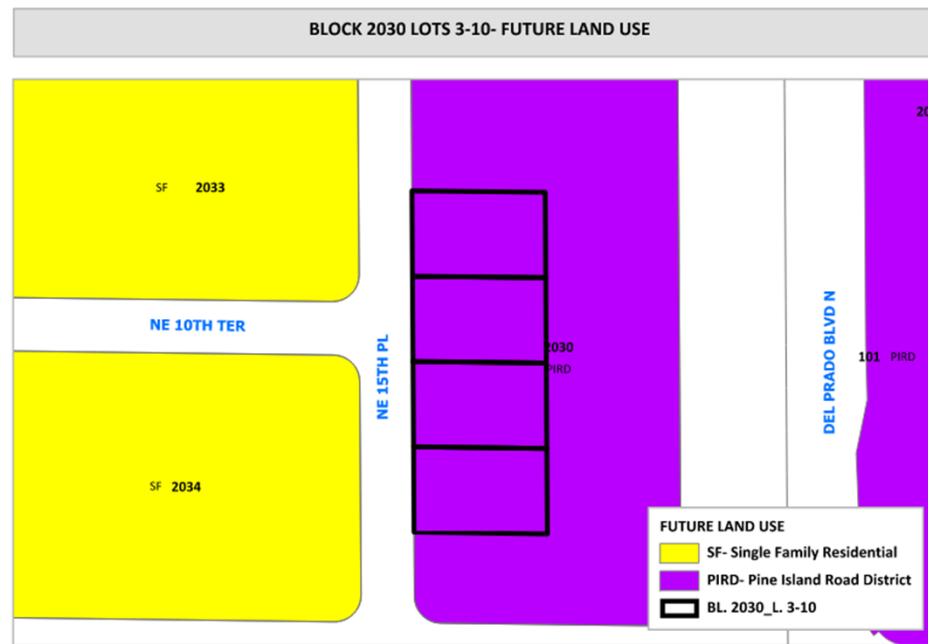
- Rezoned from R-3 to C in 2019.
- Property contains four multi-family buildings.
- Low probability of redevelopment to a commercial use.
- If approved, the use will become conforming.

Block 1501. Change from Pine Island Road District (PIRD) to Single Family (SF) for Lots 42-61. Area = 2.3 Acres.



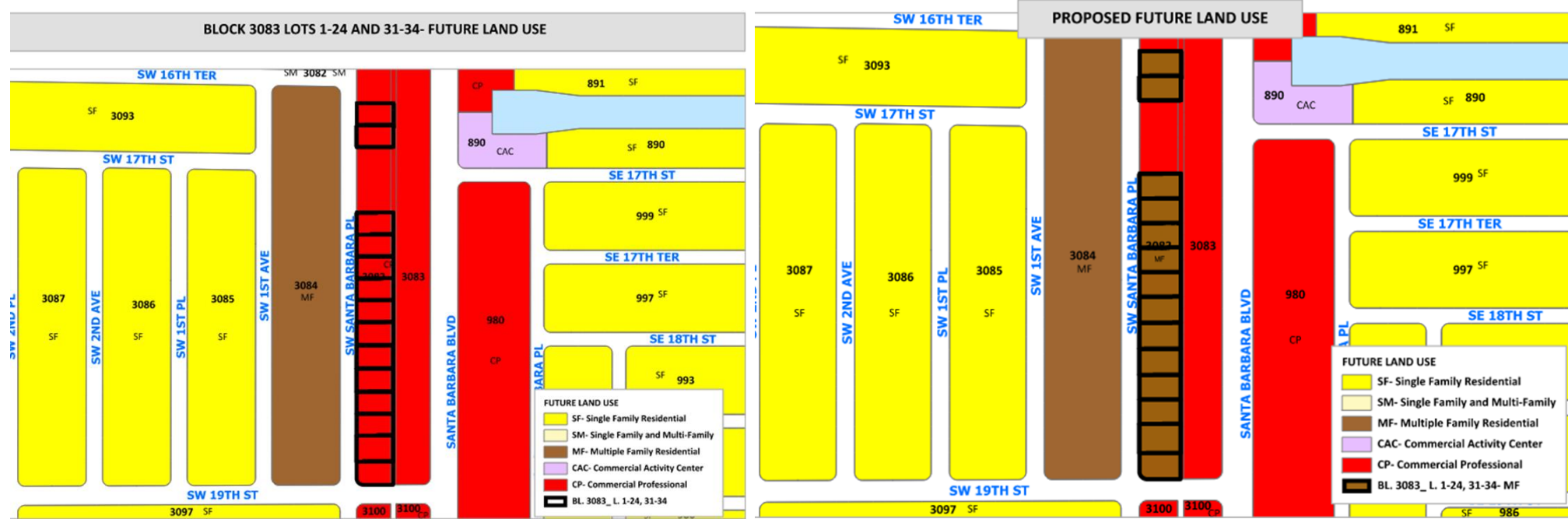
- Lots 42-61 contain single-family homes.
- Lots 40-41 along Del Prado contain a professional office.
- The FLU was amended to PIRD in 2002 and rezoned to CORR in 2004.
- No assembly of property has occurred since.
- All 10 of the properties are improved with single-family homes.
- If approved, 10 nonconforming uses will become conforming.

Block 2030. Change from Pine Island Road District (PIRD) to Single Family (SF) for Lots 3-10.
Area = 0.91 Acres.



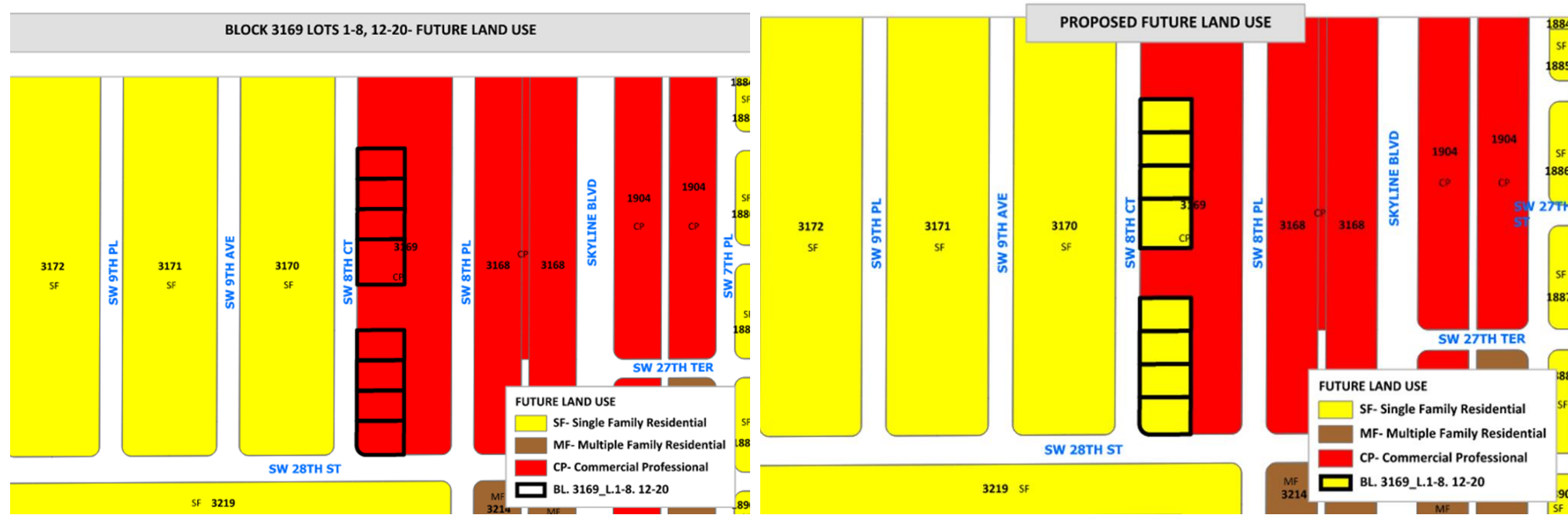
- The PIRD FLU and CC zoning are consistent but do not reflect use patterns.
- Three of four parcels are improved with Single Family Homes.
- No direct access to Del Prado Blvd.
- Single-family (R1) zoning is to the west. Adjacent lots owned by City of Cape Coral and are used for stormwater ponds.
- No commercial assemblage has occurred.
- If approved, 3 nonconforming uses will become conforming.

**Block 3083. Change from Commercial Professional (CP) to Multi-Family (MF) for Lots 1-24 and 31-34 along Santa Barbara Blvd.
Area = 3.57 Acres**



- **FLU MF to CP in 2007; Zoning R-3 to C-1 in 2011.**
- **Thirteen of the 14 sites are developed. Most have duplexes.**
- **Three existing vacant lots between the duplexes constitute an assembly of property with frontage on Santa Barbara Boulevard.**
- **If approved, 13 nonconforming uses will become conforming.**

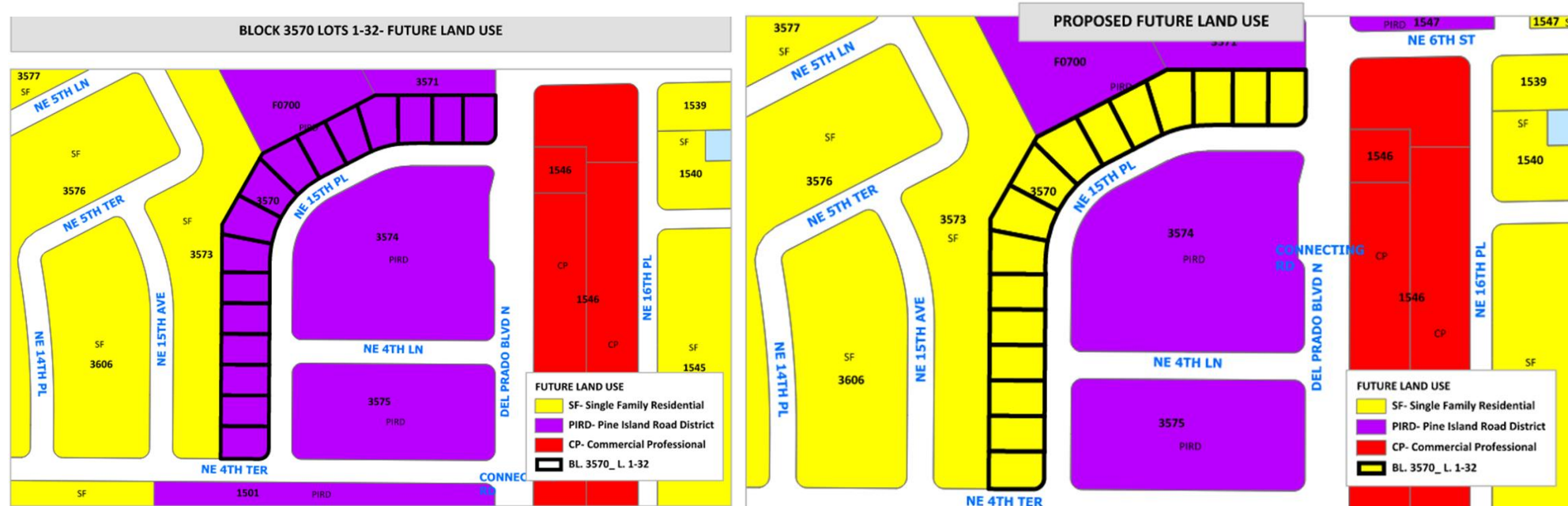
Block 3169. Change from Commercial Professional (CP) to Single Family (SF) for Lots 1-8, 12-20. Area = 1.97 acres.



- Consists of 8 parcels, all of which are improved with single-family residences.
- FLU SF to CP in 2008; Zoning R-1B to C-1 in 2011.
- Owner of the excluded parcel in the middle has ownership of several adjacent lots on the eastern half of the block.
- If approved, eight nonconforming uses will become conforming.

Block 3570. Change from Pine Island Road District (PIRD) to Single Family (SF) for Lots 1-32.

Area = 3.93 Acres.

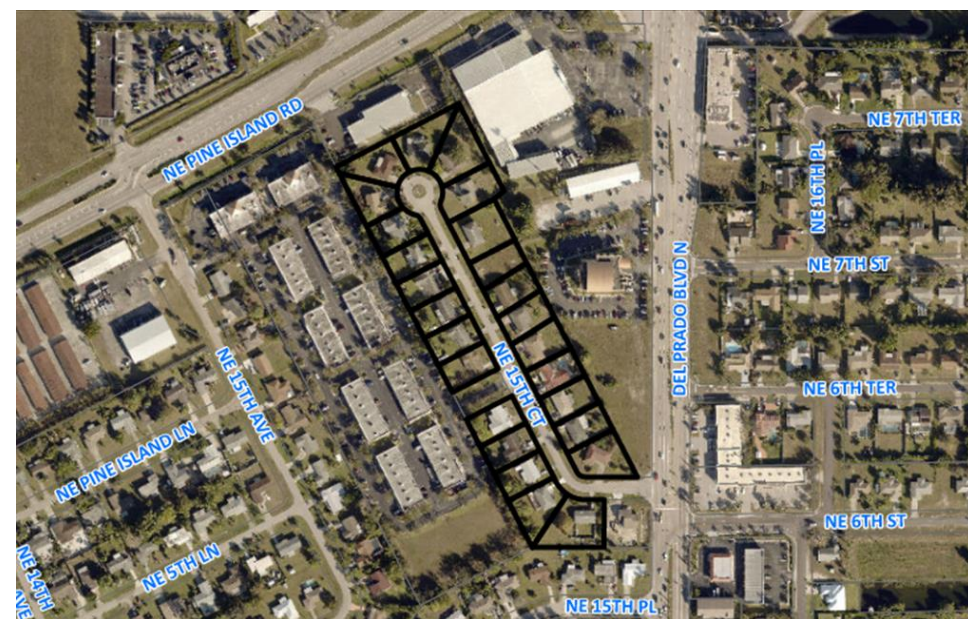
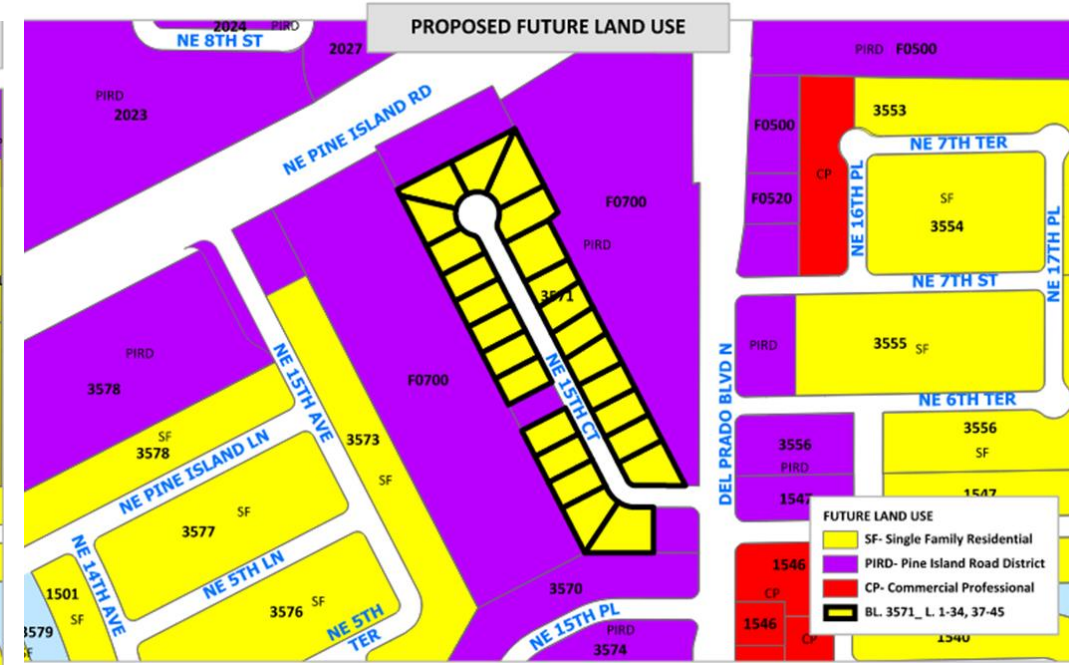
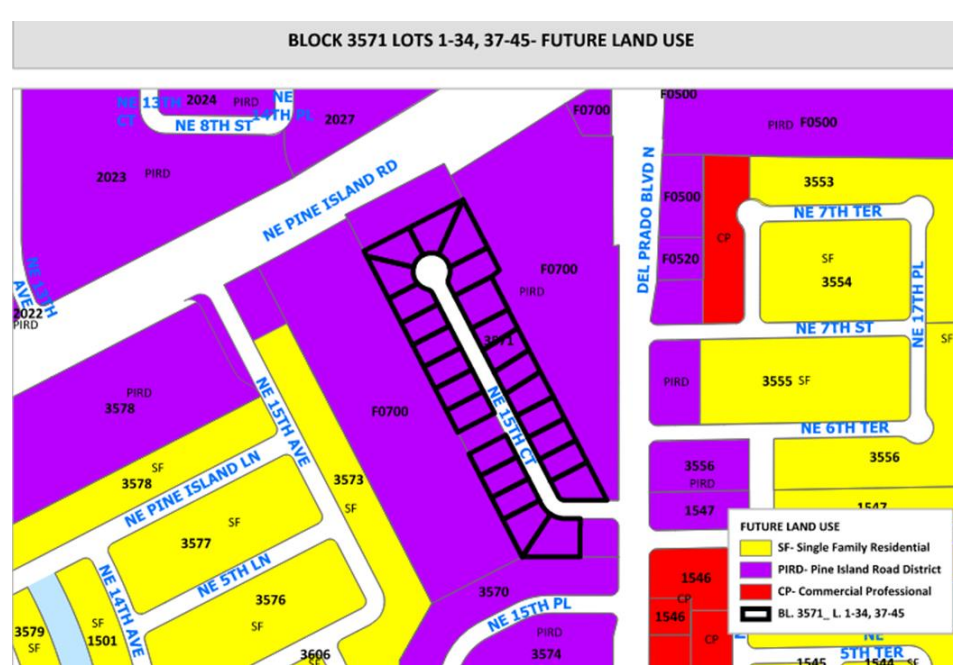


- Established single-family dwellings exist on all the subject sites.
- FLU amended to PIRD in 2002 and rezoned to CORR in 2004.
- No property assembly has occurred.
- If approved, 16 nonconforming uses will become conforming.



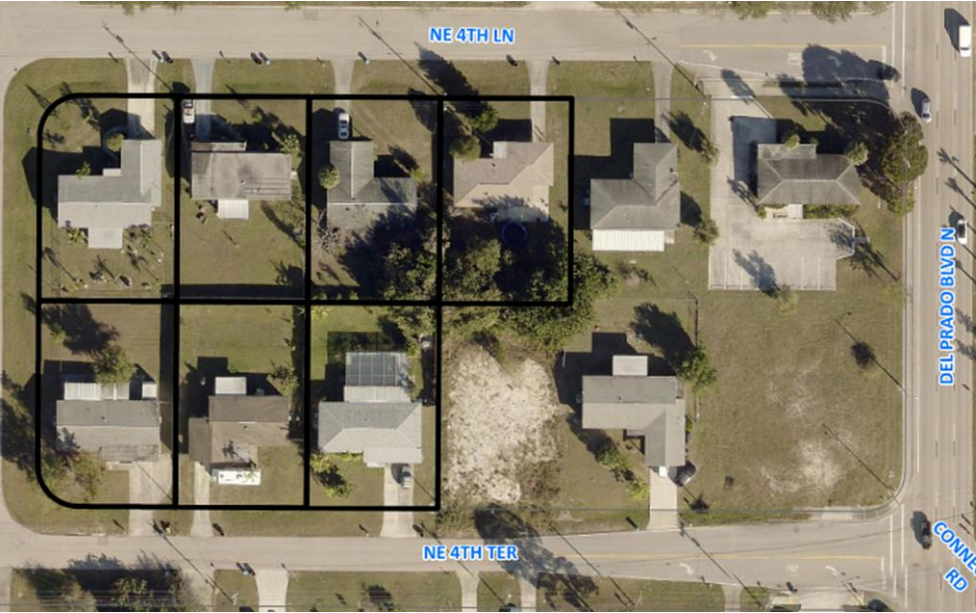
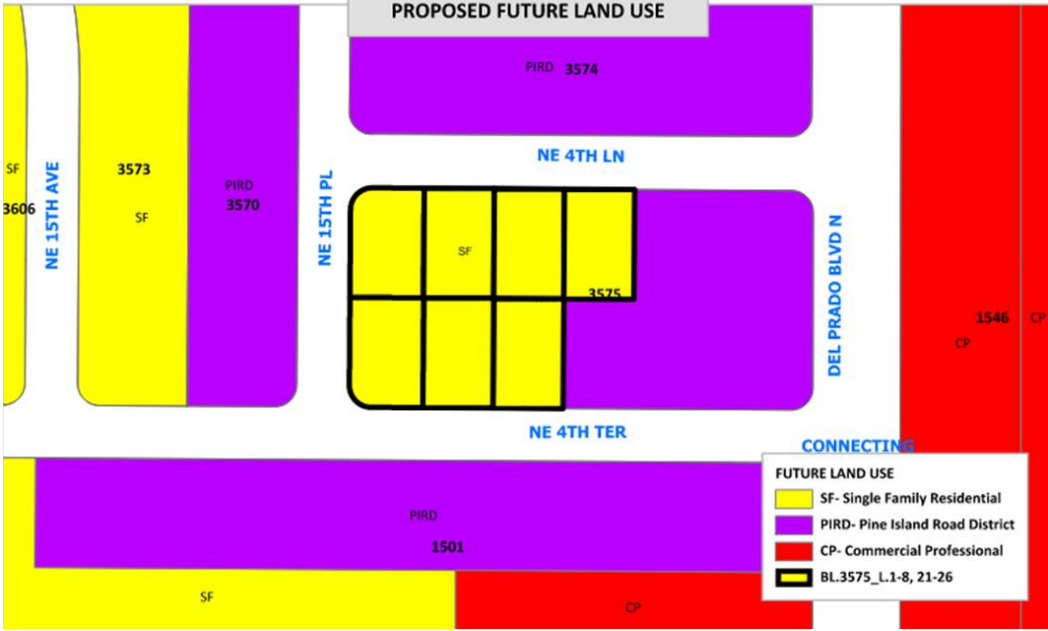
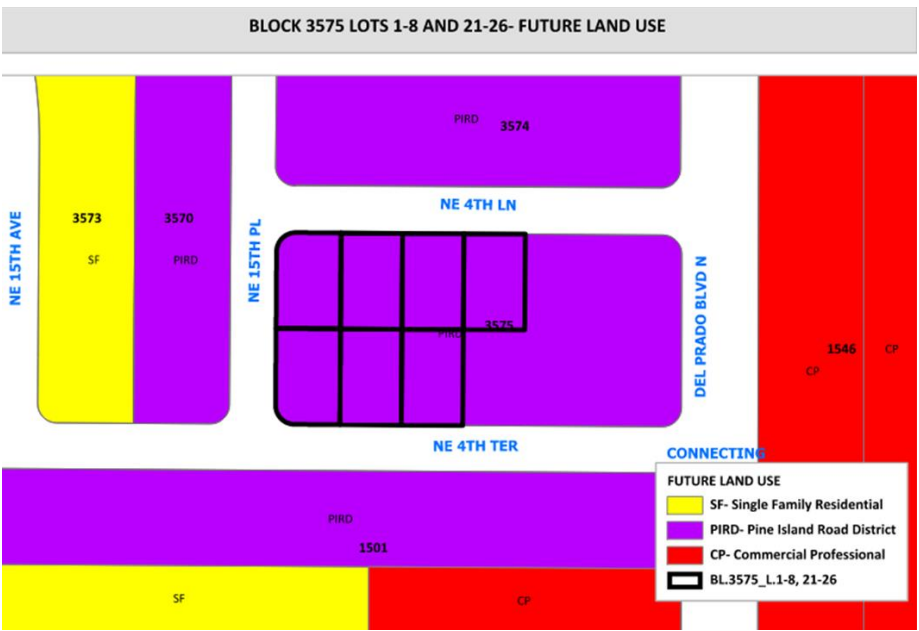
Block 3571. Change from Pine Island Road District (PIRD) to Single Family (SF) for Lots 1-34 and Lots 37-45.

Area = 7.04 Acres.



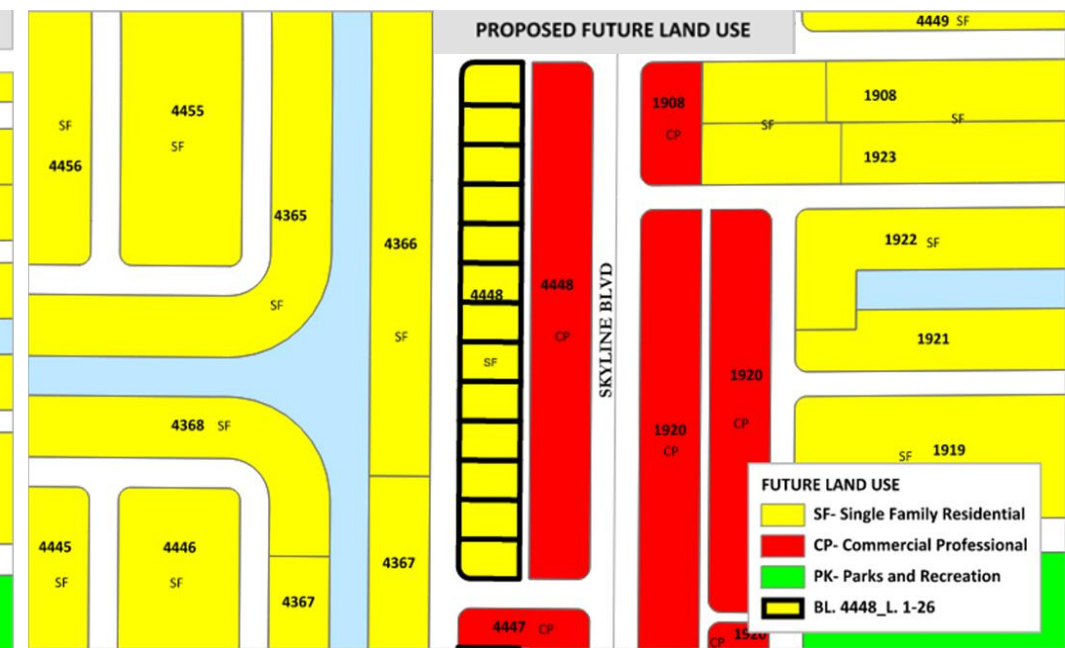
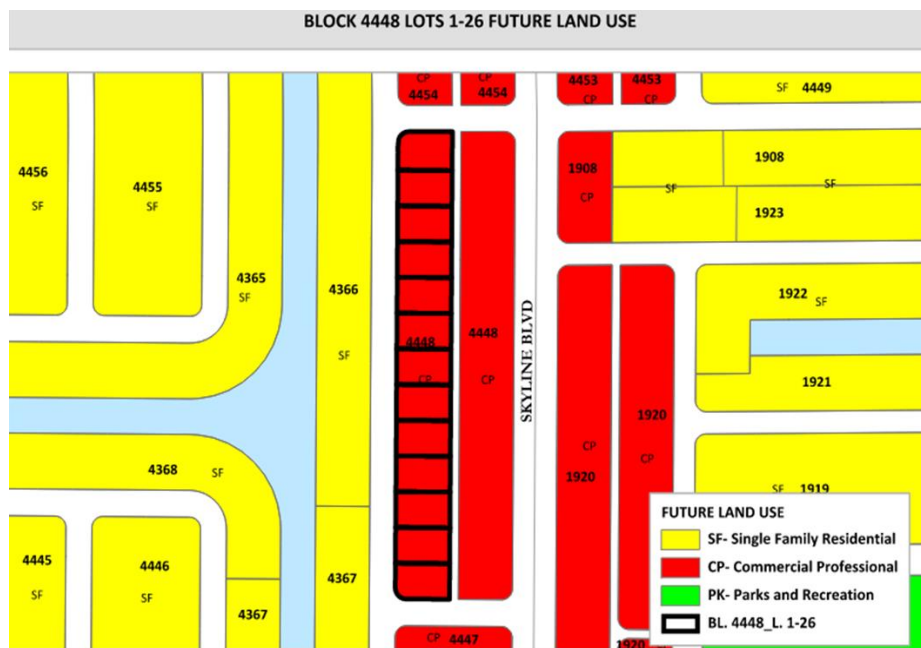
- FLU amended from CP to PIRD in 2002 and rezoned to CC in 2004.
- Historic residential land use pattern.
- Southeastern-most parcel with frontage on Del Prado has an existing office building and is not included as part of this amendment.
- No property assembly has been observed.
- If approved, 24 nonconforming uses will become conforming.

Block 3575. Change from Pine Island Road District (PIRD) to Single-Family (SF) for Lots 1-8 and Lots 21-26.
Area = 1.62 Acres.



- **FLU amended to PIRD in 2002 and rezoned to CORR in 2004.**
- **Some assembly has occurred on the eastern half of the block (four of six parcels).**
- **All included parcels developed with single-family homes.**
- **If approved, 7 nonconforming uses will become conforming.**

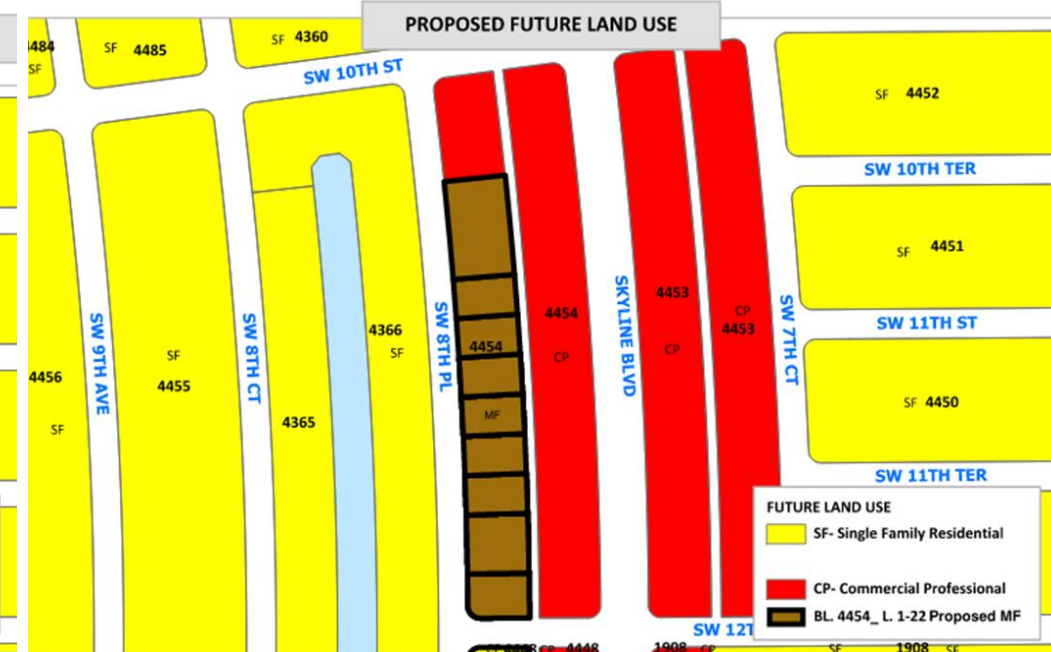
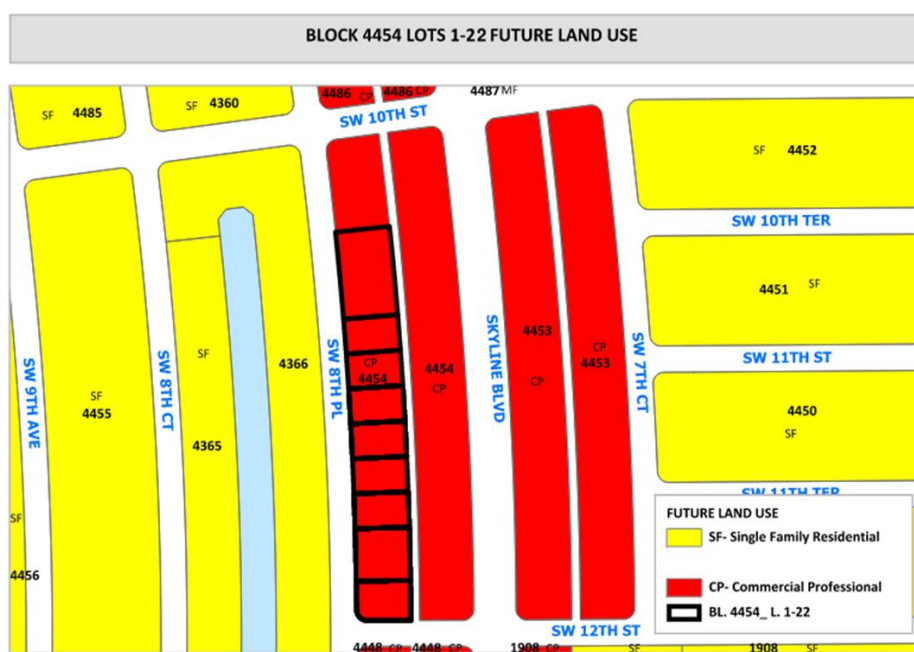
Block 4448. Change from Commercial Professional (CP) to Single Family (SF) for Lots 1-26.
Area = 3.0 Acres.



- Sites have had CP FLU since 2008 and commercial zoning since 2011.
- Seven of the thirteen parcels have single-family dwellings.
- An alley exists that inhibits full-block development.
- Property assembly not evident on the western half of the block.
- If approved, 7 nonconforming uses will become conforming.

Block 4454. Change from Commercial Professional (CP) to Multi-Family (MF) for Lots 1-22.

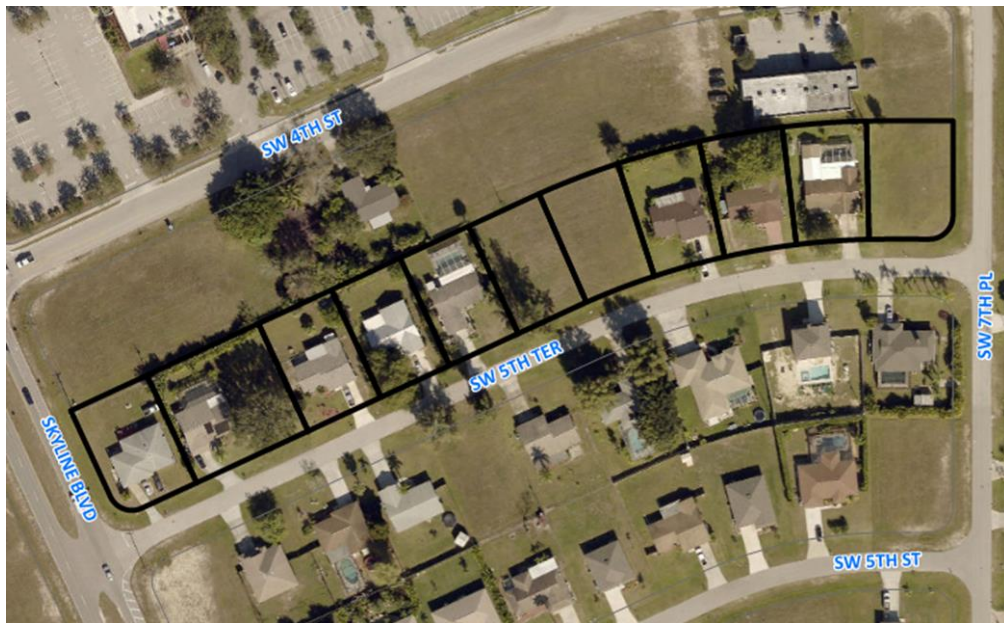
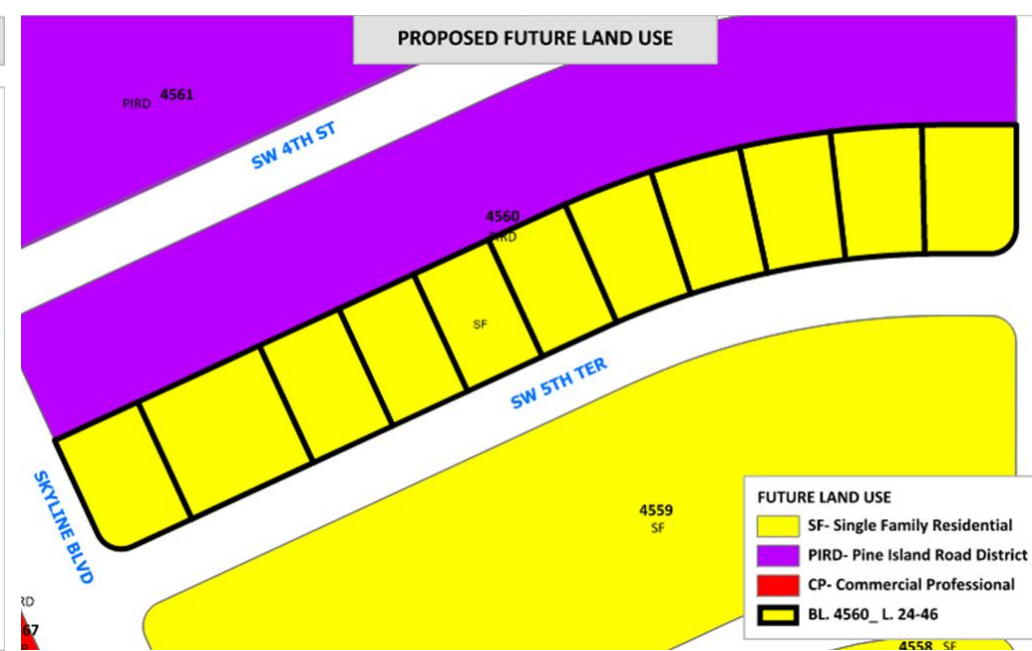
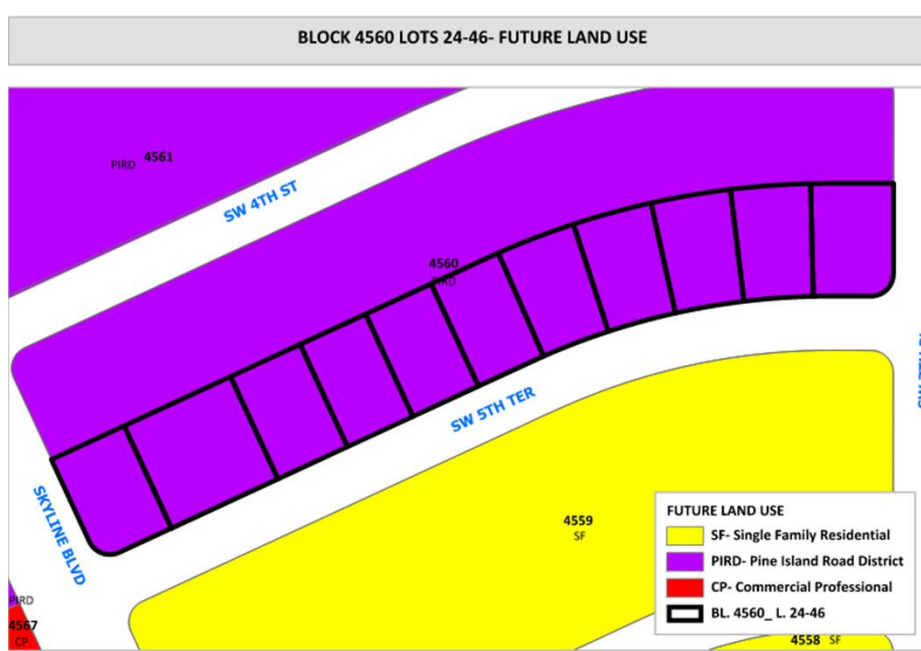
Area = 2.55 Acres.



- FLU changed from CAC to CP in 2019; Zoning changed from MR to C in 2019.
- All parcels are developed - 4 with single-family dwellings and 5 with duplexes.
- An alley in the block prevents full-block depth.
- No commercial development is present on the western half of block.
- If approved, 9 nonconforming uses will become conforming.

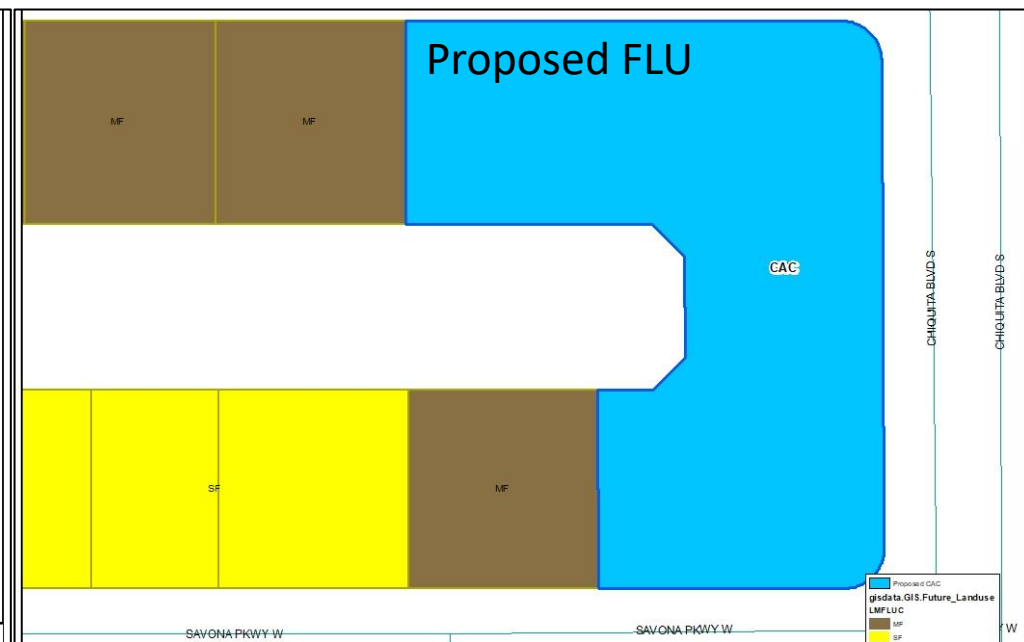
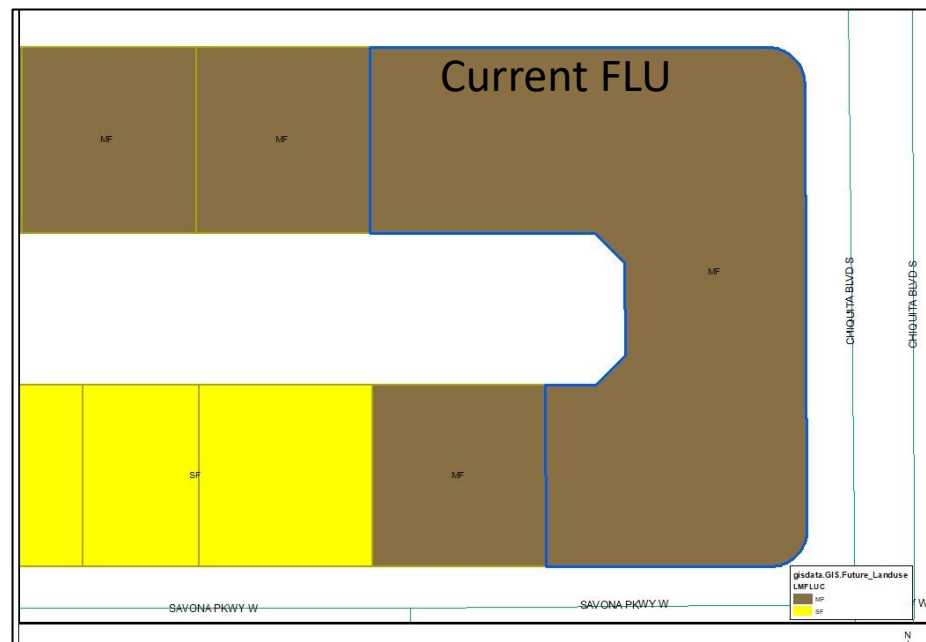
Block 4560. Change from Pine Island Road District (PIRD) to Single Family (SF) for Lots 24-46.

Area = 2.77 Acres.



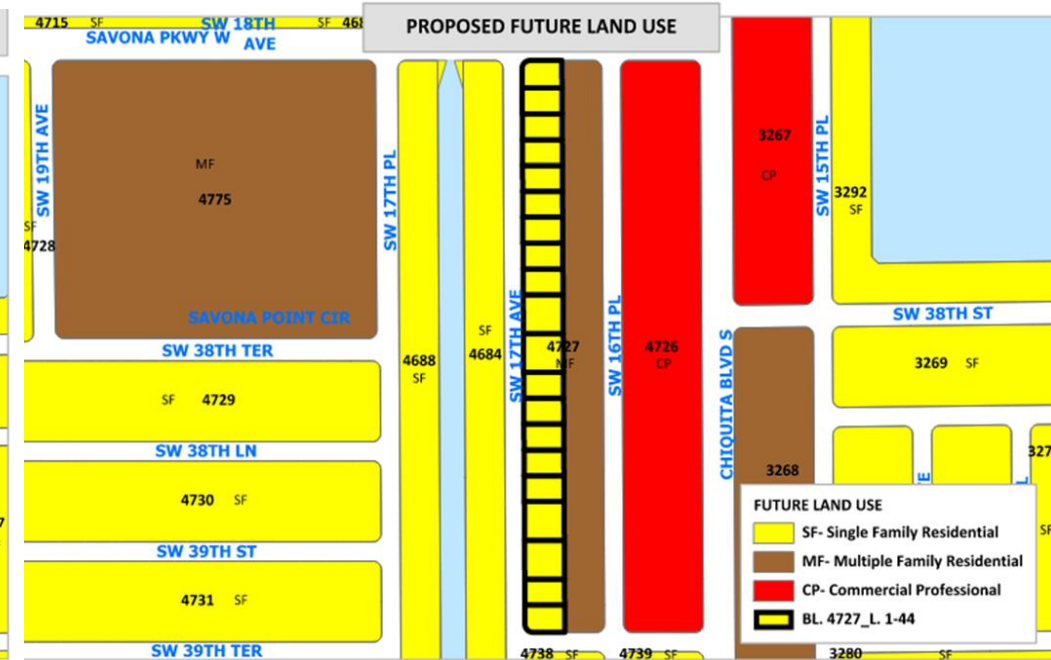
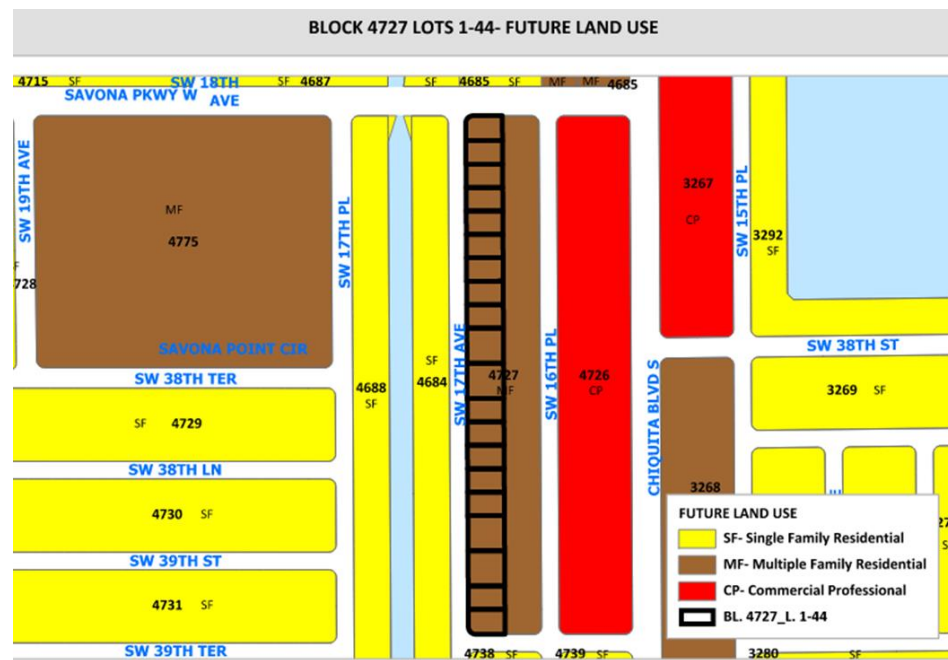
- FLU amended from CP to PIRD in 2002; Zoning from R-1B to CORR in 2004.
- Eight of 11 sites are developed with single-family dwellings.
- Property assembly is not evident.
- If approved, 8 nonconforming uses will become conforming.

**Block 4685. Change back to Commercial Activity Center (CAC) from Multi-Family (MF) for Lots 15-22.
Area = 1.7 Acres.**



- The Neighborhood Commercial (NC) Zoning is inconsistent with the Multi-Family (MF) Future Land Use Classification.
- The Future Land Use prior to 2019 was CAC.
- Lots are unimproved.
- The site is at the end of a block at the intersection of two major streets (Chiquita and Savona).
- If approved, the FLU and zoning will be consistent, and permits can be issued for the parcel.

Block 4727. Change from Multi-Family (MF) to Single Family (SF) for Lots 1-44. Area = 5.07 Acres.



- The R1 Zoning is inconsistent with the Multi-Family FLUC.
- FLU was changed from SM to MF in 2005; Rezoned from RD to R1 in 2019.
- Seventeen out of 20 parcels are developed with single-family dwellings.
- If approved, permits can be issued for the remaining vacant parcels.

Comprehensive Plan:

The Future Land Use Map amendments are consistent with the following policies and objectives from the Future Land Use Element:

Policy 1.12: The City will continue to conduct commercial land needs studies.

Policy 1.7: Multi-family residential location: *Amendment meets all 4 guidelines.*

Policy 1.14: The City of Cape Coral's commercial siting guidelines: *The amendment meets 6 commercial siting guidelines, partially meets 1, and doesn't meet 1.*

Policy 8.1: The City will prohibit the expansion or replacement of land uses which are inconsistent with the Future Land Use Element. *The proposed Land Use Classifications are consistent with the Future Land Use Element of the Comprehensive Plan.*

Policy 8.5: The City encourages the use of multi-family residential,as transitional uses between commercial development and low-density residential neighborhood. *These Multi-Family lands will serve as a transitional land use between commercial and low-density residential sites.*

OBJECTIVE 2: Location of New Commercial Development: *The proposed CAC is at the end of a block at a major intersection and is in a prime location for providing goods and services to residents at the local level.*

Summary:

134± single-family, duplex, and multi-family buildings will be reverted to legal, conforming uses.

These amendments will also allow for the construction of new single-family dwellings in blocks with established residential development and will result in a reduction of future water, sewer, and solid waste demand.

The FLU and zoning for several sites will be brought into consistency allowing permits to be issued for these parcels.

Rezoning for most of these sites will be needed to bring the zoning into consistency with the new Future Land Use Classification. The Rezoning will be processed in a separate City-initiated application.

Recommendation:

The Planning Division recommends adoption of the proposed Future Land Use Map Amendment requests.

Correspondence:

Thank you!
Questions and Discussion





**AGENDA
REQUEST
FORM**
CITY OF CAPE
CORAL

Item Number:	7.C.
Meeting Date:	10/6/2021
Item Type:	PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY PUBLIC HEARING

TITLE:

Ordinance 85-21

REQUESTED ACTION:

Approve or Deny

SUMMARY EXPLANATION AND BACKGROUND:

This ordinance repeals the current Seawalls section of the Engineering Design Standards and replaces the pages with updated pages H-1A through H-1M, regarding Precast Concrete Seawalls; H-2A through H-2K, regarding Flat Vinyl Cast-in-Place Concrete Seawalls; and H-3A through H-3G, regarding Corrugated Vinyl Cast-in-Place Concrete Seawalls.

STRATEGIC PLAN ALIGNMENT:

- | | |
|--|----|
| 1. Is this a Strategic Decision? | No |
| If Yes, Priority Goals Supported are listed below. | |
| If No, will it harm the intent or success of the Strategic Plan? | No |

RECOMMENDATIONS:

N/A

SOURCE OF ADDITIONAL INFORMATION:

Paul Clinghan, Public Works Director

FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:

N/A

- | | |
|---|----|
| 1. Will this action result in a Budget Amendment? | No |
|---|----|

PREPARED BY:

Paul Clinghan	Division- Administration	Department- Public Works
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ATTACHMENTS:

- | Description | Type |
|------------------------------|--------------|
| ▣ 1. Ordinance 85-21 | Ordinance |
| ▣ 2. Department Presentation | Presentation |

ORDINANCE 85 - 21

AN ORDINANCE AMENDING THE CITY OF CAPE CORAL ENGINEERING DESIGN STANDARDS BY REPEALING PAGES H-1 THROUGH H-9 OF SECTION H. SEAWALLS, AND REPLACING THE REPEALED PAGES WITH PAGES H-1A THROUGH H-1M, H-2A THROUGH H-2K, AND H-3A THROUGH H-3G, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE; 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 Code Engineering Design Standards are hereby amended by repealing Pages H-1 through H-9 of Section H. Seawalls and replacing the repealed pages with Pages H-1A through H-1M, H-2A through H-2K, and H-3A through H-3G, attached hereto and incorporated herein by reference.

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 on March 1, 2022. Notwithstanding the foregoing effective date, if a seawall permit application is submitted to the United States Army Corps of Engineers ("USACE") prior to such effective date, such seawall permit shall be processed and subject to current seawall regulations until USACE approval or denial of such permit.

ADOPTED BY THE COUNCIL OF THE CITY OF CAPE CORAL AT ITS REGULAR SESSION THIS _____ DAY OF _____, 2021.

JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

GUNTER _____
TATE _____
SHEPPARD _____
HAYDEN _____

NELSON _____
WELSH _____
LONG _____
COSDEN _____

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF _____, 2021.

KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:




JOHN E. NACLERIO III
ASSISTANT CITY ATTORNEY


ord/Engineering Design Standards Revision-Seawalls FINAL

PRECAST CONCRETE SEAWALL GENERAL NOTES

1. THESE SPECIFICATIONS SHOW TYPICAL DETAILS FOR PRECAST CONCRETE SEAWALLS WHICH ARE TO BE CONSTRUCTED IN THE CITY OF CAPE CORAL. INDIVIDUAL SEAWALL DESIGN IS THE RESPONSIBILITY OF THE PERMITTEE AND MUST BE PERFORMED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER WHO SHALL BE THE ENGINEER OF RECORD FOR THE PROJECT. THESE SPECIFICATIONS ARE TYPICAL DETAILS ONLY AND ARE NOT INTENDED TO BE A FINAL DESIGN RELATING TO A SPECIFIC SITE.
2. THE ENGINEER OF RECORD (EOR) SHALL BE RESPONSIBLE FOR CERTIFYING THE FOLLOWING AS PART OF THE FINAL SEAWALL DESIGN:
 - a. EOR OR THEIR REPRESENTATIVE VISITED THE PROJECT SITE, AND INCORPORATED ALL SITE-SPECIFIC CONDITIONS, METHOD OF CONSTRUCTION, AND LOADS INTO FINAL DESIGN.
 - b. FINAL SEAWALL DESIGN CALCULATIONS AND CONSTRUCTION DOCUMENTS MUST BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER WITH STRUCTURAL EXPERIENCE.
 - c. IN ADDITION TO FINAL SEAWALL DESIGN, THE EOR SHALL CERTIFY THAT THE FOLLOWING SEAWALL ELEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THEIR PLANS AND SPECIFICATIONS:
 - c.1. ALIGNMENT OF SEAWALL
 - c.2. PENETRATION OF SEAWALL INTO SEABED
 - c.3. SEAWALL CAP REINFORCING AND PLACEMENT
 - c.4. DEADMAN ANCHORS, REINFORCING, AND TIE-BACK PLACEMENT
3. SEAWALL DESIGN CRITERIA:
 - a. THE FOLLOWING DESIGN CRITERIA IS APPLICABLE FOR A NEW PRECAST CONCRETE SEAWALL WITH A 6' EXPOSED HEIGHT ABOVE THE MUDLINE. THESE SPECIFICATIONS MAY NOT BE USED TO PLACE A NEW PRECAST CONCRETE SEAWALL IN FRONT OF AN EXISTING SEAWALL.
 - b. DESIGN SPECIFICATIONS: DESIGN SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF FLORIDA BUILDING CODE RESIDENTIAL, ASCE/SEI 24 FLOOD RESISTANT DESIGN AND CONSTRUCTION, ASCE 7 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES, ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AND U.S. ARMY CORPS OF ENGINEERS ENGINEERING AND DESIGN MANUAL EM 1110-2-2504 DESIGN OF SHEET PILE WALLS.
 - c. DESIGN LOAD COMBINATIONS: (OR AS APPROVED BY THE EOR)
 - c.1. LOW TIDE CANAL WATER (WATERWARD OF WALL) AT 4.5' BELOW SEAWALL CAP, PLUS WATER LEVEL LANDWARD OF WALL AT 2' BELOW SEAWALL CAP, PLUS EARTH PRESSURE, PLUS 200 psf SURCHARGE LOAD.
 - c.2. CANAL WATER (WATERWARD OF WALL) AT MUDLINE (6' MAXIMUM BELOW SEAWALL CAP), PLUS WATER LANDWARD OF WALL AT 2' BELOW SEAWALL CAP, PLUS EARTH PRESSURE, AND NO SURCHARGE LOAD.
 - d. SOIL ASSUMED AS LOOSE FINE SAND. ALTERNATE SOIL TYPES MAY BE CONSIDERED IF A SITE SPECIFIC GEOTECHNICAL SOILS ENGINEERING REPORT IS PERFORMED AND PROVIDED.
 - e. SEABED (WATERWARD OF WALL) SLOPING DOWN AND AWAY FROM WALL AT 1:5 (V:H) SLOPE MAXIMUM.
 - f. FINISHED GRADE (LANDWARD OF WALL) SLOPING UP AND AWAY FROM SEAWALL CAP AT 1:4 (V:H) SLOPE MAXIMUM.
 - g. PRECAST CONCRETE SEAWALL PANEL:
 - g.1. DEPTH = 5'
 - g.2. PANEL WIDTH = 5'
 - g.3. CONCRETE COMPRESSIVE STRENGTH = 5,000 psi

ADOPTED BY CITY COUNCIL	 <div>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</div>	TITLE			SHEET NO.
		PRECAST CONCRETE SEAWALL GENERAL NOTES			H-1A
		REVISIONS:		09-14-2021	

- g.4. REBAR = LOW-CARBON CHROMIUM STEEL REBAR ASTM A1035 CS, GRADE 100 (DO NOT WELD OR FIELD BEND), -OR- GLASS FIBER REINFORCED POLYMER (GFRP) REBAR ASTM D578 (NO FIELD FABRICATION, BENDING, COUPLING, THERMAL CUTTING, OR SHEAR CUTTING PERMITTED EXCEPT FIELD CUTTING PER ACI 440.5) (OR AS APPROVED BY THE EOR)
- g.5. COLOR = GRAY
- g.6. INSTALLED VERTICAL ALIGNMENT TOLERANCE = $\frac{1}{4}$ PER FOOT
- g.7. PROJECTION ABOVE MUDLINE = 6' (TOP OF CAP) (SEE SEAWALL MATRIX)
- g.8. EMBEDMENT BELOW MUDLINE = 50% PENETRATION OF PANEL (OR AS APPROVED BY THE EOR)
- g.9. IF LIMESTONE ROCK IS ENCOUNTERED PRIOR TO FULL EMBEDMENT DEPTH, EMBED PRECAST CONCRETE SEAWALL PANEL 2' INTO LIMESTONE ROCK AFTER EXCAVATING LIMESTONE ROCK TO FORM A KEYWAY FOR NEW PRECAST CONCRETE SEAWALL PANEL. IF LIMESTONE ROCK IS LESS THAN 2' THICK, PANEL MUST BE ADVANCED DOWN TO FULL 50% PENETRATION.
- g.10. ALTERNATE PINNING IN ROCK MAY BE ALLOWED AS FOLLOWS. LIMESTONE ROCK MUST BE EXCAVATED TO FORM A 1' KEYWAY AND BE LEVEL ACROSS BOTTOM OF EACH 5' PRECAST PANEL TO WITHIN $\pm 3"$. DRILL 2 $\frac{1}{4}"$ ϕ HOLES $\times 3'-0"$ DEEP VERTICALLY INTO ROCK TIGHT AGAINST BASE OF PANEL, SET 1'-0" IN FROM EACH SIDE OF PANEL. PLACE #18 CARBON STEEL ASTM A615, GRADE 60, REBAR $\times 5'-0"$ MIN INTO HOLES AND HAMMER TIGHT FULLY DOWN INTO PRE-DRILLED HOLES (2 REBAR PINS PER 5' PANEL). REBAR PINS SHALL NOT EXTEND ABOVE MEAN LOWER LOW WATER LEVEL (MLLW).
- g.11. SEAWALL ELEVATION OPTIONS PER SEAWALL MATRIX. IN CASES WHERE NEW SEAWALL ELEVATION IS HIGHER AT PROPERTY LINE, NEW SEAWALL ENDS SHALL BE LEVEL WITH A SITE SPECIFIC DESIGN RETURN.
- g.12. WORK TO BE PERFORMED IN ACCORDANCE WITH ARMY CORPS OF ENGINEERS (ACOE) PERMITTING GUIDELINES.
4. CONSTRUCTION IS TO CONFORM TO CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. FDOT SPECS APPLY WHERE REFERENCE IS MADE TO A SPECIFIC LOCATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKES UNTIL THE SEAWALL IS INSTALLED AND APPROVED.
6. CONCRETE IS TO HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS AND COMPLY WITH FDOT SPECIFICATION PORTLAND CEMENT CONCRETE:
- SEAWALL PANEL = 5,000 psi (TYPE II CEMENT, CLASS III CONCRETE)
 - SEAWALL CAP = 5,000 psi (TYPE II CEMENT, CLASS III CONCRETE)
 - DEADMAN = 5,000 psi (TYPE II CEMENT, CLASS III CONCRETE)
7. REINFORCING STEEL SHALL BE AS FOLLOWS AND SHALL BE PLACED IN ACCORDANCE WITH FDOT SPECIFICATION REINFORCING STEEL.
- SEAWALL PANEL: LOW-CARBON CHROMIUM STEEL REBAR ASTM A1035 CS, GRADE 100 (DO NOT WELD OR FIELD BEND), -OR- GLASS FIBER REINFORCED POLYMER (GFRP) REBAR ASTM D578 (NO FIELD FABRICATION, BENDING, COUPLING, THERMAL CUTTING, OR SHEAR CUTTING PERMITTED EXCEPT FIELD CUTTING PER ACI 440.5). (OR AS APPROVED BY THE EOR)
 - SEAWALL PANEL LIFTING RINGS: LOW-CARBON CHROMIUM STEEL REBAR ASTM A1035 CS, GRADE 100 (DO NOT WELD OR FIELD BEND), -OR- STAINLESS STEEL REBAR ASTM A995, GRADE 60. (OR AS APPROVED BY THE EOR)

ADOPTED BY CITY COUNCIL	 <div>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</div>	TITLE				SHEET NO.
		PRECAST CONCRETE SEAWALL GENERAL NOTES				H-1B
		REVISIONS:		09-14-2021		

- c. SEAWALL CAP AND DEADMAN: LOW-CARBON CHROMIUM STEEL REBAR ASTM A1035 CS, GRADE 100 (DO NOT WELD OR FIELD BEND), -OR- GLASS FIBER REINFORCED POLYMER (GFRP) REBAR (ASTM D578) (OR AS APPROVED BY THE EOR).
 - d. TIE-RODS: LOW-CARBON CHROMIUM STEEL REBAR ASTM A1035 CS, GRADE 100 (DO NOT WELD OR FIELD BEND), -OR- STAINLESS STEEL REBAR ASTM A995, GRADE 60, -OR- STAINLESS STEEL THREADED ROD 316 L (UNS S31603). (OR AS APPROVED BY THE EOR)
 - e. TIE REINFORCING USING PLASTIC, POLYMER, OR NYLON COATED PLIABLE STEEL WIRE THAT READILY BENDS AND TWISTS WITHOUT BREAKING.
8. ALL EXPOSED SURFACES SHALL HAVE A CLASS 3 FINISH IN ACCORDANCE WITH FDOT SPECIFICATION FINISHING CONCRETE. ALL UNEXPOSED SURFACES ARE TO BE FREE OF HONEYCOMBING AND MAJOR IMPERFECTIONS.
 9. BACK FILL BELOW TIE-RODS SHALL BE HAND-COMPACTED TO PROVIDE FULL SUPPORT OF THE TIE-RODS TO PREVENT BENDING OR FRACTURING DURING COMPACTION. BACK FILL IS TO BE COMPACTED TO A STABLE DENSITY SUCH THAT NO APPRECIABLE SETTLEMENT OCCURS AFTER COMPLETION OF WALLS.
 10. THE DEAD MAN ANCHORS ARE TO BE CONSTRUCTED BY PLACING CONCRETE INTO THE SPECIFIED SIZE HOLE EXCAVATED IN UNDISTURBED GROUND. ALTERNATIVELY, ENGINEERED SOIL ANCHOR SYSTEMS MAY BE CONSIDERED IF SITE-SPECIFIC ENGINEERED AND SUBMITTED FOR APPROVAL. ENGINEERED SOIL ANCHOR SYSTEMS MAY BE GALVANIZED STEEL SYSTEMS BEYOND 5' UPLAND OF THE SEAWALL. THE FIRST 5' OF TIE-ROD UPLAND OF THE SEAWALL SHALL BE REBAR TIE-ROD (WITH PVC SLEEVE) OR STAINLESS STEEL (NO SLEEVE REQUIRED). THREADED ROD TIE-RODS SHALL BE PROVIDED WITH SUBSTANTIAL ANCHORS IN SEAWALL CAP DESIGNED IN ACCORDANCE WITH ACI 318 (OR AS APPROVED BY THE EOR).
 11. THE CANAL FACE OF THE SEAWALL SLABS IS TO BE PLACED ON THE PROPERTY LINE (+/- 6") UNLESS INSTRUCTED OTHERWISE BY PERMIT.
 12. ROCK 6" NOMINAL DIAMETER AND LESS MAY BE LEFT IN BACKFILL. ALL OTHER ROCK IS TO BE REMOVED.
 13. THE CONTRACTOR WILL BE RESPONSIBLE TO COMPLETE THE CONSTRUCTION OF THE SEAWALL IN ACCORDANCE WITH THE PERMIT CRITERIA.
 14. THE CONTRACTOR WILL BE RESPONSIBLE TO PEG THE TOP ROW OF THE SOD AT TOP OF SLOPE WITH STANDARD SURVEY STAKES AT LEAST 12" LONG SPACED 24" APART.
 15. CONTRACTOR TO SEED ALL DISTURBED AREAS UNLESS A BUILDING PERMIT IS POSTED ON SITE.
 16. ALL JOB SITES SHALL HAVE SEAWALL PERMITS POSTED ON AN APPROVED PERMIT BOARD WITH RAIN SHIELD PRIOR TO BEGINNING ANY CONSTRUCTION.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL APPROVED TURBIDITY SCREENS IN PLACE DURING ANY AND ALL CLEARING, EXCAVATING, JETTING, AND BACK FILLING OPERATIONS WHICH TOTALLY ENCLOSES THE CONSTRUCTION SITE. SCREENS ARE TO REMAIN IN PLACE 24 HOURS MINIMUM AFTER CONSTRUCTION CEASES OR UNTIL TURBIDITY LEVEL IS 20 OR LESS NTU ABOVE THE PRE-CONSTRUCTION TURBIDITY LEVEL. SCREENS MUST EXTEND FROM THE WATER SURFACES TO THE BOTTOM AND BE ADEQUATELY WEIGHTED TO KEEP THEM IN PLACE DURING ALL OPERATIONS. THERE SHALL BE ADEQUATE FLOATATION AT THE SURFACE TO PREVENT OVERFLOW. THIS FLOATATION MUST BE BRIGHTLY COLORED TO MAXIMIZE VISIBILITY.
 18. ANY LOOSE DIRT OR STOCK PILES SHALL BE SURROUNDED BY SILT SCREENS AND MAINTAINED IN GOOD WORKING ORDER (AT THE EDGE OF THE TOE OF THE SLOPE) TO PREVENT RUNOFF INTO CANAL.
 19. CULVERT PIPE WHERE APPLICABLE SHALL NOT PROJECT MORE THAN 6" FROM THE WATER-FACE OF THE SEAWALL OR AS APPROVED BY THE CITY.
 20. REFER TO THE FDOT SPECIFICATION ON EROSION CONTROL FOR PROTECTION OF SLOPES.

ADOPTED BY CITY COUNCIL	 CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD	TITLE PRECAST CONCRETE SEAWALL GENERAL NOTES REVISIONS: 09-14-2021	SHEET NO. H-1C
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TABLE 1 RIVER SEAWALL MATRIX ENGINEERING DESIGN STANDARDS (EDS)						
Seawall System			Seawall Construction	Seawall Height Increases Allowed (Inches)		
				24	12	Match
1	New or Replacement	Precast Concrete Panels & Cast-In-Place Concrete in Flat Vinyl Forms	New house - New seawall construction	M		
			Existing house - Replacement of existing seawall - full property	M		V
			Existing house - Replacement of existing seawall - partial property			X
2	Repair in front of existing seawall	Cast-In-Place Concrete in Flat Vinyl Forms or Corrugated Vinyl Sheeting	Existing house - Repair in front of existing seawall - full property	M	V	V
			Existing house - Repair in front of existing seawall - partial property			X

M = Mandatory

V = Variance


X = Allowed

TABLE 2 SALTWATER CANAL SEAWALL MATRIX ENGINEERING DESIGN STANDARDS (EDS)						
Seawall System			Seawall Construction	Seawall Height Increases Allowed (Inches)		
				24	12	Match
1	New or Replacement	Precast Concrete Panels & Cast-In-Place Concrete in Flat Vinyl Forms	New house - New seawall construction	X		X
			Existing house - Replacement of existing seawall - full property	X		X
			Existing house - Replacement of existing seawall - partial property			X
2	Repair in front of existing seawall	Cast-In-Place Concrete in Flat Vinyl Forms or Corrugated Vinyl Sheeting	Existing house - Repair in front of existing seawall - full property		X	X
			Existing house - Repair in front of existing seawall - partial property			X

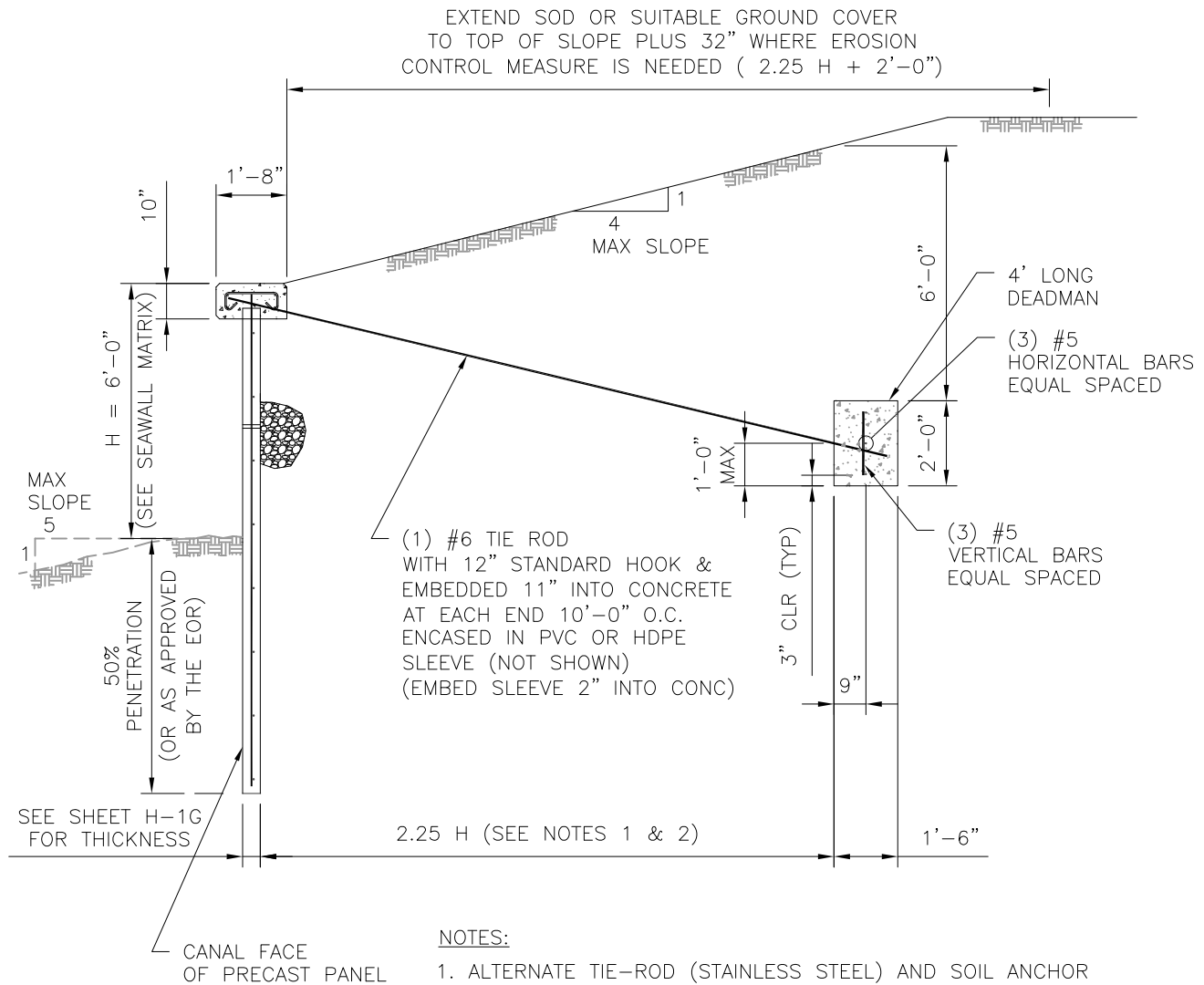
X – ALLOWED

NOTES:

1. FRESH WATER CANALS – MATCH EXISTING SEAWALL ELEVATIONS.
2. SEAWALL CAPS WHICH ARE RAISED 24" ABOVE ORIGINAL SEAWALL CAP ELEVATION, CONCRETE RETURNS SHALL BE CONSTRUCTED JUST INSIDE OF EACH PROPERTY LINE EXTENDING A MINIMUM OF 5 FEET FROM THE LANDWARD EDGE OF THE REINFORCED CONCRETE SEAWALL CAP, AT AN ANGLE OF 90 DEGREES FROM THE CAP. RETURNS AND CAPS SHALL BE CONSTRUCTED IN A NEAT AND WORKMANLIKE MANNER WHICH RETAINS ALL MATERIALS FROM WASHING AWAY INTO ADJOINING PROPERTIES AND WATERWAYS. RETURNS AND CAPS SHALL HAVE A UNIFORM, SOLID, AND CONTINUOUS EXTERIOR APPEARANCE WHEN VIEWED FROM THE ADJOINING PROPERTIES AND WATERWAYS.
3. FINISHED TOP SURFACE ELEVATION OF NEW OR REPAIRED SEAWALL CAPS AND RETURNS SHALL BE LEVEL AND ELEVATED 24" ABOVE ORIGINAL CAP ELEVATION FOR NEW AND 12" ABOVE THE ORIGINAL CAP ELEVATION FOR A REPAIR.

ADOPTED BY CITY COUNCIL	 <div>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</div>	TITLE				SHEET NO.
		PRECAST CONCRETE SEAWALL GENERAL NOTES				H-1C-A
		REVISIONS:		09-14-2021		

CITY OF CAPE CORAL
PUBLIC WORKS DEPARTMENT
ENGINEERING DESIGN STANDARD

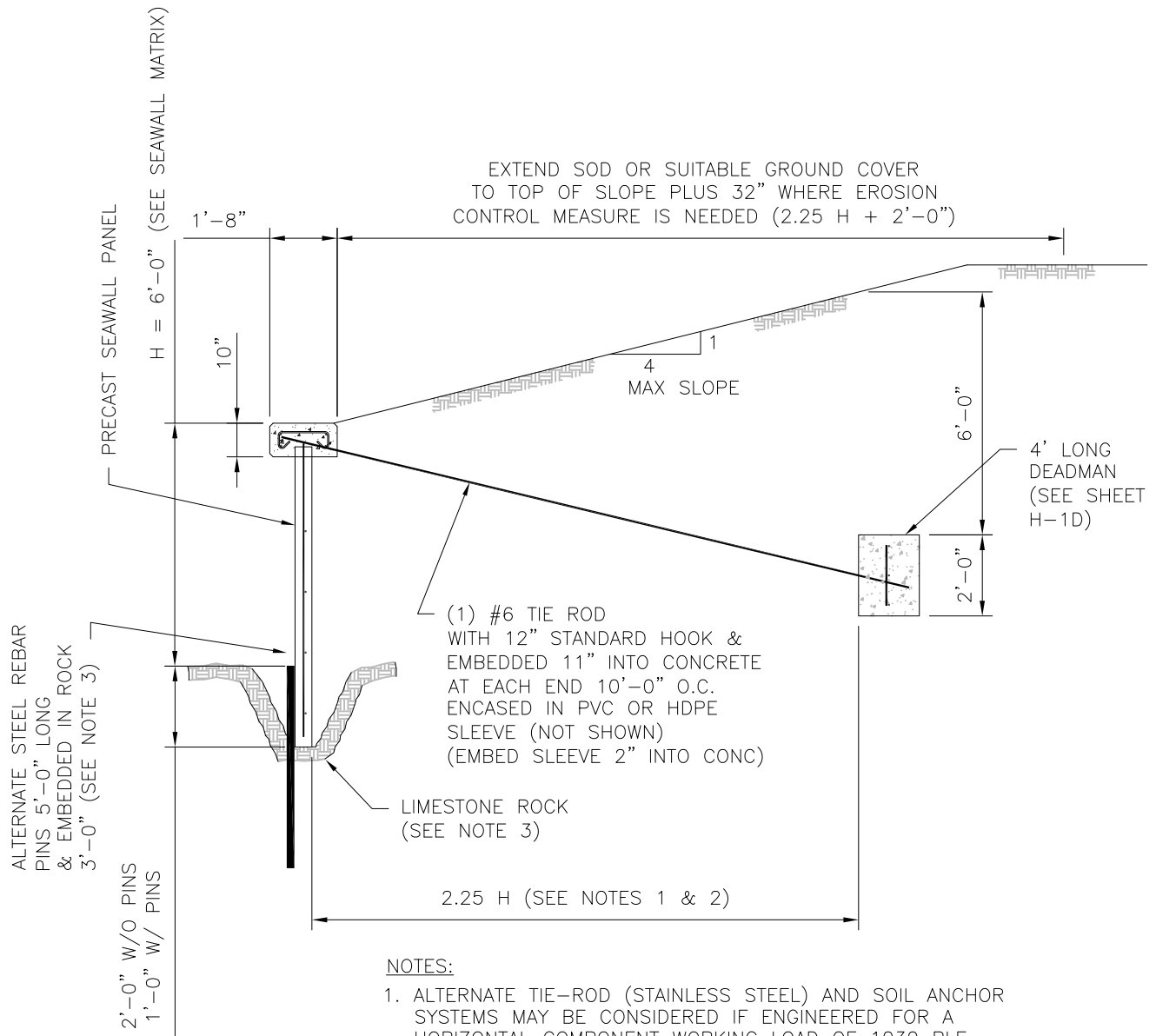


NOTES:

1. ALTERNATE TIE-ROD (STAINLESS STEEL) AND SOIL ANCHOR SYSTEMS MAY BE CONSIDERED IF ENGINEERED FOR A HORIZONTAL COMPONENT WORKING LOAD OF 1030 PLF (SPACED AT 10'-0" O.C.) AND EMBEDDED 2.25 H BEHIND SEAWALL.
2. ANCHORS EMBEDDED BEHIND SEAWALL MUST BE SITE-SPECIFIC ENGINEERED.

PRECAST CONCRETE SEAWALL ELEVATION

<p>ADOPTED BY CITY COUNCIL</p>	<p>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</p>	<p>TITLE</p> <p>PRECAST CONCRETE SEAWALL TYPICAL ELEVATION</p> <p>REVISIONS:</p> <p>09-14-2021</p>	<p>SHEET NO.</p> <p>H-1D</p>
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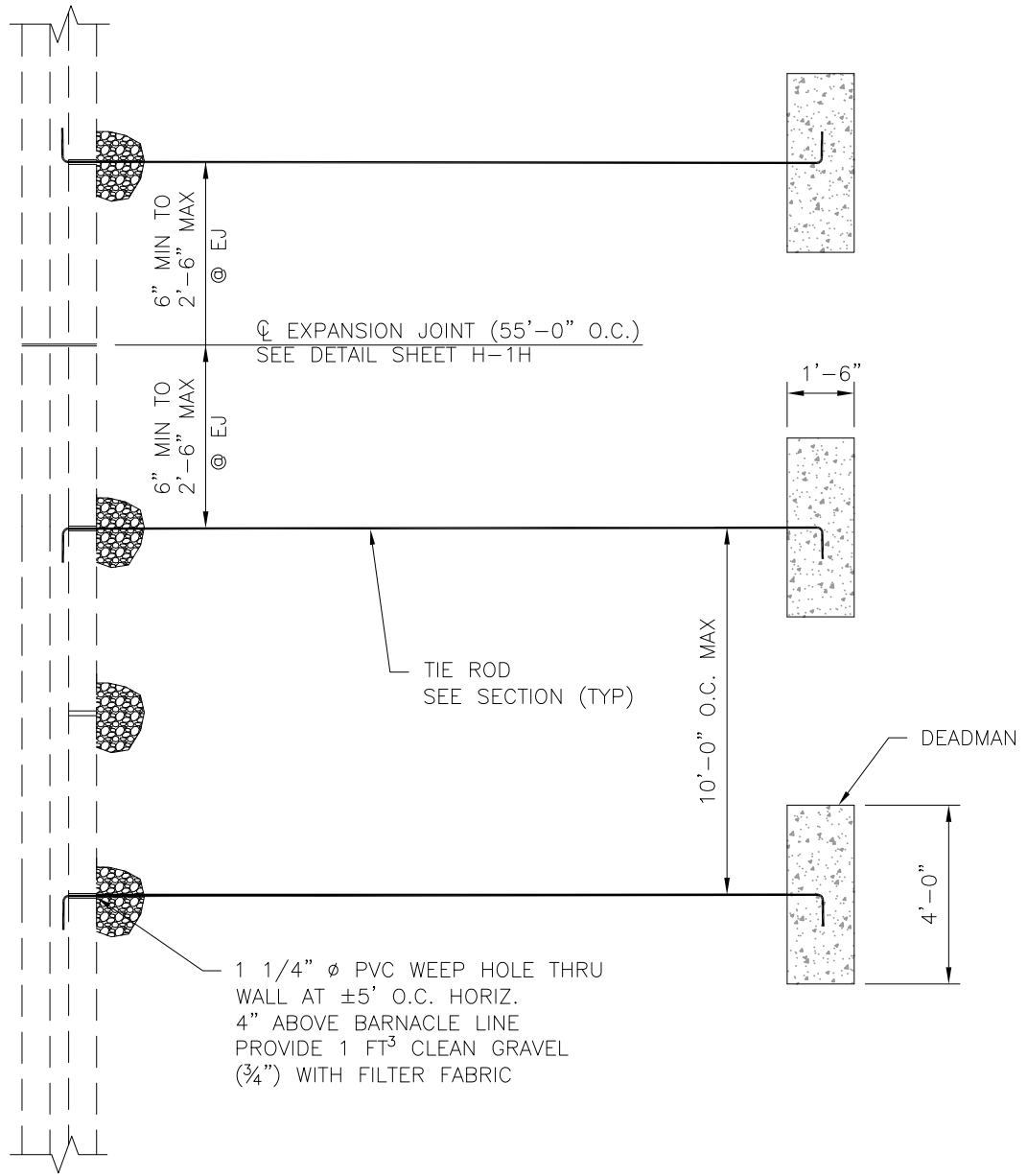


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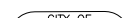
1. ALTERNATE TIE-ROD (STAINLESS STEEL) AND SOIL ANCHOR SYSTEMS MAY BE CONSIDERED IF ENGINEERED FOR A HORIZONTAL COMPONENT WORKING LOAD OF 1030 PLF (SPACED AT 10'-0" O.C.) AND EMBEDDED 2.25 H BEHIND SEAWALL.
2. ANCHORS EMBEDDED BEHIND SEAWALL MUST BE SITE-SPECIFIC ENGINEERED.
3. REFERENCE PRECAST SEAWALL GENERAL NOTES 3.g.9 & 3.g.10.

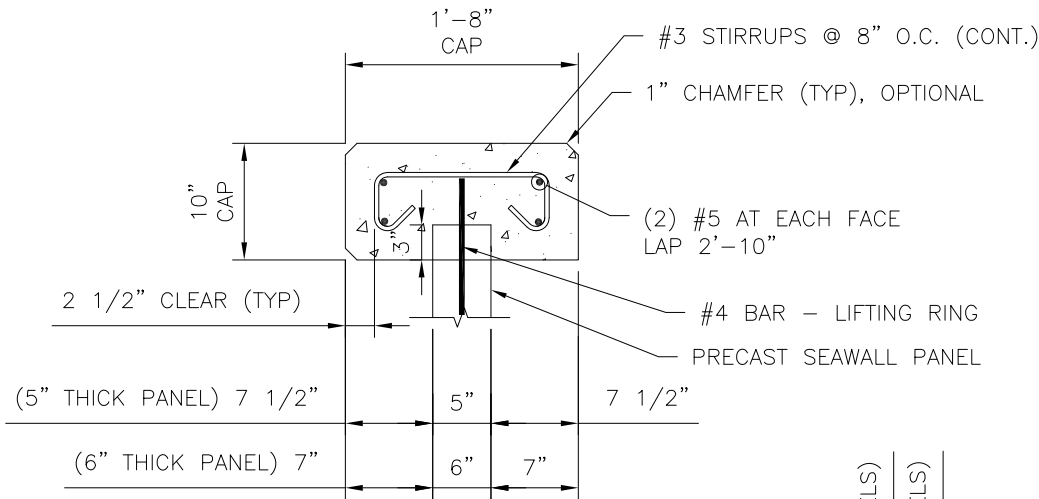
**PRECAST CONCRETE SEAWALL
EMBEDDED IN ROCK DETAIL**

<p>ADOPTED BY CITY COUNCIL</p>	<p>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</p>	<p>TITLE</p> <p>PRECAST CONCRETE SEAWALL TYPICAL DETAIL</p> <p>REVISIONS: 09-14-2021</p>	<p>SHEET NO.</p> <p>H-1E</p>
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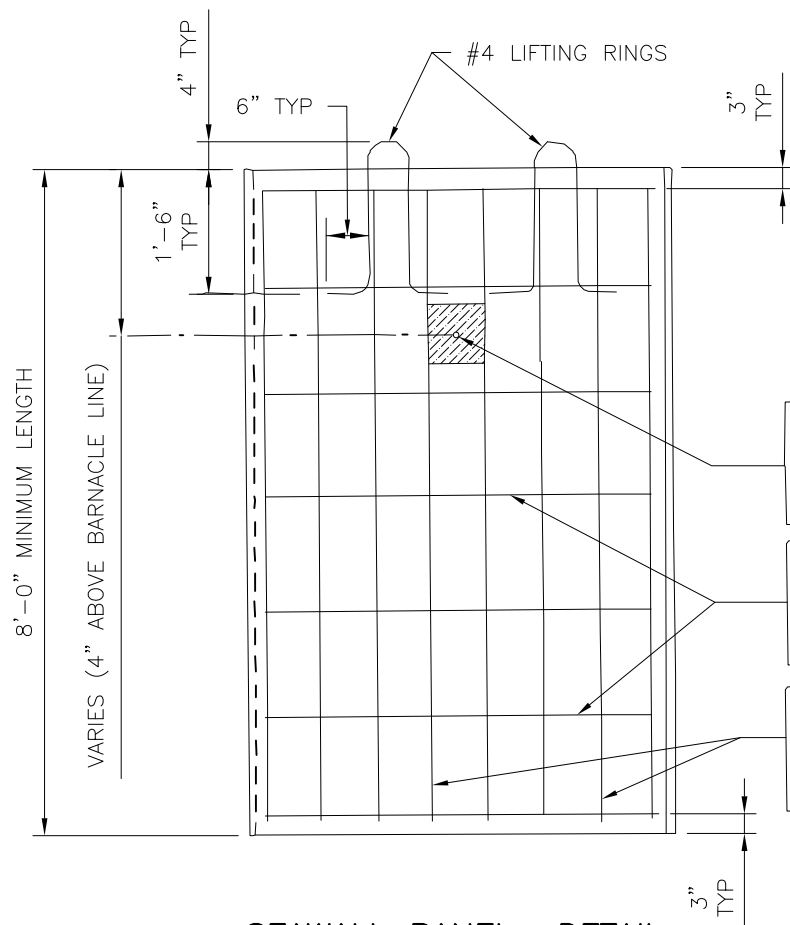


PRECAST CONCRETE SEAWALL PLAN

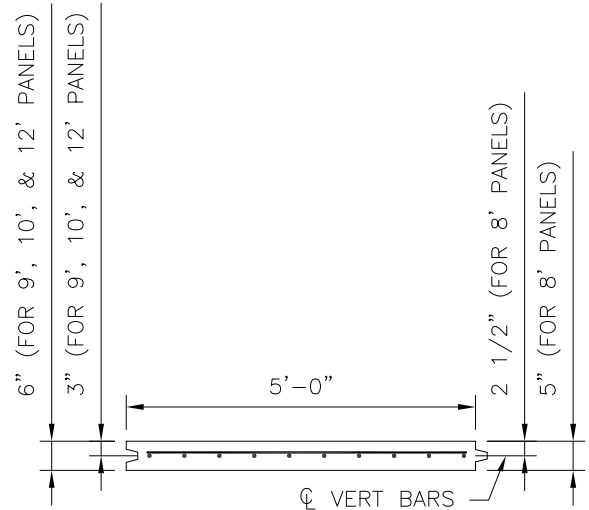
ADOPTED BY CITY COUNCIL	 <div>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</div>	TITLE				SHEET NO. H-1F
		PRECAST CONCRETE SEAWALL TYPICAL PLAN				
		REVISIONS:		09-14-2021		



CAP DETAIL



SEAWALL PANEL DETAIL



SECTION

1 1/4" DIA. WEEP HOLE W/9" SQ. CARTRIDGE 6% PATCH ATTACHED W/BITUMASTIC MAT'L. (SLABS W/GROUTED JOINTS ONLY)

8' PANELS: #3 AT 24" O.C. (5-REQ'D.)
9' PANELS: #3 AT 24" O.C. (6-REQ'D.)
10' PANELS: #3 AT 24" O.C. (6-REQ'D.)
12' PANELS: #3 AT 24" O.C. (7-REQ'D.)

8' PANELS: #3 AT 4 1/2" O.C. (12 REQ'D.)
9' PANELS: #3 AT 4 1/2" O.C. (12 REQ'D.)
10' PANELS: #4 AT 6" O.C. (10 REQ'D.)
12' PANELS: #4 AT 6" O.C. (10 REQ'D.)

(OR AS APPROVED BY THE EOR)

ADOPTED
BY CITY COUNCIL



CITY OF CAPE CORAL
PUBLIC WORKS DEPARTMENT
ENGINEERING DESIGN STANDARD

TITLE

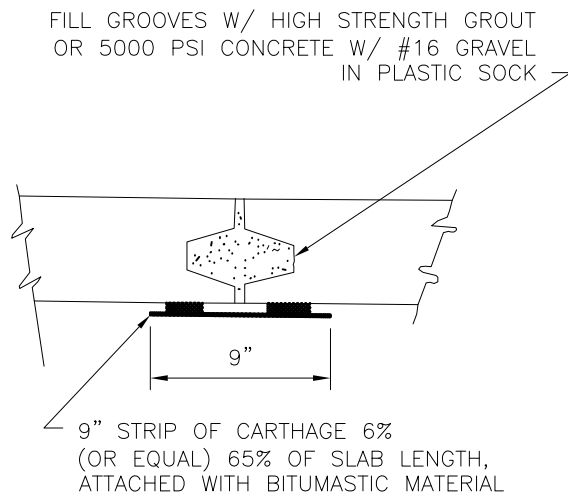
PRECAST CONCRETE SEAWALL
TYPICAL DETAILS

SHEET NO.

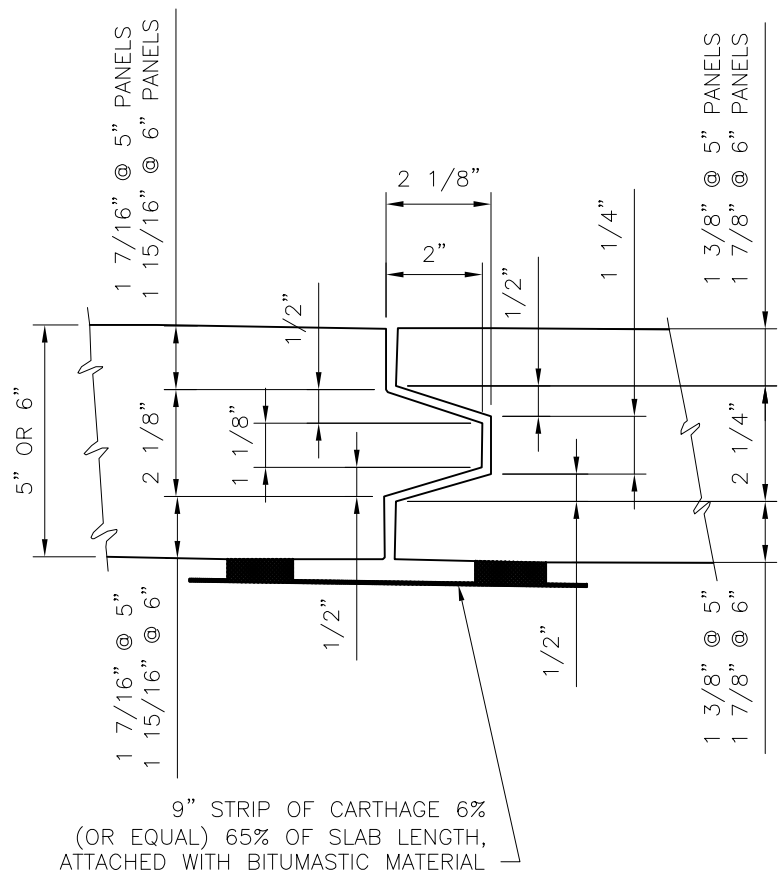
H-1G

REVISIONS:

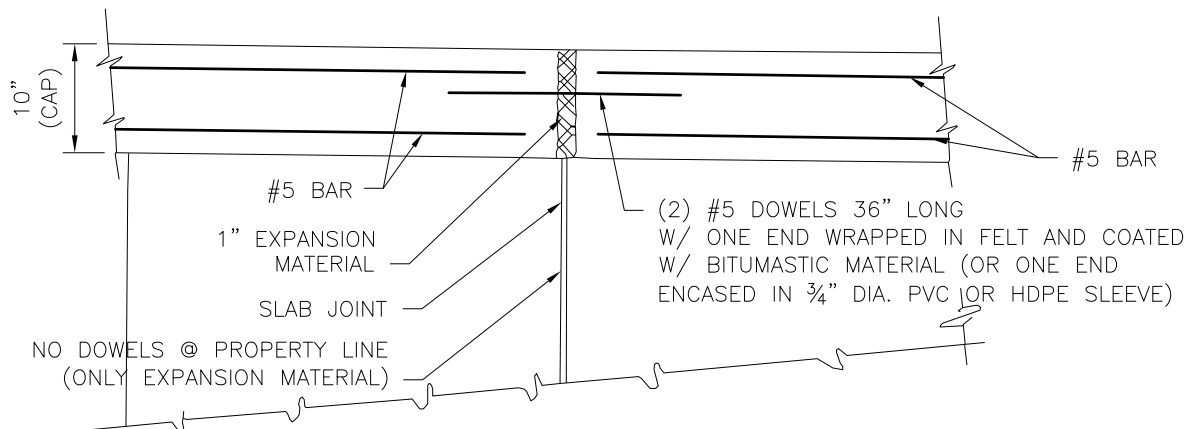
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ALTERNATE PANEL JOINT DETAIL



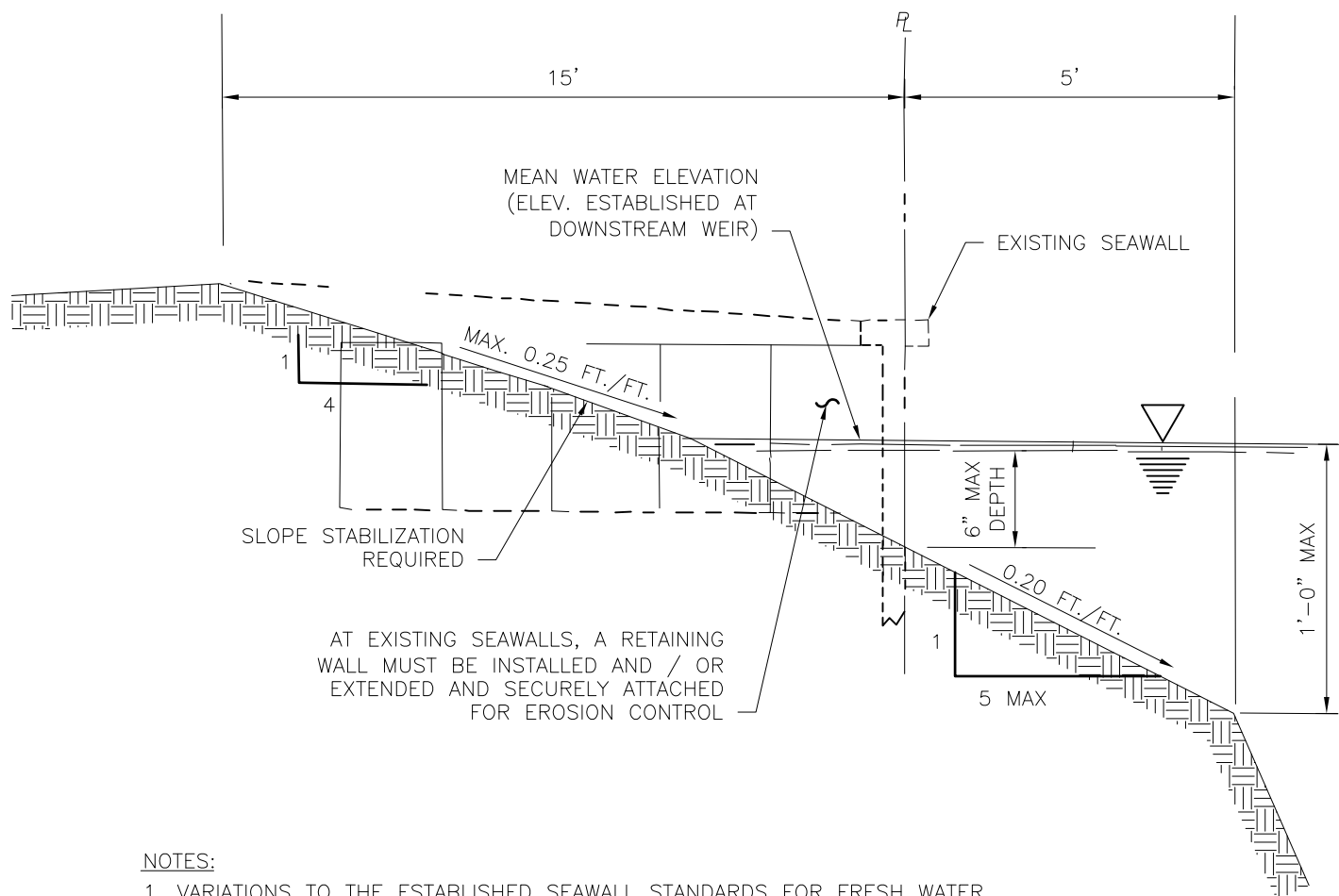
PANEL JOINT DETAIL



EXPANSION JOINT DETAIL

ADOPTED BY CITY COUNCIL		CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD	TITLE		SHEET NO.
			PRECAST CONCRETE SEAWALL TYPICAL DETAILS		H-1H
			REVISIONS:	09-14-2021	


ADOPTED BY CITY COUNCIL	 <div style="display: inline-block; vertical-align: middle; text-align: center;"> <p>CITY OF CAPE CORAL</p> <p>PUBLIC WORKS DEPARTMENT</p> <p>ENGINEERING DESIGN STANDARD</p> </div>	TITLE			SHEET NO.
		<p align="center">PRECAST CONCRETE SEAWALL FRESHWATER CANAL TYPICAL DETAIL</p>			
		REVISIONS:		09-14-2021	H-11

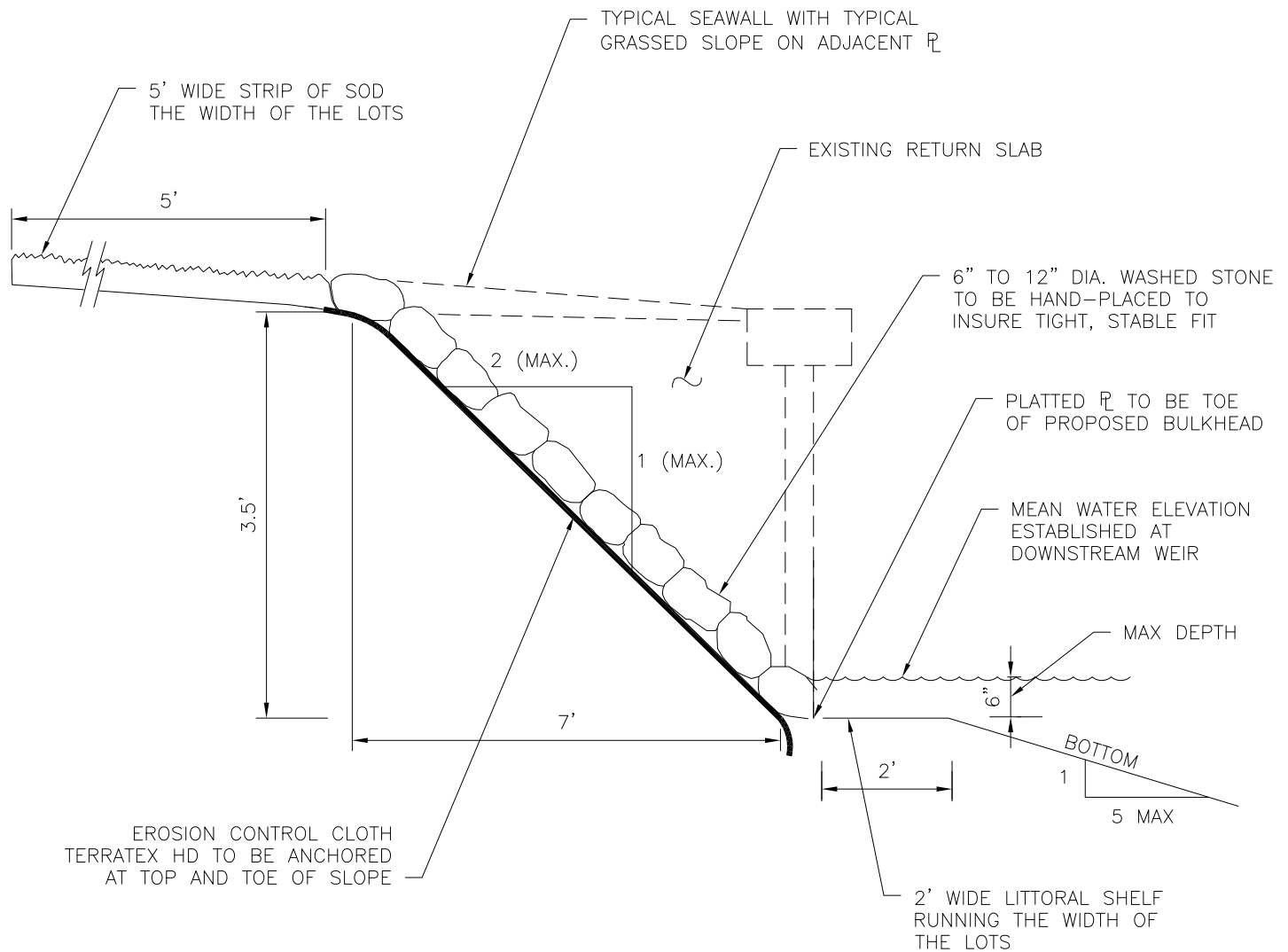


NOTES:


1. VARIATIONS TO THE ESTABLISHED SEAWALL STANDARDS FOR FRESH WATER SYSTEMS MAY BE CONSIDERED BY THE CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT.
2. THE FOLLOWING MINIMUM DESIGN CRITERIA MUST BE INCORPORATED INTO THE PROPOSED DESIGN.
 - A. MAXIMUM ALLOWABLE SLOPE TO WATERLINE IS 1:4 (V:H).
 - B. SLOPE TO BE STABILIZED WITH APPROVED MATERIALS / METHODS FOR EROSION CONTROL.
 - C. MAXIMUM WATER DEPTH AT PROPERTY LINE IS TO BE 6 INCHES.
 - D. TERRACING MAY BE USED TO ESTABLISH PROPER SLOPES.
 - E. ALL PLANS MUST BE SEALED BY A PROFESSIONAL ENGINEER, REGISTERED IN FLORIDA WITH STRUCTURAL EXPERIENCE.

VERTICAL BULKHEAD ALTERNATE 1

ADOPTED BY CITY COUNCIL	 <div>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</div>	TITLE				SHEET NO.
		SEAWALLS - FRESHWATER CANAL ALTERNATE 1 TYPICAL DETAIL				H-1J
		REVISIONS:		09-14-2021		

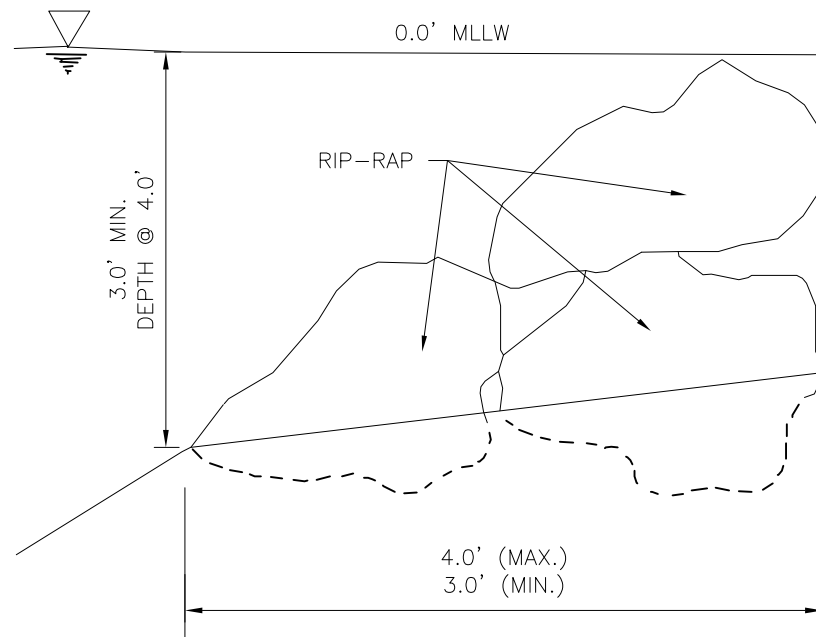


VERTICAL BULKHEAD ALTERNATE 2

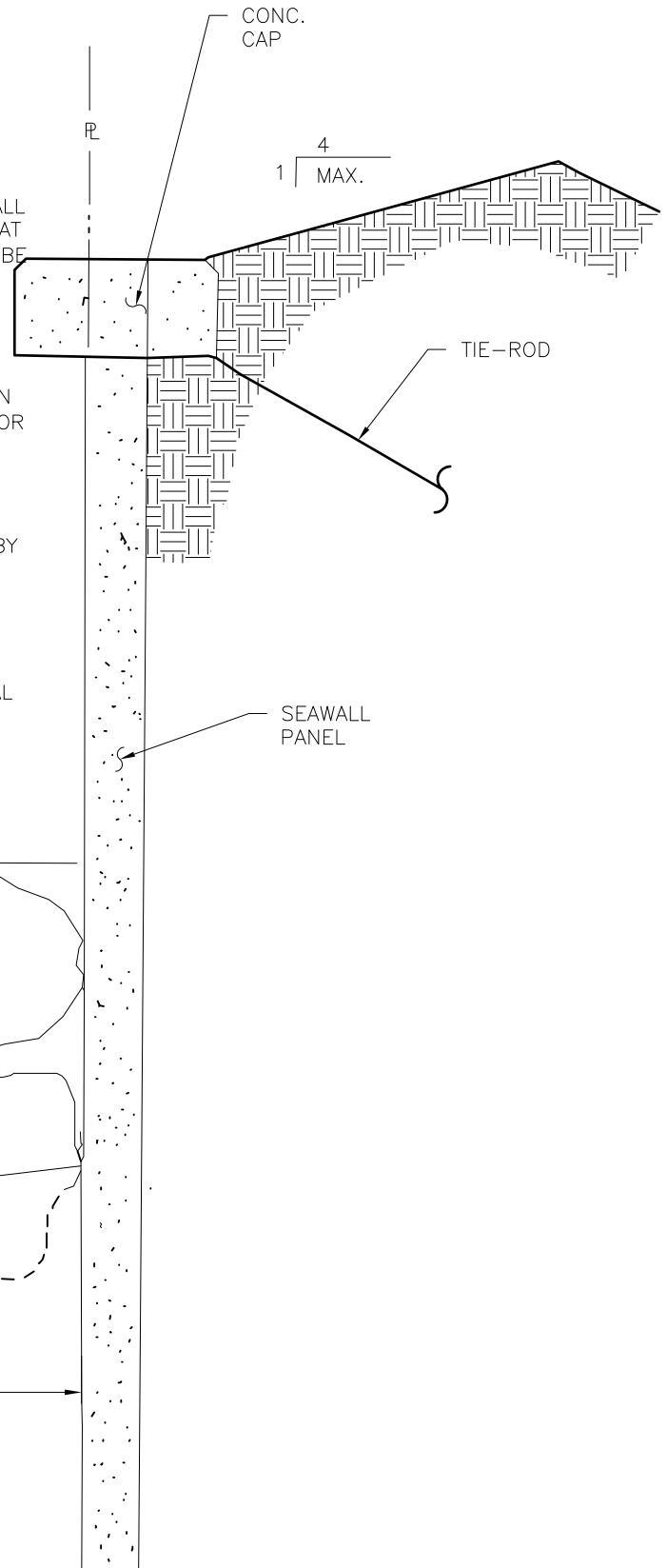
ADOPTED BY CITY COUNCIL	 CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD	TITLE	SHEET NO.
		SEAWALLS - FRESHWATER CANAL ALTERNATE 2 TYPICAL DETAIL	H-1K
		REVISIONS: 09-14-2021	

NOTES:

1. AS A STANDARD, RIP-RAP IS NOT ALLOWED.
2. WHERE RIP-RAP IS ALLOWED BY CURRENT ACOE AND FDEP PERMIT CRITERIA, RIP-RAP MAY ONLY BE INSTALLED IN ACCORDANCE WITH THE PERMIT CRITERIA.
3. RIP-RAP MAY BE INSTALLED ALONG THE TOE OF THE SEAWALL WHEN THE TOE OF THE SEAWALL IS DEEPER THAN 3- FEET AT MEAN LOWER LOW WATER (MLLW). ON-SITE MATERIAL MAY BE USED IF IT MEETS THE SIZE AND TYPE OF MATERIAL REQUIREMENTS.
4. RIP-RAP MAY BE PLACED UNDER DOCKS.
5. NO RIP-RAP SHALL BE PLACED WITHOUT A PERMIT.
6. ALL RIP-RAP SHALL BE CAREFULLY PLACED.
7. RIP-RAP SHALL BE CLEAN STONE OR ROCK, 6" TO 3'-0" IN SIZE, FREE OF FOREIGN MATERIAL (SUCH AS: SAND, WOOD OR STEEL). CLEAN CONCRETE RUBBLE WILL BE ALLOWED.
8. TOLERANCE FOR RIP-RAP ELEVATION SHALL BE 0" TO -6" NGVD.
9. RIP-RAP SHALL BE IRREGULAR SIZES WITH NOMINAL DIMENSIONS FROM 6" MIN. TO 36" MAX. OR AS REQUIRED BY THE APPROPRIATE REGULATORY AGENCY.
10. CAP ELEVATIONS THAT ARE GREATER THAN 4.0', RIP-RAP ELEVATION SHALL BE 4.0' BELOW PROPOSED CAP ELEVATION TO A MAXIMUM OF 1.0', OR AS REQUIRED BY THE APPROPRIATE REGULATORY AGENCY.
11. NO RIP-RAP SHALL BE ALLOWED TO OBSTRUCT THE CENTRAL NAVIGABLE SECTION OF THE CANAL.



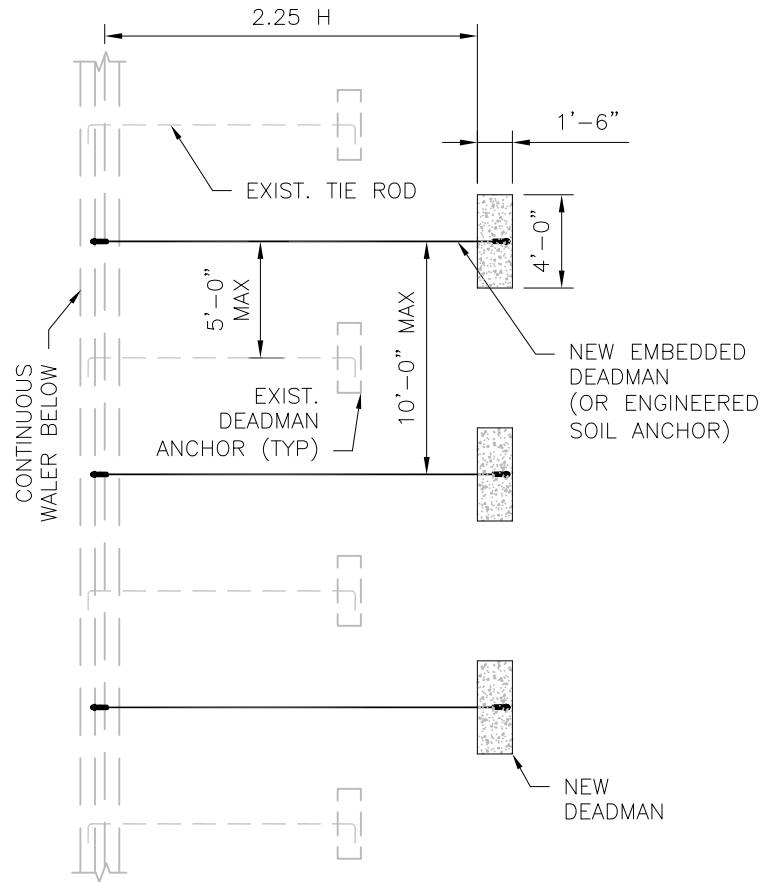
RIP-RAP - DETAIL



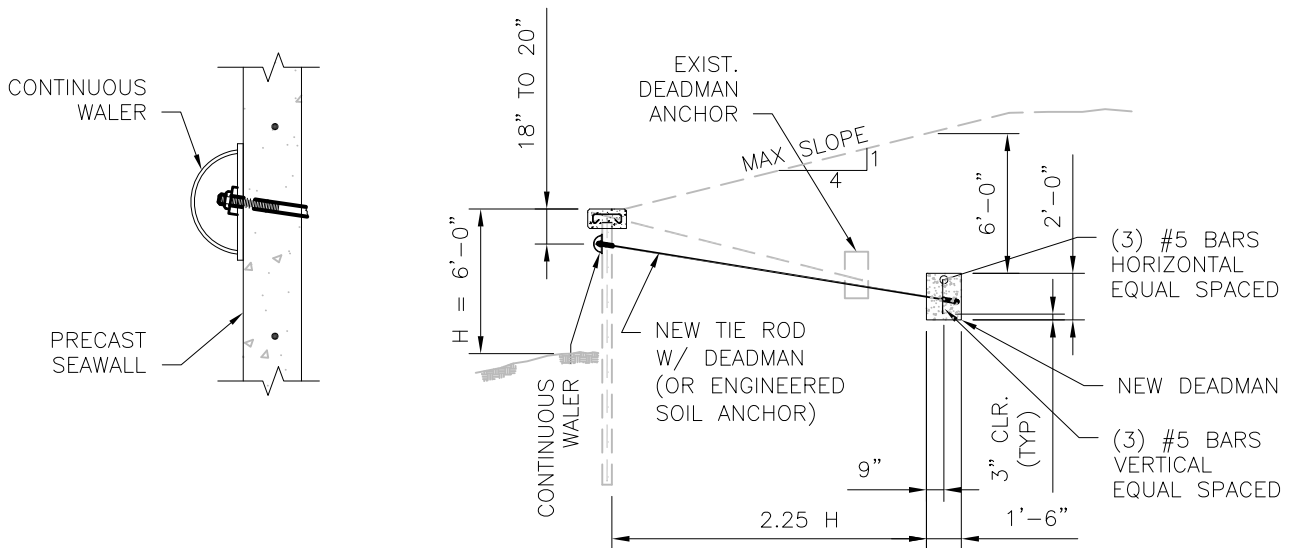
<p>ADOPTED BY CITY COUNCIL</p>	<p>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</p>	<p>TITLE</p> <p>PRECAST CONCRETE SEAWALL - RIP-RAP TYPICAL DETAIL</p> <p>REVISIONS:</p> <p>09-14-2021</p>	<p>SHEET NO.</p> <p>H-1L</p>
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NOTES:

1. WALER AND TIE RODS MUST BE ENGINEERED TO ACCOMMODATE SITE CONDITIONS.
2. CONTRACTOR TO OBTAIN APPROVAL FROM PUBLIC WORKS DEPT. BEFORE CONSTRUCTING.
3. ALLOWABLE WALER MATERIALS: STAINLESS STEEL, ALUMINUM, STRUCTURAL PLASTIC.
4. HORIZONTAL COMPONENT WORKING LOAD OF WALER = 1030 PLF.




TIE-BACK PLAN



WATER DETAIL

TIE-BACK ELEVATION


<p>ADOPTED BY CITY COUNCIL</p>	<p> CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</p>	<p>TITLE PRECAST CONCRETE SEAWALL TIE-BACK FOR SPECIAL CONDITIONS TYPICAL DETAILS</p> <p>REVISIONS: 09-14-2021</p>	<p>SHEET NO. H-1M</p>
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FLAT VINYL WITH CAST-IN-PLACE CONC. SEAWALL GENERAL NOTES

1. THESE SPECIFICATIONS SHOW TYPICAL DETAILS FOR FLAT VINYL FORMS WITH CAST-IN-PLACE CONCRETE SEAWALLS WHICH ARE TO BE CONSTRUCTED IN THE CITY OF CAPE CORAL. INDIVIDUAL SEAWALL DESIGN IS THE RESPONSIBILITY OF THE PERMITEE AND MUST BE PERFORMED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER WHO SHALL BE THE ENGINEER OF RECORD FOR THE PROJECT. THESE SPECIFICATIONS ARE TYPICAL DETAILS ONLY AND ARE NOT INTENDED TO BE A FINAL SEAWALL DESIGN RELATING TO A SPECIFIC SITE.
2. THE ENGINEER OF RECORD (EOR) SHALL BE RESPONSIBLE FOR CERTIFYING THE FOLLOWING AS PART OF THE FINAL SEAWALL DESIGN:
 - a. EOR OR THEIR REPRESENTATIVE VISITED THE PROJECT SITE, AND INCORPORATED ALL SITE-SPECIFIC CONDITIONS, METHOD OF CONSTRUCTION, AND LOADS INTO FINAL DESIGN.
 - b. FINAL SEAWALL DESIGN CALCULATIONS AND CONSTRUCTION DOCUMENTS MUST BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER WITH STRUCTURAL EXPERIENCE.
 - c. IN ADDITION TO FINAL SEAWALL DESIGN, THE EOR SHALL CERTIFY THAT THE FOLLOWING SEAWALL ELEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THEIR PLANS AND SPECIFICATIONS:
 - c.1. ALIGNMENT OF SEAWALL
 - c.2. PENETRATION OF SEAWALL INTO SEABED
 - c.3. SEAWALL CAP REINFORCING AND PLACEMENT
 - c.4. DEADMAN ANCHORS, REINFORCING, AND TIE-BACK PLACEMENT
3. SEAWALL DESIGN CRITERIA:
 - a. THE FOLLOWING DESIGN CRITERIA IS APPLICABLE FOR A FLAT VINYL FORM WITH CAST-IN-PLACE CONCRETE SEAWALL PLACED IN FRONT OF AN EXISTING PRECAST CONCRETE SEAWALL (TO REMAIN IN PLACE) WITH A 7' EXPOSED HEIGHT ABOVE THE MUDLINE.
 - b. DESIGN SPECIFICATIONS: DESIGN SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF FLORIDA BUILDING CODE RESIDENTIAL, ASCE/SEI 24 FLOOD RESISTANT DESIGN AND CONSTRUCTION, ASCE 7 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AND U.S. ARMY CORPS OF ENGINEERS ENGINEERING AND DESIGN MANUAL EM 1110-2-2504 DESIGN OF SHEET PILE WALLS.
 - c. EXISTING PRECAST CONCRETE SEAWALL MAY REMAIN IN PLACE SUBJECT TO THE FOLLOWING CRITERIA:
 - c.1. EXISTING SEAWALL CAP MUST BE SOUND, WITHIN ORIGINAL VERTICAL ALIGNMENT ($\pm\frac{1}{2}$ "), AND WITHIN ORIGINAL HORIZONTAL ALIGNMENT (WITH NO OUTWARD MOVEMENT IN TOWARDS THE CANAL).
 - c.2. EXISTING PRECAST SEAWALL PANEL MUST HAVE LESS THAN 2" HORIZONTAL MOVEMENT (LANDWARD) FROM ITS ORIGINAL PLUMB INSTALLATION. NO HORIZONTAL MOVEMENT (WATERWARD) IS ALLOWED.
 - c.3. IF THE EXISTING PRECAST SEAWALL (TO REMAIN IN PLACE) DOES NOT MEET THE ABOVE CRITERIA, THE EXISTING PRECAST WALL MAY BE DEMOLISHED ENTIRELY AND A NEW FLAT VINYL FORM WITH CAST-IN-PLACE CONCRETE SEAWALL MAY BE INSTALLED IN THE ORIGINAL LOCATION MEETING THE BELOW SPECIFICATIONS.
 - d. DESIGN LOAD COMBINATIONS: (OR AS APPROVED BY THE EOR)
 - d.1. LOW TIDE CANAL WATER (WATERWARD OF WALL) AT 5.5' BELOW NEW SEAWALL CAP, PLUS WATER LEVEL LANDWARD OF WALL AT 3' BELOW NEW SEAWALL CAP, PLUS EARTH PRESSURE, PLUS 200 psf SURCHARGE LOAD.
 - d.2. CANAL WATER (WATERWARD OF WALL) AT MUDLINE (7' MAXIMUM BELOW NEW SEAWALL CAP), PLUS WATER LEVEL LANDWARD OF WALL AT 3' BELOW NEW SEAWALL CAP, PLUS EARTH PRESSURE, AND NO SURCHARGE LOAD.

ADOPTED BY CITY COUNCIL	 <div>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</div>	TITLE			SHEET NO.
		FLAT VINYL FORM SEAWALL GENERAL NOTES			H-2A
		REVISIONS:		09-14-2021	

- e. SOIL ASSUMED AS LOOSE FINE SAND. ALTERNATE SOIL TYPES MAY BE CONSIDERED IF A SITE SPECIFIC GEOTECHNICAL SOILS ENGINEERING REPORT IS PERFORMED AND PROVIDED.
 - f. SEABED (WATERWARD OF WALL) SLOPING DOWN AND AWAY FROM WALL AT 1:5 (V:H) SLOPE MAXIMUM.
 - g. FINISHED GRADE (LANDWARD OF WALL) SLOPING UP AND AWAY FROM SEAWALL CAP AT 1:4 (V:H) SLOPE MAXIMUM.
 - h. FLAT VINYL FORM SHEETING:
 - h.1. DEPTH = 8" MAX
 - h.2. MODULUS OF ELASTICITY = 380,000 psi MIN
 - h.3. MOMENT OF INERTIA, $I = 66 \text{ in}^4/\text{ft}$ MIN
 - h.4. SECTION MODULUS, $Z = 16.6 \text{ in}^3/\text{ft}$ MIN
 - h.5. ALLOWABLE DESIGN STRESS = 3200 psi MIN
 - h.6. COLOR = GREY
 - h.7. INSTALLED VERTICAL ALIGNMENT TOLERANCE = $\frac{1}{4}$ " per foot
 - h.8. PROJECTION ABOVE MUDLINE = 7' (TOP OF CAP) (SEE SEAWALL MATRIX)
 - h.9. EMBEDMENT BELOW MUDLINE = 50% PENETRATION OF PANEL (OR AS APPROVED BY THE EOR)
 - h.10. IF LIMESTONE ROCK IS ENCOUNTERED PRIOR TO FULL EMBEDMENT DEPTH, ALTERNATE PINNING IN ROCK MAY BE UTILIZED. IF LIMESTONE ROCK IS LESS THAN 2' THICK, PANEL MUST BE ADVANCED DOWN TO FULL 50% PENETRATION.
 - h.11. ALTERNATE PINNING IN ROCK MAY BE ALLOWED AS FOLLOWS. DRILL 1" \varnothing HOLES x 3'-0" DEEP VERTICALLY INTO ROCK. PLACE #8 LOW-CARBON CHROMIUM STEEL REBAR ASTM A1035 CS, GRADE 100, INTO HOLES AND HAMMER TIGHT FULLY DOWN INTO PRE-DRILLED HOLES (1 REBAR PIN EVERY 1'-0" O.C.). REBAR PINS SHALL BE CONTINUOUS FULL HEIGHT OF VINYL PANEL.
 - h.12. SEAWALL ELEVATION OPTIONS PER SEAWALL MATRIX. IN CASES WHERE NEW SEAWALL ELEVATION IS HIGHER AT PROPERTY LINE, NEW SEAWALL ENDS SHALL BE LEVEL WITH SITE SPECIFIC DESIGN RETURN.
 - h.13. WORK TO BE PERFORMED IN ACCORDANCE WITH ARMY CORPS OF ENGINEERS (ACOE) PERMITTING GUIDELINES.
 - i. MAXIMUM DISTANCE FROM CANAL FACE OF EXISTING PRECAST SEAWALL PANEL (JUST BELOW EXISTING CAP) TO CANAL FACE OF NEW SEAWALL CAP = 18".
 - j. CONCRETE INSTALLED WITHIN FLAT VINYL FORMS SHALL BE POURED DOWN TO EMBEDMENT DEPTH AND INSTALLED PER FDOT SPECIFICATION TREMIES AND PUMPS AFTER ALL SEABED SOILS HAVE BEEN EVACUATED WITHIN VINYL FORMS.
 - k. VOID BETWEEN EXISTING PRECAST SEAWALL AND NEW FLAT VINYL FORM WALL SHALL BE FILLED DOWN TO MUDLINE WITH GROUT OF 3000 PSI MINIMUM COMPRESSIVE STRENGTH (GROUT INSTALLED PER FDOT SPECIFICATION TREMIES AND PUMPS).
4. CONSTRUCTION IS TO CONFORM TO CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. FDOT SPECS APPLY WHERE REFERENCE IS MADE TO A SPECIFIC SECTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKES UNTIL THE SEAWALL IS INSTALLED AND APPROVED.

ADOPTED BY CITY COUNCIL	 <div>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</div>	TITLE				SHEET NO.
		FLAT VINYL FORM SEAWALL GENERAL NOTES				H-2B
		REVISIONS:		09-14-2021		

6. CONCRETE SHALL BE TYPE II CEMENT, CLASS III CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 psi AT 28 DAYS AND COMPLY WITH FDOT SPECIFICATION PORTLAND CEMENT CONCRETE.
7. REINFORCING STEEL SHALL BE AS FOLLOWS AND SHALL BE PLACED IN ACCORDANCE WITH FDOT SPECIFICATION REINFORCING STEEL.
 - a. SEAWALL PANEL, SEAWALL CAP, AND DEADMAN: LOW-CARBON CHROMIUM STEEL REBAR ASTM A1035 CS, GRADE 100 (DO NOT WELD OR FIELD BEND), (OR AS APPROVED BY THE EOR)
 - b. TIE RODS: LOW-CARBON CHROMIUM STEEL REBAR ASTM A1035 CS, GRADE 100 (DO NOT WELD OR FIELD BEND), -OR- STAINLESS STEEL REBAR ASTM A995, GRADE 60, -OR- STAINLESS STEEL THREADED ROD 316L (UNS S31603). (OR AS APPROVED BY THE EOR)
8. TIE REINFORCING USING PLASTIC, POLYMER, OR NYLON COATED PLIABLE STEEL WIRE THAT READILY BENDS AND TWISTS WITHOUT BREAKING.
9. ALL EXPOSED SURFACES SHALL HAVE A CLASS 3 FINISH IN ACCORDANCE WITH FDOT SPECIFICATION FINISHING CONCRETE. ALL UNEXPOSED SURFACES ARE TO BE FREE OF HONEYCOMBING AND MAJOR IMPERFECTIONS.
10. BACK FILL BELOW TIE-RODS SHALL BE HAND-COMPACTED TO PROVIDE FULL SUPPORT OF THE TIE-RODS TO PREVENT BENDING OR FRACTURING DURING COMPACTION. BACK FILL IS TO BE COMPACTED TO A STABLE DENSITY SUCH THAT NO APPRECIABLE SETTLEMENT OCCURS AFTER COMPLETION OF WALLS.
11. THE DEAD MAN ANCHORS ARE TO BE CONSTRUCTED BY PLACING CONCRETE INTO THE SPECIFIED SIZE HOLE EXCAVATED IN UNDISTURBED GROUND. ALTERNATIVELY, ENGINEERED SOIL ANCHOR SYSTEMS MAY BE CONSIDERED IF SITE-SPECIFIC ENGINEERED AND SUBMITTED FOR APPROVAL. ENGINEERED SOIL ANCHOR SYSTEMS MAY BE GALVANIZED STEEL SYSTEMS BEYOND 5' UPLAND OF THE SEAWALL. THE FIRST 5' OF TIE ROD UPLAND OF THIS SEAWALL SHALL BE REBAR TIE ROD (WITH PVC SLEEVE) OR STAINLESS STEEL (NO SLEEVE REQUIRED). THREADED TIE RODS SHALL BE PROVIDED WITH SUBSTANTIAL ANCHORS IN SEAWALL CAP DESIGNED IN ACCORDANCE WITH ACI 318. (OR AS APPROVED BY THE EOR).
12. ROCK 6" NOMINAL DIAMETER AND LESS MAY BE LEFT IN BACKFILL. ALL OTHER ROCK IS TO BE REMOVED.
13. THE CONTRACTOR WILL BE RESPONSIBLE TO COMPLETE THE CONSTRUCTION OF THE SEAWALL IN ACCORDANCE WITH PERMIT CRITERIA.
14. THE CONTRACTOR WILL BE RESPONSIBLE TO PEG THE TOP ROW OF THE SOD (AT TOP OF SLOPE) WITH STANDARD SURVEY STAKES AT LEAST 12" LONG SPACED 24" APART.
15. CONTRACTOR TO SEED ALL DISTURBED AREAS UNLESS A BUILDING PERMIT IS POSTED ON SITE.
16. ALL JOB SITES SHALL HAVE SEAWALL PERMITS POSTED ON AN APPROVED PERMIT BOARD WITH RAIN SHIELD PRIOR TO BEGINNING ANY CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL APPROVED TURBIDITY SCREENS IN PLACE DURING ANY AND ALL CLEARING, EXCAVATING, JETTING, AND BACK FILLING OPERATIONS WHICH TOTALLY ENCLOSES THE CONSTRUCTION SITE. SCREENS ARE TO REMAIN IN PLACE 24 HOURS MINIMUM AFTER CONSTRUCTION CEASES OR UNTIL TURBIDITY LEVEL IS 20 OR LESS NTU ABOVE THE PRE-CONSTRUCTION TURBIDITY LEVEL. SCREENS MUST EXTEND FROM THE WATER SURFACES TO THE BOTTOM AND BE ADEQUATELY WEIGHTED TO KEEP THEM IN PLACE DURING ALL OPERATIONS. THERE SHALL BE ADEQUATE FLOATATION AT THE SURFACE TO PREVENT OVERFLOW. THIS FLOATATION MUST BE BRIGHTLY COLORED TO MAXIMIZE VISIBILITY.
18. ANY LOOSE DIRT OR STOCK PILES SHALL BE SURROUNDED BY SILT SCREENS AND MAINTAINED IN GOOD WORKING ORDER (AT THE EDGE OF THE TOE OF THE SLOPE) TO PREVENT RUNOFF INTO CANAL.
19. CULVERT PIPE WHERE APPLICABLE SHALL NOT PROJECT MORE THAN 6" FROM THE WATER-FACE OF THE SEAWALL OR AS APPROVED BY THE CITY.
20. REFER TO THE FDOT SPECIFICATION ON EROSION CONTROL FOR PROTECTION OF SLOPES.


ADOPTED BY CITY COUNCIL	 <div>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</div>	TITLE				SHEET NO.
		FLAT VINYL FORM SEAWALL GENERAL NOTES				H-2C
		REVISIONS:		09-14-2021		

TABLE 1 RIVER SEAWALL MATRIX ENGINEERING DESIGN STANDARDS (EDS)						
Seawall System		Seawall Construction			Seawall Height Increases Allowed (Inches)	
					24	12
					Match	
1	New or Replacement	Precast Concrete Panels & Cast-In-Place Concrete in Flat Vinyl Forms	New house - New seawall construction		M	
			Existing house - Replacement of existing seawall - full property		M	V
			Existing house - Replacement of existing seawall - partial property			X
2	Repair in front of existing seawall	Cast-In-Place Concrete in Flat Vinyl Forms or Corrugated Vinyl Sheeting	Existing house - Repair in front of existing seawall - full property		M	V
			Existing house - Repair in front of existing seawall - partial property			X


M = Mandatory
V = Variance
X = Allowed

TABLE 2 SALTWATER CANAL SEAWALL MATRIX ENGINEERING DESIGN STANDARDS (EDS)						
Seawall System		Seawall Construction			Seawall Height Increases Allowed (Inches)	
					24	12
					Match	
1	New or Replacement	Precast Concrete Panels & Cast-In-Place Concrete in Flat Vinyl Forms	New house - New seawall construction		X	X
			Existing house - Replacement of existing seawall - full property		X	X
			Existing house - Replacement of existing seawall - partial property			X
2	Repair in front of existing seawall	Cast-In-Place Concrete in Flat Vinyl Forms or Corrugated Vinyl Sheeting	Existing house - Repair in front of existing seawall - full property			X
			Existing house - Repair in front of existing seawall - partial property			X

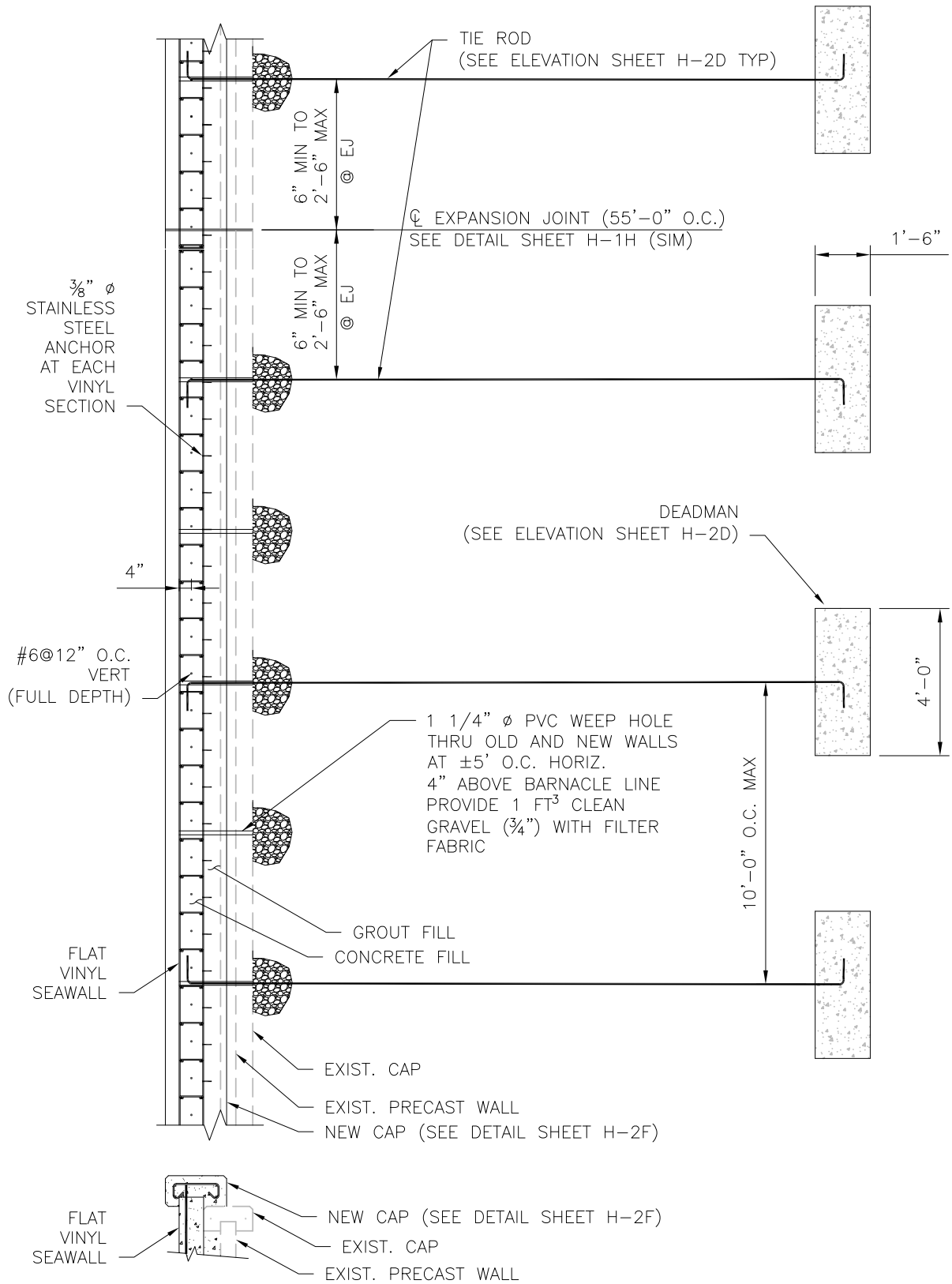
X - ALLOWED

NOTES:


1. FRESH WATER CANALS - MATCH EXISTING SEAWALL ELEVATIONS.
2. SEAWALL CAPS WHICH ARE RAISED 24" ABOVE ORIGINAL SEAWALL CAP ELEVATION, CONCRETE RETURNS SHALL BE CONSTRUCTED JUST INSIDE OF EACH PROPERTY LINE EXTENDING A MINIMUM OF 5 FEET FROM THE LANDWARD EDGE OF THE REINFORCED CONCRETE SEAWALL CAP, AT AN ANGLE OF 90 DEGREES FROM THE CAP. RETURNS AND CAPS SHALL BE CONSTRUCTED IN A NEAT AND WORKMANLIKE MANNER WHICH RETAINS ALL MATERIALS FROM WASHING AWAY INTO ADJOINING PROPERTIES AND WATERWAYS. RETURNS AND CAPS SHALL HAVE A UNIFORM, SOLID, AND CONTINUOUS EXTERIOR APPEARANCE WHEN VIEWED FROM THE ADJOINING PROPERTIES AND WATERWAYS.
3. FINISHED TOP SURFACE ELEVATION OF NEW OR REPAIRED SEAWALL CAPS AND RETURNS SHALL BE LEVEL AND ELEVATED 24" ABOVE ORIGINAL CAP ELEVATION FOR NEW AND 12" ABOVE THE ORIGINAL CAP ELEVATION FOR A REPAIR.

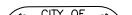
ADOPTED BY CITY COUNCIL	 <div>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</div>	TITLE			SHEET NO.
		FLAT VINYL FORM SEAWALL GENERAL NOTES			H-2C-A
		REVISIONS:	09-14-2021		

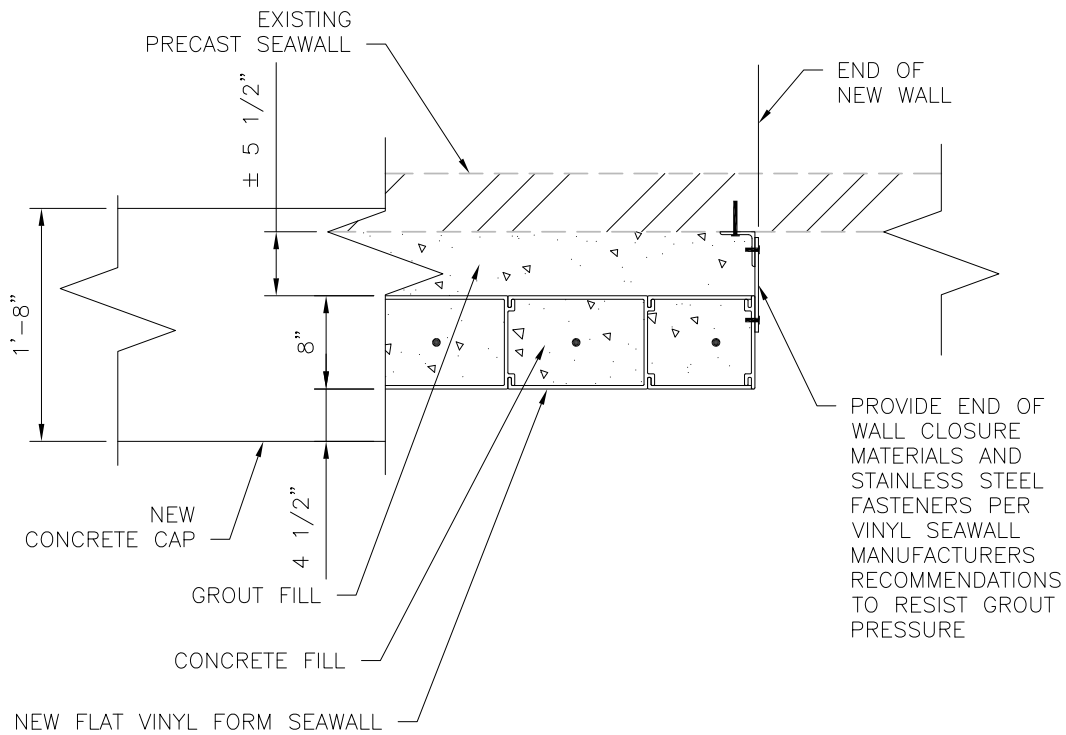
ADOPTED BY CITY COUNCIL	 <div style="display: inline-block; vertical-align: middle; text-align: center;"> <p>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</p> </div>	TITLE				SHEET NO.
		FLAT VINYL FORM SEAWALL TYPICAL ELEVATION				
		REVISIONS:		09-14-2021		H-2D




SEAWALL PLAN

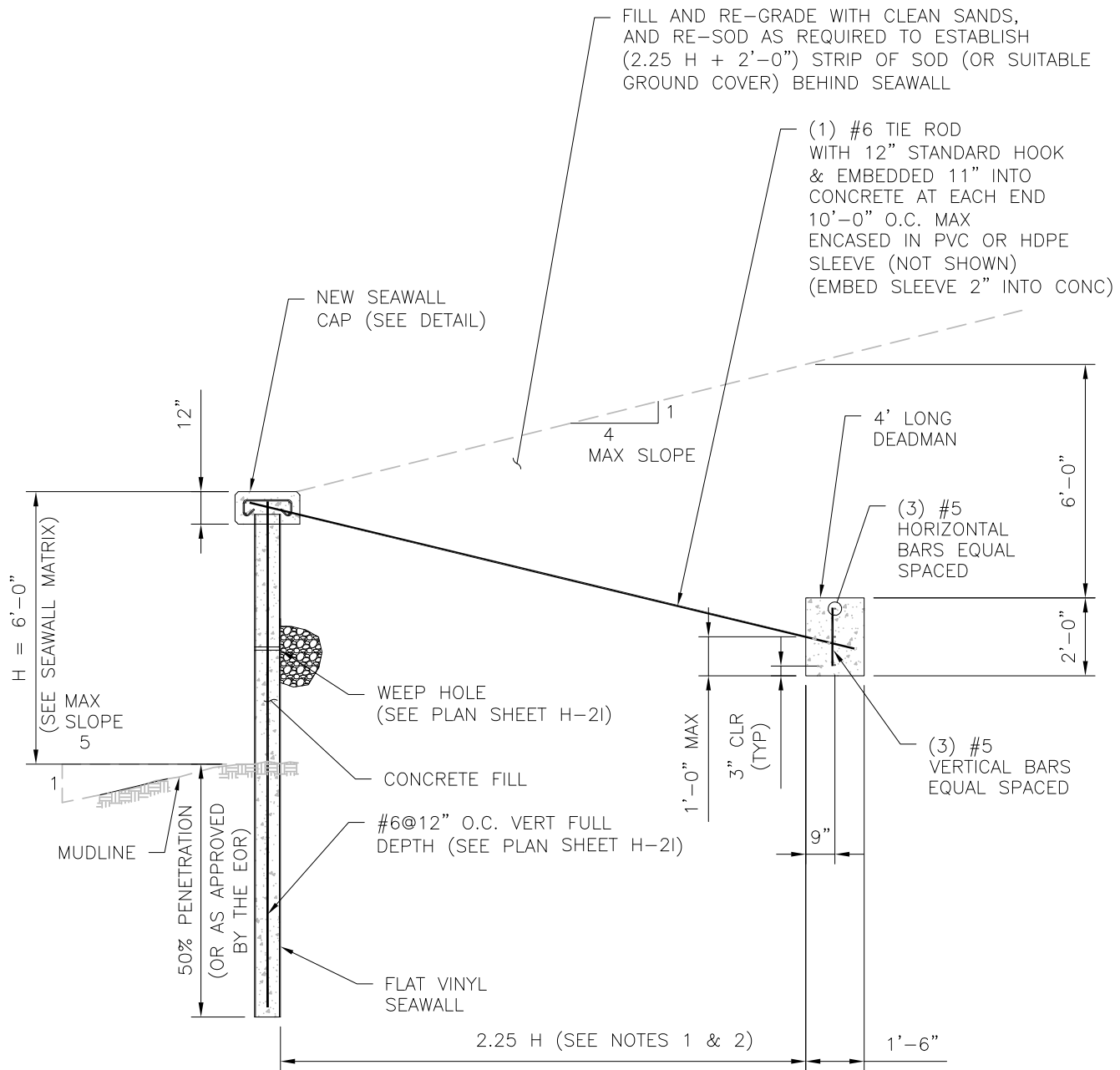
ADOPTED BY CITY COUNCIL	 CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD	TITLE	SHEET NO.
		FLAT VINYL FORM SEAWALL TYPICAL PLAN	H-2E
		REVISIONS: 09-14-2021	

ADOPTED BY CITY COUNCIL	 <div style="display: inline-block; vertical-align: middle; text-align: center;"> <p>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</p> </div>	TITLE			SHEET NO.
		<div style="text-align: center;"> FLAT VINYL FORM SEAWALL TYPICAL DETAILS </div>			
		REVISIONS:		09-14-2021	H-2F



END OF WALL DETAIL

ADOPTED BY CITY COUNCIL	 <div>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</div>	TITLE				SHEET NO.
		FLAT VINYL FORM SEAWALL TYPICAL DETAIL				H-2G
		REVISIONS:		09-14-2021		

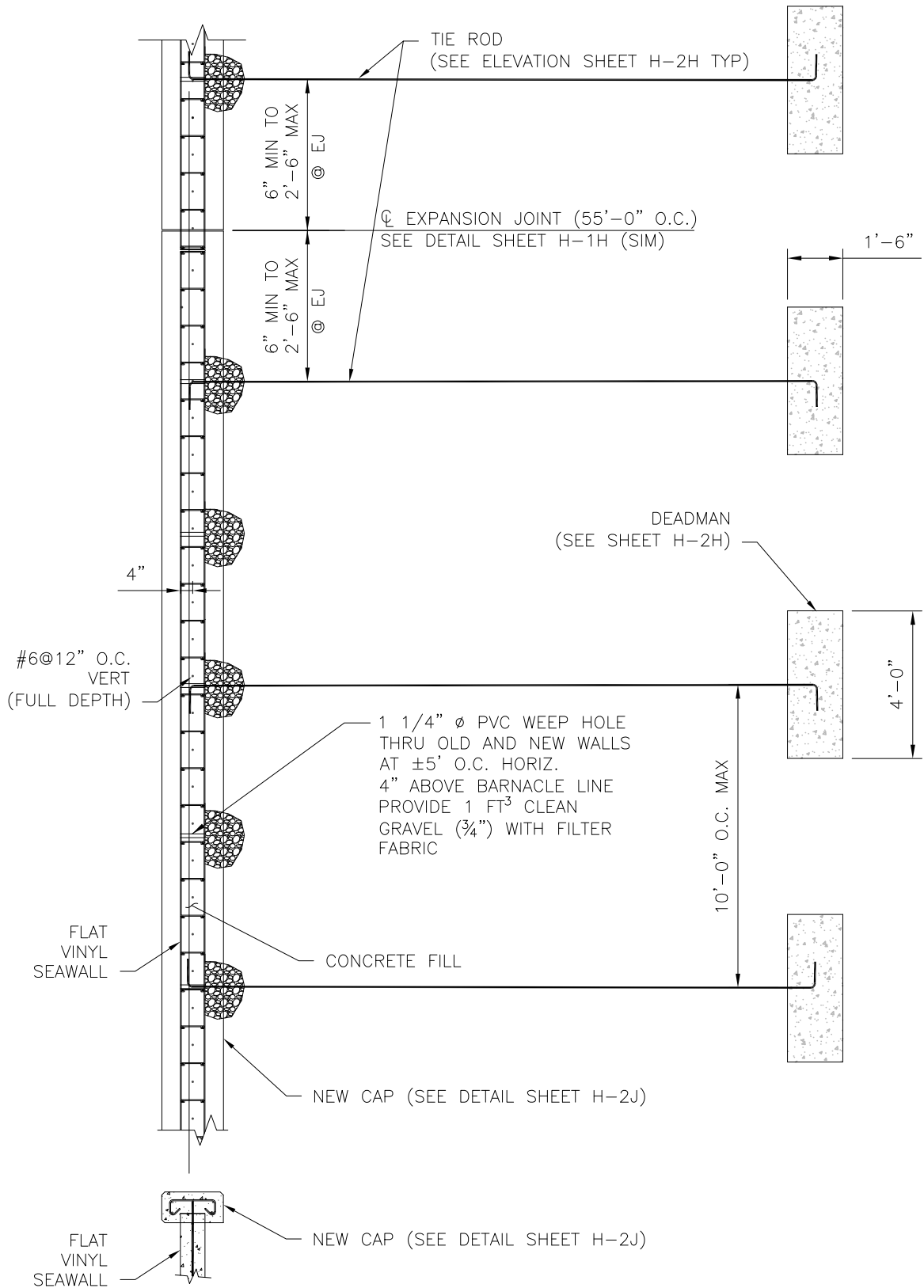


NOTES:


1. ALTERNATE TIE-ROD (STAINLESS STEEL) AND SOIL ANCHOR SYSTEMS MAY BE CONSIDERED IF ENGINEERED FOR A HORIZONTAL COMPONENT WORKING LOAD OF 1030 PLF (SPACED AT 10'-0" O.C. MAX) AND EMBEDDED 2.25 H BEHIND SEAWALL.
2. ANCHORS EMBEDDED BEHIND SEAWALL MUST BE SITE-SPECIFIC ENGINEERED.

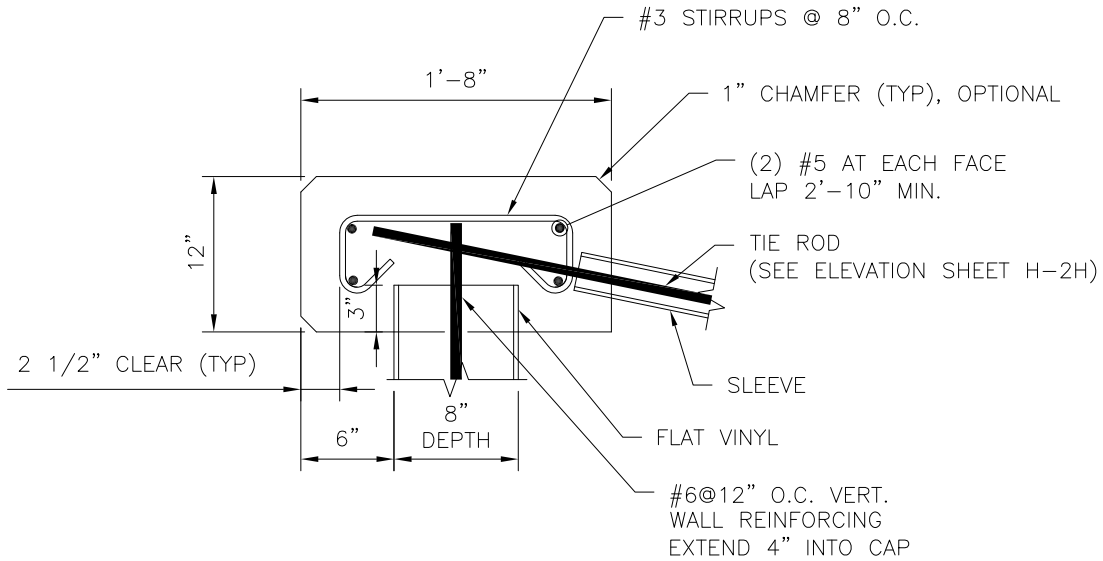
ALTERNATE SEAWALL ELEVATION

<p>ADOPTED BY CITY COUNCIL</p>	<p>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</p>	<p>TITLE</p> <p>FLAT VINYL FORM SEAWALL ALTERNATE TYPICAL ELEVATION</p> <p>REVISIONS: 09-14-2021</p>	<p>SHEET NO.</p> <p>H-2H</p>
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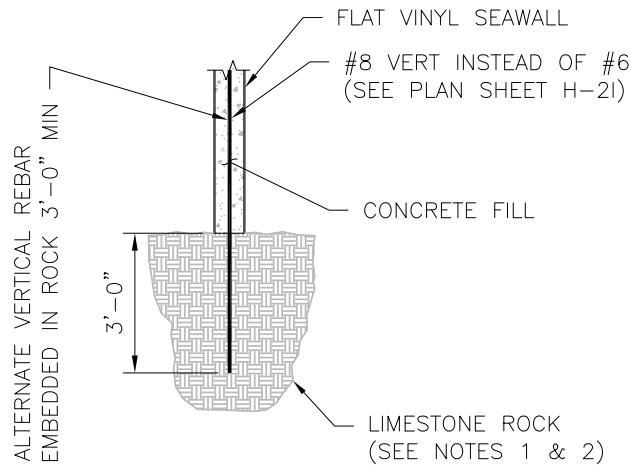


ALTERNATE SEAWALL PLAN

ADOPTED BY CITY COUNCIL	 <div>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</div>	TITLE				SHEET NO.
		FLAT VINYL FORM SEAWALL ALTERNATE TYPICAL PLAN				H-2I
		REVISIONS:		09-14-2021		



ALTERNATE SEAWALL CAP DETAIL

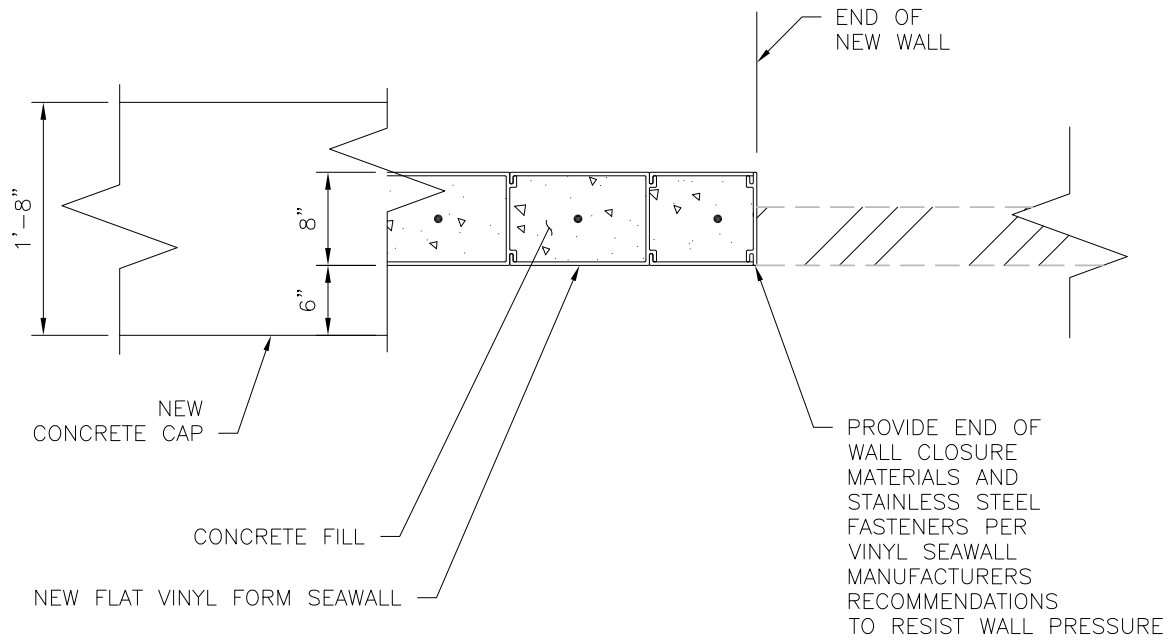


NOTES:


1. REFERENCE FLAT VINYL FORMS WITH CAST-IN-PLACE CONCRETE SEAWALL SPECIFICATION GENERAL NOTES 3.h.10 & 3.h.11.
2. IF LIMESTONE ROCK IS LESS THAN 2' THICK, PANEL MUST BE ADVANCED DOWN TO THE FULL 50% PENETRATION.

ALTERNATE SEAWALL WITHOUT PRECAST CONCRETE PINNED IN ROCK DETAIL

<p>ADOPTED BY CITY COUNCIL</p>	<p>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</p>	<p>TITLE</p> <p>FLAT VINYL FORM SEAWALL ALTERNATE TYPICAL DETAILS</p> <p>REVISIONS: 09-14-2021</p>	<p>SHEET NO.</p> <p>H-2J</p>
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ALTERNATE END OF WALL DETAIL


ADOPTED BY CITY COUNCIL	 <div>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</div>	TITLE			SHEET NO.
		FLAT VINYL FORM SEAWALL ALTERNATE TYPICAL DETAIL			H-2K
		REVISIONS:		09-14-2021	

CORR. VINYL WITH CAST-IN-PLACE CONC. SEAWALL GENERAL NOTES

1. THESE SPECIFICATIONS SHOW TYPICAL DETAILS FOR CORRUGATED VINYL FORMS WITH CAST-IN-PLACE CONCRETE SEAWALLS WHICH ARE TO BE CONSTRUCTED IN THE CITY OF CAPE CORAL. INDIVIDUAL SEAWALL DESIGN IS THE RESPONSIBILITY OF THE PERMITEE AND MUST BE PERFORMED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER WHO SHALL BE THE ENGINEER OF RECORD FOR THE PROJECT. THESE SPECIFICATIONS ARE TYPICAL DETAILS ONLY AND ARE NOT INTENDED TO BE A FINAL SEAWALL DESIGN RELATING TO A SPECIFIC SITE.
2. THE ENGINEER OF RECORD (EOR) SHALL BE RESPONSIBLE FOR CERTIFYING THE FOLLOWING AS PART OF THE FINAL SEAWALL DESIGN:
 - a. EOR OR THEIR REPRESENTATIVE VISITED THE PROJECT SITE, AND INCORPORATED ALL SITE-SPECIFIC CONDITIONS, METHOD OF CONSTRUCTION, AND LOADS INTO FINAL DESIGN.
 - b. FINAL SEAWALL DESIGN CALCULATIONS AND CONSTRUCTION DOCUMENTS MUST BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER WITH STRUCTURAL EXPERIENCE.
 - c. IN ADDITION TO FINAL SEAWALL DESIGN, THE EOR SHALL CERTIFY THAT THE FOLLOWING SEAWALL ELEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THEIR PLANS AND SPECIFICATIONS:
 - c.1. ALIGNMENT OF SEAWALL
 - c.2. PENETRATION OF SEAWALL INTO SEABED
 - c.3. SEAWALL CAP REINFORCING AND PLACEMENT
 - c.4. DEADMAN ANCHORS, REINFORCING, AND TIE-BACK PLACEMENT
3. SEAWALL DESIGN CRITERIA:
 - a. THE FOLLOWING DESIGN CRITERIA IS APPLICABLE FOR A CORRUGATED VINYL SHEET PILE WALL WITH CAST-IN-PLACE CONCRETE SEAWALL PLACED IN FRONT OF AN EXISTING PRECAST CONCRETE SEAWALL (TO REMAIN IN PLACE) WITH A 7' EXPOSED HEIGHT ABOVE THE MUDLINE.
 - b. DESIGN SPECIFICATIONS: DESIGN SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF FLORIDA BUILDING CODE RESIDENTIAL, ASCE/SEI 24 FLOOD RESISTANT DESIGN AND CONSTRUCTION, ASCE 7 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AND U.S. ARMY CORPS OF ENGINEERS ENGINEERING AND DESIGN MANUAL EM 1110-2-2504 DESIGN OF SHEET PILE WALLS.
 - c. EXISTING PRECAST CONCRETE SEAWALL MAY REMAIN IN PLACE SUBJECT TO THE FOLLOWING CRITERIA:
 - c.1. EXISTING SEAWALL CAP MUST BE SOUND, WITHIN ORIGINAL VERTICAL ALIGNMENT ($\pm\frac{1}{2}$ ") AND WITHIN ORIGINAL HORIZONTAL ALIGNMENT (WITH NO OUTWARD MOVEMENT IN TOWARDS THE CANAL).
 - c.2. EXISTING PRECAST SEAWALL PANEL MUST HAVE LESS THAN 2" HORIZONTAL MOVEMENT (WATERWARD OR LANDWARD) FROM ITS ORIGINAL PLUMB INSTALLATION.
 - c.3. THESE SPECIFICATIONS MAY NOT BE USED IF THE EXISTING PRECAST SEAWALL (TO REMAIN IN PLACE) DOES NOT MEET THE ABOVE CRITERIA.
 - d. DESIGN LOAD COMBINATIONS: (OR AS APPROVED BY THE EOR)
 - d.1. LOW TIDE CANAL WATER (WATERWARD OF WALL) AT 5.5' BELOW NEW SEAWALL CAP, PLUS WATER LEVEL LANDWARD OF WALL AT 3' BELOW NEW SEAWALL CAP, PLUS EARTH PRESSURE, PLUS 200 psf SURCHARGE LOAD.
 - d.2. CANAL WATER (WATERWARD OF WALL) AT MUDLINE (7' MAXIMUM BELOW NEW SEAWALL CAP), PLUS WATER LEVEL LANDWARD OF WALL AT 3' BELOW NEW SEAWALL CAP, PLUS EARTH PRESSURE, AND NO SURCHARGE LOAD.
 - e. SOIL ASSUMED AS LOOSE FINE SAND. ALTERNATE SOIL TYPES MAY BE CONSIDERED IF A SITE SPECIFIC GEOTECHNICAL SOILS ENGINEERING REPORT IS PREFORMED AND PROVIDED.

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		CORR. VINYL WITH CONC SEAWALL GENERAL NOTES				H-3A
		REVISIONS:		09-14-2021		

- f. SEABED (WATERWARD OF WALL) SLOPING DOWN AND AWAY FROM WALL AT 1:5 (V:H) SLOPE MAXIMUM.
- g. FINISHED GRADE (LANDWARD OF WALL) SLOPING UP AND AWAY FROM SEAWALL CAP AT 1:4 (V:H) SLOPE MAXIMUM.
- h. CORRUGATED VINYL SHEETING:
- h.1. DEPTH = 8" MAX
 - h.2. MODULUS OF ELASTICITY = 380,000 psi MIN
 - h.3. MOMENT OF INERTIA, $I = 57 \text{ in}^4/\text{ft}$ MIN
 - h.4. SECTION MODULUS, $Z = 14.3 \text{ in}^3/\text{ft}$ MIN
 - h.5. ALLOWABLE DESIGN STRESS = 3200 psi MIN
 - h.6. COLOR = GREY
 - h.7. INSTALLED VERTICAL ALIGNMENT TOLERANCE = $\frac{1}{4}$ " per foot
 - h.8. PROJECTION ABOVE MUDLINE = 7' (TOP OF CAP) (SEE SEAWALL MATRIX)
 - h.9. EMBEDMENT BELOW MUDLINE = 50% PENETRATION OF PANEL. (OR AS APPROVED BY THE EOR)
 - h.10. IF LIMESTONE ROCK IS ENCOUNTERED PRIOR TO FULL EMBEDMENT DEPTH, EMBED VINYL SHEETING 2' MINIMUM INTO LIMESTONE ROCK AFTER USING A STEEL PUNCH TO PUNCH A KEYWAY IN LIMESTONE ROCK FOR NEW VINYL SHEETING. IF LIMESTONE ROCK IS LESS THAN 2' THICK, PANEL MUST BE ADVANCED DOWN TO FULL 50% PENETRATION.
 - h.11. ALTERNATE TOE WALER BRACING IN ROCK MAY BE ALLOWED AS FOLLOWS. EMBED VINYL SHEETING 1' MINIMUM INTO LIMESTONE ROCK AFTER USING A STEEL PUNCH TO PUNCH A KEYWAY IN LIMESTONE ROCK FOR NEW VINYL SHEETING. A CONTINUOUS TOE WALER WITH ANCHOR PINS BRACING SYSTEM MUST BE ENGINEERED TO ACCOMMODATE SITE CONDITIONS AND BE DESIGNED FOR A MINIMUM HORIZONTAL COMPONENT WORKING LOAD OF 1150 PLF. ANCHOR PINS SHALL BE DESIGNED CONSIDERING BOTH SHEAR AND BENDING. PREDRILL ANCHOR PINS 3'-0" MINIMUM INTO ROCK. ALLOWABLE WALER MATERIALS: STAINLESS STEEL, STRUCTURAL PLASTIC, OR PRECAST CONCRETE. ALLOWABLE PIN MATERIALS: CARBON STEEL REBAR ASTM A615, GRADE 60 (ALLOW FOR 0.20" CORROSION ALL AROUND), -OR- STAINLESS STEEL REBAR ASTM A995, GRADE 60 (NO ALLOWANCE FOR CORROSION REQUIRED). CONTRACTOR TO OBTAIN APPROVAL FROM PUBLIC WORKS DEPT. BEFORE CONSTRUCTING.
 - h.12. SEAWALL ELEVATION OPTIONS PER SEAWALL MATRIX. IN CASES WHERE NEW SEAWALL ELEVATION IS HIGHER AT PROPERTY LINE, NEW SEAWALL ENDS SHALL BE LEVEL WITH SITE SPECIFIC DESIGN RETURN.
 - h.13. WORK TO BE PERFORMED IN ACCORDANCE WITH ARMY CORPS OF ENGINEERS (ACOE) PERMITTING GUIDELINES.
- i. MAXIMUM DISTANCE FROM CANAL FACE OF EXISTING PRECAST SEAWALL PANEL (JUST BELOW EXISTING CAP) TO CANAL FACE OF NEW SEAWALL CAP = 18".
- j. CONCRETE INSTALLED BETWEEN EXISTING PRECAST SEAWALL AND NEW CORRUGATED VINYL WALL PANEL SHALL BE POURED DOWN TO MUDLINE AND INSTALLED PER FDOT SPECIFICATION TREMIES AND PUMPS.
4. CONSTRUCTION IS TO CONFORM TO CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. FDOT SPECS APPLY WHERE REFERENCE IS MADE TO A SPECIFIC SECTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKES UNTIL THE SEAWALL IS INSTALLED AND APPROVED.

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6. CONCRETE SHALL BE TYPE II CEMENT, CLASS III CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 psi AT 28 DAYS AND COMPLY WITH FDOT SPECIFICATION PORTLAND CEMENT CONCRETE.
7. REINFORCING STEEL SHALL BE AS FOLLOWS AND SHALL BE PLACED IN ACCORDANCE WITH FDOT SPECIFICATION REINFORCING STEEL.
 - a. SEAWALL PANEL, SEAWALL CAP, AND DEADMAN: LOW-CARBON CHROMIUM STEEL REBAR ASTM A1035 CS, GRADE 100 (DO NOT WELD OR FIELD BEND). (OR AS APPROVED BY THE EOR)
 - b. TIE RODS: LOW-CARBON CHROMIUM STEEL REBAR ASTM A1035 CS, GRADE 100 (DO NOT WELD OR FIELD BEND), -OR- STAINLESS STEEL REBAR ASTM A995, GRADE 60, -OR- STAINLESS STEEL THREADED ROD 316 L (UNS S31603). (OR AS APPROVED BY THE EOR)
8. TIE REINFORCING USING PLASTIC, POLYMER, OR NYLON COATED PLIABLE STEEL WIRE THAT READILY BENDS AND TWISTS WITHOUT BREAKING.
9. ALL EXPOSED SURFACES SHALL HAVE A CLASS 3 FINISH IN ACCORDANCE WITH FDOT SPECIFICATION FINISHING CONCRETE. ALL UNEXPOSED SURFACES ARE TO BE FREE OF HONEYCOMBING AND MAJOR IMPERFECTIONS.
10. BACK FILL BELOW TIE-RODS SHALL BE HAND-COMPACTED TO PROVIDE FULL SUPPORT OF THE TIE-RODS TO PREVENT BENDING OR FRACTURING DURING COMPACTION. BACK FILL IS TO BE COMPACTED TO A STABLE DENSITY SUCH THAT NO APPRECIABLE SETTLEMENT OCCURS AFTER COMPLETION OF WALLS.
11. THE DEAD MAN ANCHORS ARE TO BE CONSTRUCTED BY PLACING CONCRETE INTO THE SPECIFIED SIZE HOLE EXCAVATED IN UNDISTURBED GROUND. ALTERNATIVELY, ENGINEERED SOIL ANCHOR SYSTEMS MAY BE CONSIDERED IF SITE-SPECIFIC ENGINEERED AND SUBMITTED FOR APPROVAL. ENGINEERED SOIL ANCHOR SYSTEMS MAY BE GALVANIZED STEEL SYSTEMS BEYOND 5' UPLAND OF THE SEAWALL. THE FIRST 5' OF TIE ROD UPLAND OF THIS SEAWALL SHALL BE REBAR TIE ROD (WITH PVC SLEEVE) OR STAINLESS STEEL (NO SLEEVE REQUIRED). THREADED TIE RODS SHALL BE PROVIDED WITH SUBSTANTIAL ANCHORS IN SEAWALL CAP DESIGNED IN ACCORDANCE WITH ACI 318. (OR AS APPROVED BY THE EOR).
12. ROCK 6" NOMINAL DIAMETER AND LESS MAY BE LEFT IN BACKFILL. ALL OTHER ROCK IS TO BE REMOVED.
13. THE CONTRACTOR WILL BE RESPONSIBLE TO COMPLETE THE CONSTRUCTION OF THE SEAWALL IN ACCORDANCE WITH THE PERMIT CRITERIA.
14. THE CONTRACTOR WILL BE RESPONSIBLE TO PEG THE TOP ROW OF THE SOD (AT TOP OF SLOPE) WITH STANDARD SURVEY STAKES AT LEAST 12" LONG SPACED 24" APART.
15. CONTRACTOR TO SEED ALL DISTURBED AREAS UNLESS A BUILDING PERMIT IS POSTED ON SITE.
16. ALL JOB SITES SHALL HAVE SEAWALL PERMITS POSTED ON AN APPROVED PERMIT BOARD WITH RAIN SHIELD PRIOR TO BEGINNING ANY CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL APPROVED TURBIDITY SCREENS IN PLACE DURING ANY AND ALL CLEARING, EXCAVATING, JETTING, AND BACK FILLING OPERATIONS WHICH TOTALLY ENCLOSES THE CONSTRUCTION SITE. SCREENS ARE TO REMAIN IN PLACE 24 HOURS MINIMUM AFTER CONSTRUCTION CEASES OR UNTIL TURBIDITY LEVEL IS 20 OR LESS NTU ABOVE THE PRE-CONSTRUCTION TURBIDITY LEVEL. SCREENS MUST EXTEND FROM THE WATER SURFACES TO THE BOTTOM AND BE ADEQUATELY WEIGHTED TO KEEP THEM IN PLACE DURING ALL OPERATIONS. THERE SHALL BE ADEQUATE FLOATATION AT THE SURFACE TO PREVENT OVERFLOW. THIS FLOATATION MUST BE BRIGHTLY COLORED TO MAXIMIZE VISIBILITY.
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19. CULVERT PIPE WHERE APPLICABLE SHALL NOT PROJECT MORE THAN 6" FROM THE WATER-FACE OF THE SEAWALL OR AS APPROVED BY THE CITY.
20. REFER TO THE FDOT SPECIFICATION ON EROSION CONTROL FOR PROTECTION OF SLOPES.


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		REVISIONS:		09-14-2021		

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					Match	
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			Existing house - Replacement of existing seawall - full property		M	V
			Existing house - Replacement of existing seawall - partial property			X
2	Repair in front of existing seawall	Cast-In-Place Concrete in Flat Vinyl Forms or Corrugated Vinyl Sheeting	Existing house - Repair in front of existing seawall - full property		M	V
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M = Mandatory

V = Variance


X = Allowed

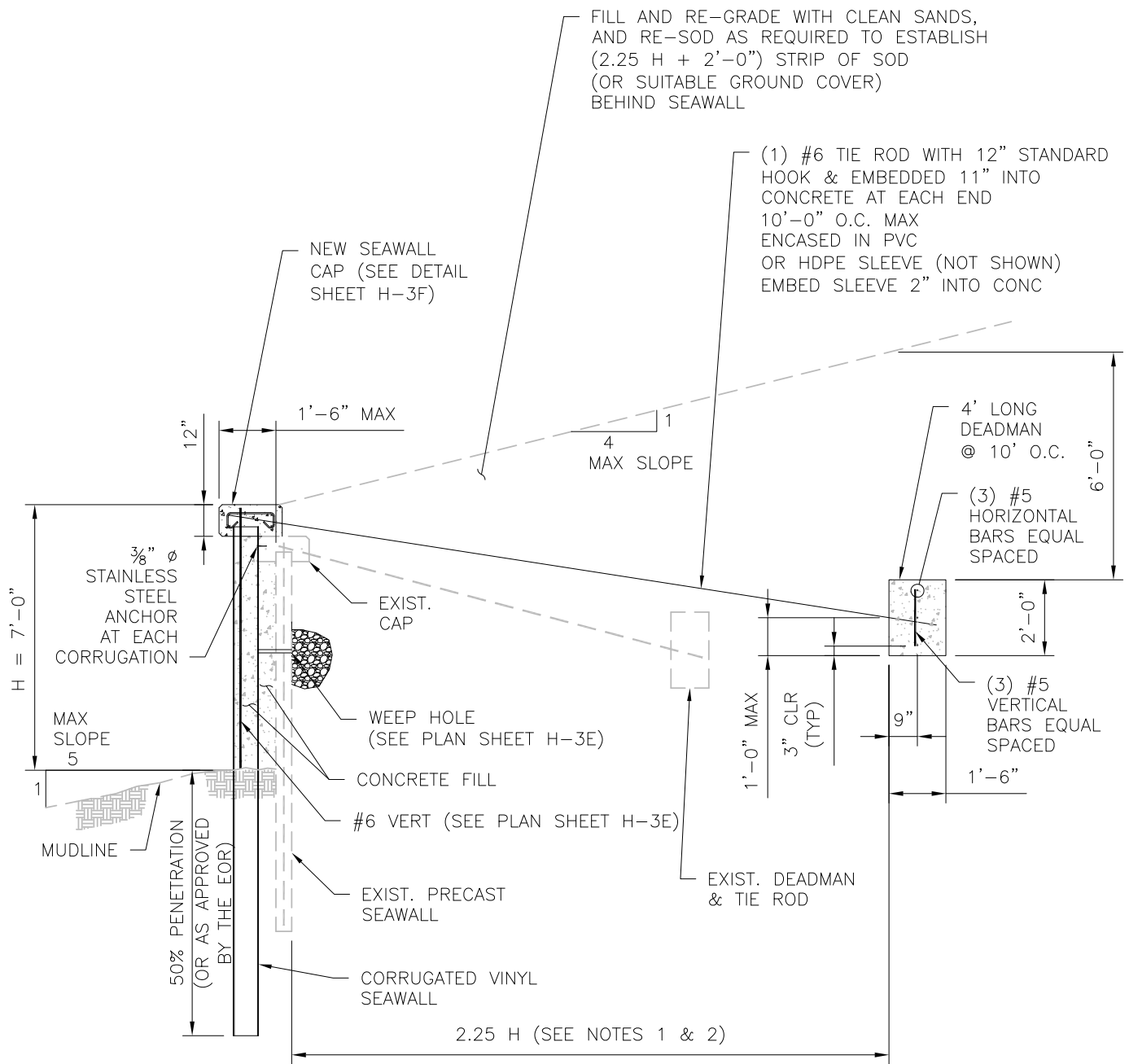
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Seawall System			Seawall Construction		Seawall Height Increases Allowed (Inches)	
					24	12
					Match	
1	New or Replacement	Precast Concrete Panels & Cast-In-Place Concrete in Flat Vinyl Forms	New house - New seawall construction		X	
			Existing house - Replacement of existing seawall - full property		X	X
			Existing house - Replacement of existing seawall - partial property			X
2	Repair in front of existing seawall	Cast-In-Place Concrete in Flat Vinyl Forms or Corrugated Vinyl Sheeting	Existing house - Repair in front of existing seawall - full property			X
			Existing house - Repair in front of existing seawall - partial property			X

X - ALLOWED

NOTES:

1. FRESH WATER CANALS - MATCH EXISTING SEAWALL ELEVATIONS.
2. SEAWALL CAPS WHICH ARE RAISED 24" ABOVE ORIGINAL SEAWALL CAP ELEVATION, CONCRETE RETURNS SHALL BE CONSTRUCTED JUST INSIDE OF EACH PROPERTY LINE EXTENDING A MINIMUM OF 5 FEET FROM THE LANDWARD EDGE OF THE REINFORCED CONCRETE SEAWALL CAP, AT AN ANGLE OF 90 DEGREES FROM THE CAP. RETURNS AND CAPS SHALL BE CONSTRUCTED IN A NEAT AND WORKMANLIKE MANNER WHICH RETAINS ALL MATERIALS FROM WASHING AWAY INTO ADJOINING PROPERTIES AND WATERWAYS. RETURNS AND CAPS SHALL HAVE A UNIFORM, SOLID, AND CONTINUOUS EXTERIOR APPEARANCE WHEN VIEWED FROM THE ADJOINING PROPERTIES AND WATERWAYS.
3. FINISHED TOP SURFACE ELEVATION OF NEW OR REPAIRED SEAWALL CAPS AND RETURNS SHALL BE LEVEL AND ELEVATED 24" ABOVE ORIGINAL CAP ELEVATION FOR NEW AND 12" ABOVE THE ORIGINAL CAP ELEVATION FOR A REPAIR.


ADOPTED BY CITY COUNCIL	 <div>CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD</div>	TITLE				SHEET NO.
		CORR. VINYL WITH CONC SEAWALL GENERAL NOTES				H-3CA
		REVISIONS:		09-14-2021		

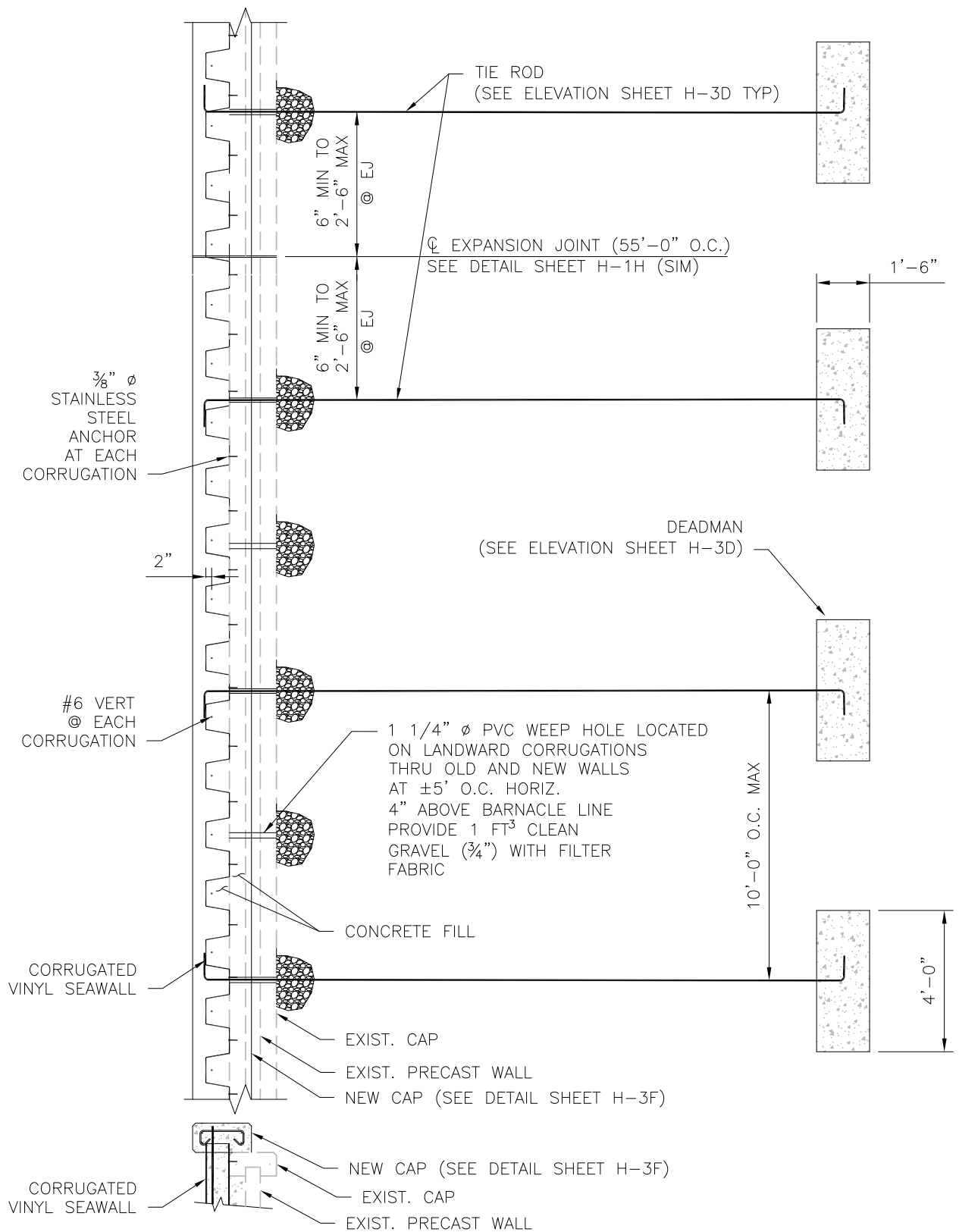


NOTES:


1. ALTERNATE TIE-ROD (STAINLESS STEEL) AND SOIL ANCHOR SYSTEMS MAY BE CONSIDERED IF ENGINEERED FOR A HORIZONTAL COMPONENT WORKING LOAD OF 1220 PLF (SPACED AT 10'-0" O.C. MAX) AND EMBEDDED 2.25 H BEHIND SEAWALL.
2. ANCHORS EMBEDDED BEHIND SEAWALL MUST BE SITE-SPECIFIC ENGINEERED.

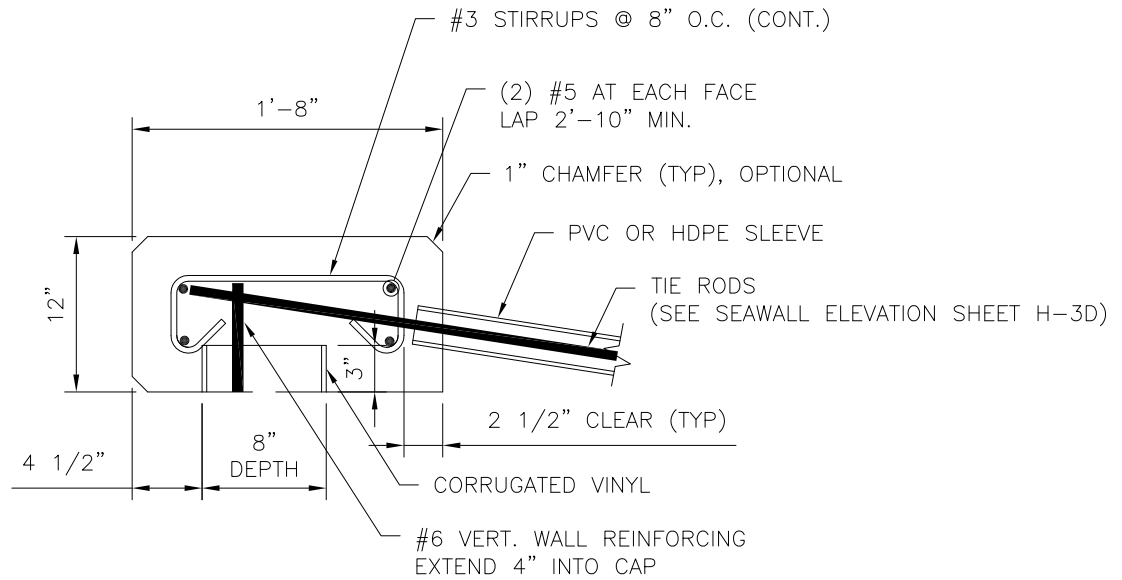
SEAWALL ELEVATION

ADOPTED BY CITY COUNCIL		CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD	TITLE	SHEET NO.
			CORR. VINYL WITH CONC SEAWALL TYPICAL ELEVATION	H-3D
			REVISIONS:	09-14-2021

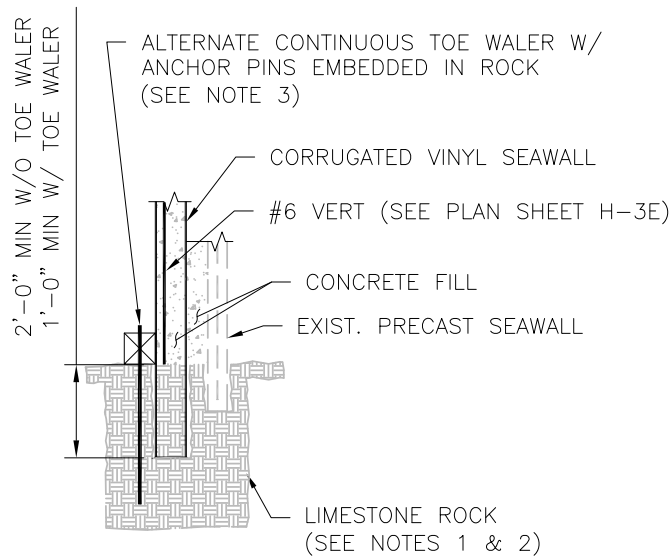


SEAWALL PLAN

ADOPTED BY CITY COUNCIL	 CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD	TITLE		SHEET NO.
		CORR. VINYL WITH CONC SEAWALL TYPICAL PLAN		H-3E
		REVISIONS:	09-14-2021	




SEAWALL CAP DETAIL

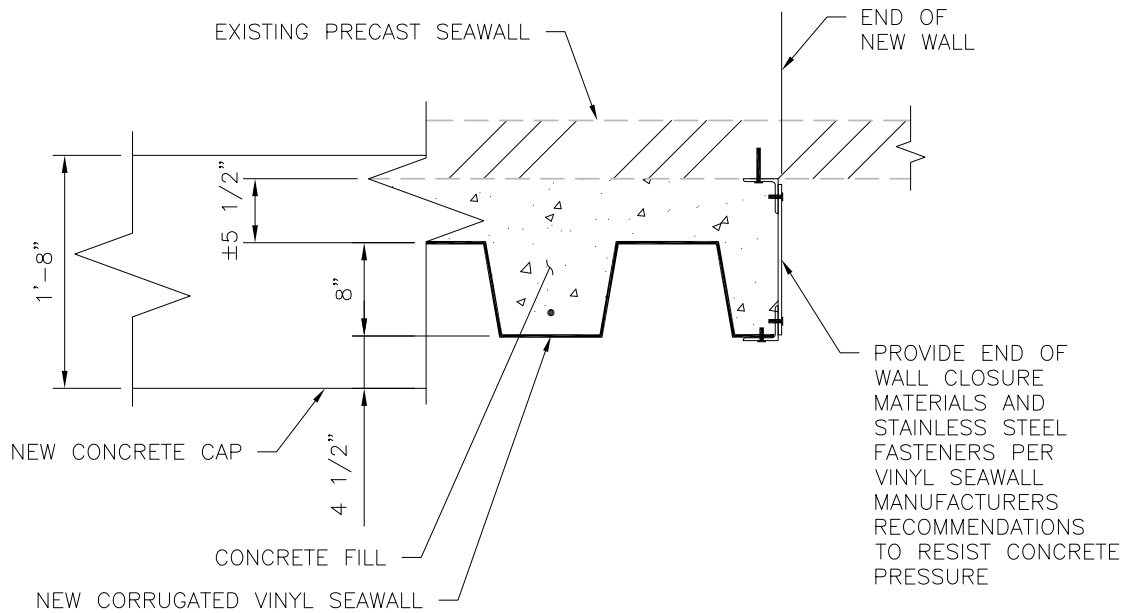


NOTES:

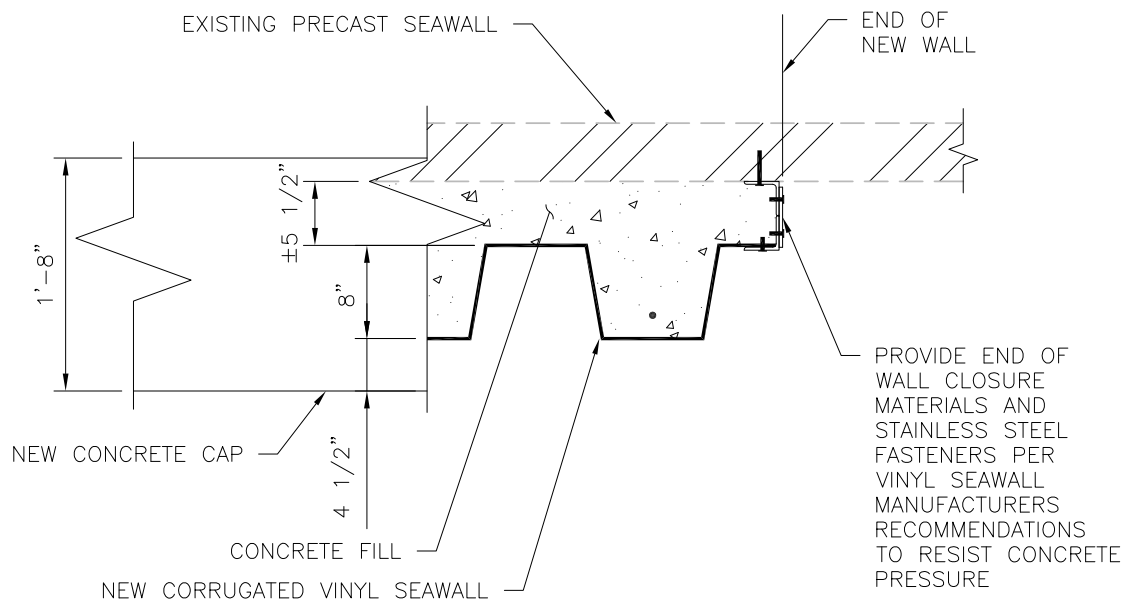
1. REFERENCE CORRUGATED VINYL WITH CAST IN PLACE CONCRETE SEAWALL SPECIFICATION GENERAL NOTE 3.h.10.
2. IF LIMESTONE ROCK IS LESS THAN 2' THICK, PANEL MUST BE ADVANCED DOWN TO FULL 50% PENETRATION.
3. REFERENCE CORRUGATED VINYL WITH CAST IN PLACE CONCRETE SEAWALL SPECIFICATION GENERAL NOTE 3.h.11.

SEAWALL WITH EXISTING PRECAST CONCRETE SEAWALL EMBEDDED IN ROCK DETAIL

ADOPTED BY CITY COUNCIL	 CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD	TITLE		SHEET NO.
		CORR. VINYL WITH CONC SEAWALL TYPICAL DETAILS		H-3F
		REVISIONS:	09-14-2021	




ALTERNATE 1



ALTERNATE 2

END OF WALL DETAILS

ADOPTED BY CITY COUNCIL	 CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT ENGINEERING DESIGN STANDARD	TITLE		SHEET NO.
		CORR. VINYL WITH CONC SEAWALL TYPICAL DETAILS		H-3G
		REVISIONS:	09-14-2021	



Seawall Engineering Design Standards

Planning and Zoning Commission

October 6, 2021



Discussion Outline

1. Seawall Installations
2. Council Approved Seawalls
3. Engineering Design Standards (EDS)
4. Proposed Seawall Heights
5. Seawall Permitting
6. Next Steps

Seawall Installations

- Engineering Design Standards (EDS) for Seawalls from 1988 with minor revisions in 2002 are based on a precast concrete panel and cast-in-place concrete cap.
- In 2017 Hurricane Irma Seawall failures prompted the review of the EDS.
- Public Works is responsible for the structural EDS.
- DCD is responsible for seawall permitting, inspections, and final approval.

Seawall Installations

- New construction
- Major seawall cap / tie rod failure – Replacement required
- Major seawall mid-panel failure - Replacement required
- Major seawall panel toe failure – Replacement required
- Minor seawall failure – Repair approved in front of existing
- Each installation is site specific



Major Seawall Failure

Council Approved Seawalls

- Precast Concrete Panels - Existing EDS
New construction or Replacement of existing seawall
- Cast-In-Place Concrete in Flat Vinyl Forms
New construction or Repair in front of existing seawall
- Cast-In-Place Concrete in Corrugated Vinyl Sheeting
Repair in front of existing seawall



Precast Concrete Panels

New Construction or Replacement of Existing Seawall



Flat Vinyl - New Construction

Flat Vinyl Repair in Front of Existing Seawall





Corrugated Vinyl Sheeting Repair in Front of Existing Seawall

Engineering Design Standards

PW and DCD met with Stakeholder Groups including:

- Blot Engineering - Structural Engineer hired by the City
- Local Seawall Contractors
- Cape Coral Construction Industry Association (CCCCIA)
- Southwest Florida Marine Industries Association (SWFMIA)
- Also consulted with the City of Punta Gorda

Engineering Design Standards (Continued)

Structural Issues Discussed

- Concrete Caps
- Concrete Panels (Slabs)
- Steel Reinforcement
- Panel Soil Penetration
- Deadman Anchors
- Tie Back Rods

Engineering Design Standards (Continued)

Structural Issues Discussed

- Require site specific design for seawalls by a Professional Engineer (PE) - Florida Building Code requires a PE design for retaining walls
- Require final certification by a PE that the seawall is constructed per the approved plans

Proposed Seawall Heights

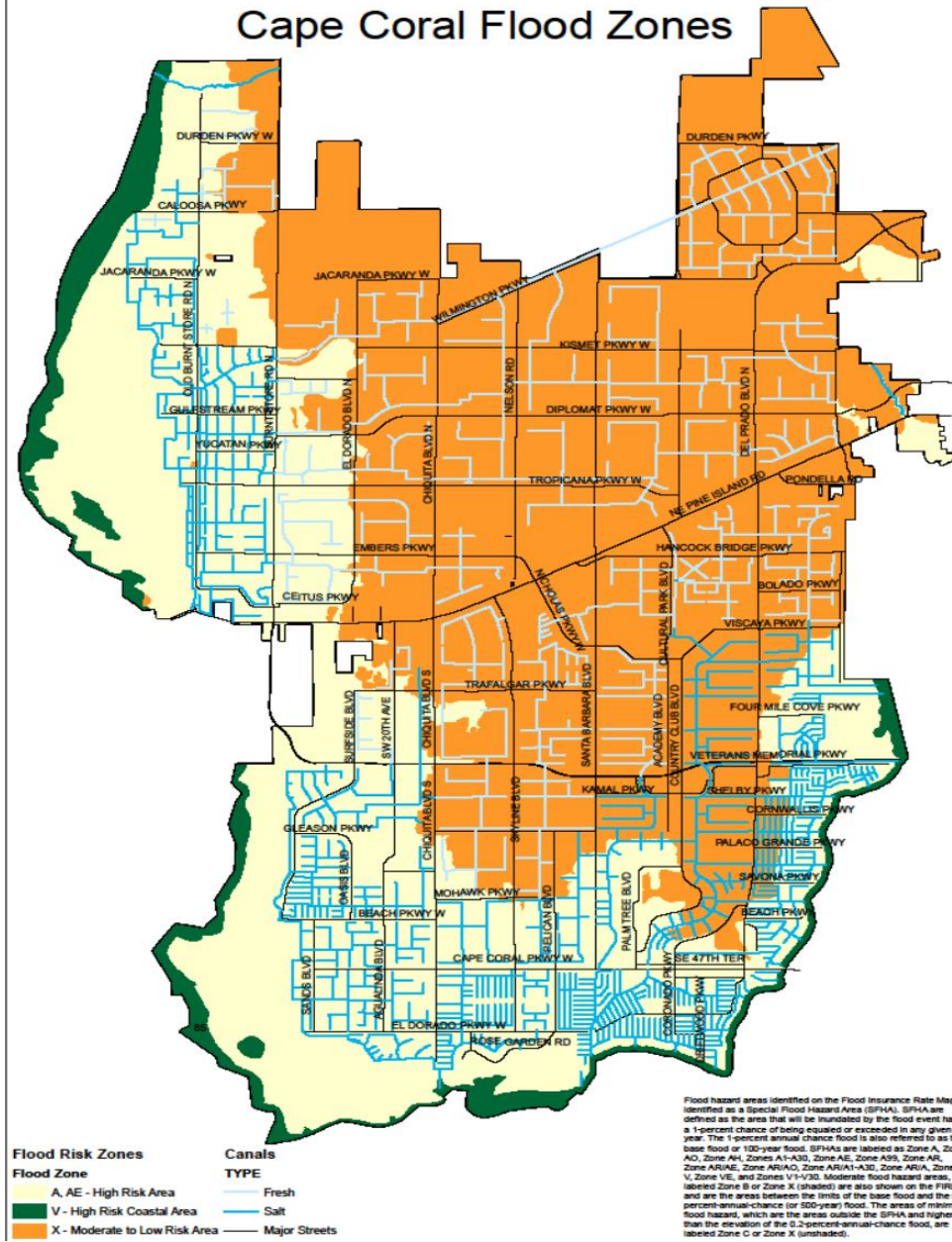
Cape Coral 100 Year Flood Zones

- V - High Risk Coastal Area – Along the River
- A, AE - High Risk Area – Majority Saltwater Canals

Cape Coral 500 Year Flood Zone

- X – Moderate to Low Risk Area – Majority Freshwater Canals

Cape Coral Flood Zones



Proposed Seawall Heights (Continued)

River, Saltwater Canals and Freshwater Canals

- River - Mandatory to raise Seawalls 24 inches for new house construction.
(Existing house - Variance for 12" repair or to match existing Seawall).
- Saltwater Canal - Raise Seawalls 24 inches, 12" Repair or match existing Seawall.
- Freshwater Canal - Match existing Seawall.
- All - Match existing seawall for partial replacement, repair or cap repair.
- Seawall ends will be level with site specific designed return.

Proposed Seawall Heights (Continued)



Proposed Seawall Heights (Continued)



Seawall Permitting

- New Seawall EDS effective March 1, 2022.
- Permits submitted to City prior to effective date are grandfathered.
- Permits submitted to USACE prior to effective date grandfathered until approval.

Next Steps

- October 6, 2021 - Planning and Zoning Commission
- October 20, 2021 - Ordinance Approval – Public Hearing Introduction
- November 3, 2021 - Ordinance Approval – Public Hearing - Final
- New Seawall EDS effective March 1, 2022 after Ordinance approval.

THANK YOU

Any Questions?





AGENDA REQUEST FORM
CITY OF CAPE CORAL

Item Number: 9.A.
Meeting Date: 10/6/2021
Item Type: STAFF UPDATES

TITLE:

Evaluation and Appraisal Report Discussion

REQUESTED ACTION:

Informational

SUMMARY EXPLANATION AND BACKGROUND:

Staff will discuss two elements, Capital Improvements and Economic Development, of the Comprehensive Plan as part of the state-mandated Evaluation and Appraisal (EAR) process. This is a process which updates the Comprehensive Plan every seven years.

This discussion is part of a preliminary review of the City's Comprehensive Plan between Staff and the Commission which has been ongoing since May 2021. Upon completion of this review effort and some additional public outreach and research, staff will formally present the update of the Comprehensive Plan as an ordinance before the P&Z Commission and City Council, to be adopted by October 2022.

STRATEGIC PLAN ALIGNMENT:

1. Is this a Strategic Decision? Yes
- If Yes, Priority Goals Supported are listed below.
- If No, will it harm the intent or success of the Strategic Plan? No

ELEMENT A: INCREASE ECONOMIC DEVELOPMENT AND REDEVELOPMENT IN THE CITY

ELEMENT B: ENHANCE FINANCIAL SUSTAINABILITY DURING ALL ECONOMIC TIMES

ELEMENT C: INVEST IN COMMUNITY INFRASTRUCTURE INCLUDING UTILITIES EXPANSION IMPROVEMENTS TO ENHANCE THE CITY'S ABILITY TO MEET THE NEEDS OF ITS CURRENT AND FUTURE RESIDENTS AND BUSINESSES

ELEMENT D: IMPROVE THE CITY'S IMAGE WITH THE PURPOSE OF BUILDING LASTING RELATIONSHIPS WITH OUR RESIDENTS AND VALUABLE PARTNERSHIPS WITH OTHER ORGANIZATIONS, AND CONTINUALLY PROVIDE A WELL-BALANCED AND POSITIVE WORKPLACE FOR OUR INTERNAL STAKEHOLDERS.

ELEMENT E: INCREASE QUALITY OF LIFE FOR OUR CITIZENS BY DELIVERING PROGRAMS AND SERVICES THAT FOSTER A SAFE COMMUNITY

RECOMMENDATIONS:

N/A

SOURCE OF ADDITIONAL INFORMATION:

Wyatt Daltry, Planning Team Coordinator, PH: (239) 573-3160, Email: wdaltry@capecoral.gov

FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:

N/A

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

PREPARED BY:

Jessica Cruz, Planning
Technician

Division- Planning

Department- Community
Development

ATTACHMENTS:

Description	Type
▣ 1. Memorandum	Backup Material
▣ 2. Capital Improvement Element	Backup Material
▣ 3. Economic Development Element	Backup Material
▣ 4. Additional Backup Material	Presentation

MEMORANDUM

CITY OF CAPE CORAL COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning and Zoning Commission

FROM: Wyatt Daltry, AICP, Planning Team Coordinator

DATE: September 24, 2021

SUBJECT: Capital Improvement and Economic Development Elements for EAR Review

Background

As the final part of our initial Evaluation and Appraisal Review of the Comprehensive Plan, please find attached the current version of both the Capital Improvement and Economic Development Elements, with proposed edits included, for your review.

Transmittal of Capital Improvement Element

The Florida Statutes require that every local government in the state have an element in their Comprehensive Plan that provides policy guidance for local government budgets, particularly for capital improvement projects.

This element is fairly administrative in nature and does not impact the use of land or provide obstacles in the development review process, and as a result, has not been amended since the previous Evaluation and Appraisal process. Similarly, few changes are proposed to this element aside from housekeeping matters such as updating dates.

Transmittal of Economic Development Element

Conversely, several changes are proposed to the Economic Development Element. This element provides policy directives and guidance which support City economic development efforts.

As the City economic policy and focus changes based on municipal needs and macroeconomic factors, policy amendments to the element are needed. For example, several policies focus on attention to expanding office and light industrial opportunities throughout Cape Coral. Additionally, several emerging economic corridors are identified as areas of interest for future code or future land use map changes.

Staff will discuss these changes and present a list of proposed changes/edits at the October 6, 2021 Planning and Zoning Commission meeting, whereupon we will discuss

any questions, comments, and proposed policy changes from the Commission and from any public participants in attendance.

Next Step

This concludes the initial review of the Comprehensive Plan, as these are the final two elements. Staff will evaluate the comments and issues raised by this review process, obtain additional input from the public, then return to the Commission with an ordinance (or perhaps ten ordinances, one for each element) for adoption in early 2022.

Thanks again for your interest in this effort.

WAD/wad (CIE_EDE to P&Z_EAR)

Attachment

CAPITAL IMPROVEMENT ELEMENT

GOALS, OBJECTIVES and POLICIES

GOAL:

The City of Cape Coral will undertake all necessary actions to ensure that adequate public facilities and services are provided in a manner which protects public and private investment in existing facilities, and promotes orderly, compact and efficient urban growth.

Objective 1: Capital improvements will be provided to accommodate desired future growth, and to update or replace facilities in an economically efficient manner, as indicated in the Five- (5) Year Schedule of Capital Improvements attached hereto as Exhibit 1.

Policy 1.1: The City of Cape Coral will schedule and fund all capital improvement projects needed to correct existing deficiencies as identified in the Five Year Schedule of Improvements and listed in the Future Land Use, Infrastructure, Recreation and Open Space, Transportation, Housing, Conservation and Coastal Management, Public School Facilities and Capital Improvements Elements.

Policy 1.2: Capital improvement projects included in the Five Year Schedule of Improvements will be evaluated annually by the City Council and funding priority assigned.

Policy 1.3: Proposed capital improvement projects will be evaluated and ranked in order of priority according to the following guidelines:

- a) the proposed project is needed to protect public health and safety, to meet the city's legal commitment to provide facilities and services, and to preserve or achieve maximum use of existing facilities.
- b) the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes infill development.
- c) the project represents a logical extension of facilities and services within a designated urban service area.

Policy 1.4: The Five Year Schedule of Capital Improvements shall be financially feasible and contain realistic projections and estimates of revenues and expenditures.

Policy 1.5: Public facility expansion and construction (including the construction of schools and public medical facilities) shall be located in such manner as to avoid impacts on unique or significant natural systems.

Policy 1.6: In identifying revenue sources for capital improvements the City should explore, and implement where appropriate, innovative financing techniques such as public/private

partnerships, new cost saving and efficient construction techniques, or incentives to developers to install needed infrastructure.

Policy 1.7: The City shall assure that adequate funding is provided for maintenance of public facilities to protect the welfare and safety of the public.

Policy 1.8: The City of Cape Coral hereby incorporates into the Capital Improvements Element and Five (5) Year Schedule of Capital Improvements for the years ~~2010-2015~~2021-2026, as well as the Public School Facilities Element, Table 16: Capacity Projects Schedule and Table 17: Total Revenue Summary from the Lee County School District's 5-Year District Facilities Work Program, as adopted by the Lee County School Board on September ~~22, 2009~~. Further, the Lee County School District's "Educational Plant Survey," adopted on October ~~24, 2006~~, is hereby incorporated by reference.

Objective 2: Coastal High-Hazard Area. New public expenditures within the Coastal High-Hazard Area shall be limited to those needed for public health and safety, recreation and open space uses, public land acquisition, and the enhancement and protection of natural resources.

Policy 2.1: Cape Coral shall designate the coastal high hazard area as the sum of all of those areas which are within the storm surge flooding zone for a Category 1 hurricane as established in the most current Hurricane Evacuation Study, Southwest Florida, Update, prepared by the Southwest Florida Regional Planning Council.

Policy 2.2: As of the adoption date of the City of Cape Coral ~~2030-2050~~ Comprehensive Plan, new public facilities, except for recreational facilities, shall not be located within the coastal high-hazard area.

Objective 3: All future development will bear its proportionate share of costs for facility improvements necessitated by the development in order to maintain the adopted level of service (LOS) standards. To facilitate this Objective, the City hereby adopts a short-term planning horizon, represented by the 5-Year Schedule of Capital Improvements; and a long-term planning horizon, represented by the year ~~2030~~2050.

Policy 3.1: The City of Cape Coral will continue to collect impact fees for water, sewer, and irrigation on all new development to assess a pro rata share of the cost to finance capacity improvements necessitated by such development.

Policy 3.2: The City of Cape Coral will continue to collect a recreation impact fee to finance capacity improvements for parks and recreational amenities.

Policy 3.3: The City of Cape Coral will continue to collect a Road Impact fee on all new development in order to assess a pro rata share of the cost needed to finance transportation capacity improvements necessitated by such development.

Policy 3.4: The City Council will periodically review the fee schedules of all impact fee ordinances and adjust the fee schedules to reflect the pro rata share of costs needed to finance improvements necessitated by new development.

Policy 3.5: The City will continue to require the dedication of land or fees in lieu thereof as a condition of plat approval for right-of-way acquisition and the provision of recreation and open space.

Policy 3.6: Provision of full city services at adopted level of service standards will be limited to the Urban Services Infill and Transition areas (as outlined in the adopted future land use map and as amended periodically via the plan amendment process) and to those other areas where the City has a legal commitment to provide services and facilities.

~~Policy 3.7: The City will provide public facilities to Hancock Creek Commerce Park and Indian Oaks Commerce Park D.R.I.s in accordance with the schedules established in the respective development orders.~~

Policy 3.87: The City will, by ~~2019~~2028, remedy existing deficiencies in its jurisdiction as identified in the Future Land Use, Recreation and Open Space, Transportation, Conservation and Coastal Management, Housing, and Infrastructure Elements.

Policy 3.98: The City shall expand and diversify the revenue sources available to the City for required capital improvements.

Policy 3.109: In order to assure the provision of public facilities and to promote economic development and growth within the City of Cape Coral, the City shall investigate the implementation of an impact fee structure that eliminates or minimizes the perceived disincentive to economic development.

Policy 3.110: The City shall maintain a public information program which promotes and emphasizes the link between the provision of infrastructure and the promotion of efficient economic development.

Objective 4: The City of Cape Coral will continue to manage its fiscal resources to ensure the provision of needed capital improvements for existing development and for future development and redevelopment in the infill and transition areas.

Policy 4.1: In the Urban Service Infill and Transition areas, the City will, prior to the issuance of building permits, insure the provision of all public facilities needed to serve the development.

Policy 4.2: The City will continue to adopt a five year capital improvement program and annual capital budget as part of its budgeting process.

Policy 4.3: The City will make efforts to secure State or Federal grants or private funds whenever available to finance the provision of capital improvements. Such efforts shall include,

but not necessarily be limited to, seeking and applying for said grants, and if required, providing matching funds for said grants.

Policy 4.4: The City will annually, prior to the submission of the annual budget to Council, perform a needs assessment for the provision of services and facilities for the following five year period. This needs assessment will take into account the following:

- 1) Existing priorities
- 2) Changes in demographics and land use patterns
- 3) ~~long~~ Long-term cost/benefit ratio of proposed facilities.

Policy 4.5: The City will continue to implement financial management policies which achieve the following results:

- 1) Limitations on General Government Debt Service as a percentage of Non-Ad Valorem General Fund Revenues Debt Limit - 20% Target – 15%
- 2) Maintaining direct debt per capita at or below the standard municipal rating agency median for cities of comparable sizes Not to exceed 135% of such median
- 3) Maintaining a ratio of net debt to taxable assessed value of properties within the City at or below the standard municipal rating agency median for cities of comparable size Not to exceed 135% of such median.

Objective 5: Decisions regarding the issuance of development orders and permits will be based upon coordination of the development requirements included in this Comprehensive Plan, the land development regulations, and the availability of necessary facilities needed to support such development at the time needed.

Policy 5.1: The City hereby adopts Level of Service Standards (LOS) for Transportation, Water, Sewer and Irrigation Facilities, Solid Waste Facilities, Drainage Facilities Quality and Quantity, School and Recreational Facilities, as identified within the Transportation, Infrastructure, Recreation & Open Space and Public School Facilities Elements of this Comprehensive Plan, and will use them in reviewing the impacts of new development upon public facility provision.

Policy 5.2: The City of Cape Coral will maintain an "Adequate Facilities" ordinance to ensure that adequate facility capacity is available or will be available to serve new development. The minimum requirements for concurrency determination are as follows:

Potable Water, Sewer, Solid Waste, and Drainage

Prior to approval of a building permit or its functional equivalent, the City shall ensure that, consistent with public health and safety, adequate water supplies shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or

its functional equivalent for the development. Prior to approval of a building permit or its functional equivalent, the City shall consult with its applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent for the development.

Parks and Recreation: Excepting only such projects as described under Policy 5.3, below, a proposed residential development shall be determined concurrent for park and recreational facilities and services if any of the following conditions are met:

- (1) At the time a development order or building permit is issued, the necessary facilities and services are in place or under actual construction; or,
- (2) A development order or building permit is issued subject to the condition that the acreage for the necessary facilities and services is dedicated to or acquired by the City or funds in the amount of the developer's fair share are committed by the time of the issuance of the building permit; or,
- (3) At the time a development order or building permit is issued, the necessary park and recreational facilities and services are the subject of a binding executed agreement which requires the necessary park and recreational facilities and services to serve the new development to be in place or under actual construction no more than three (3) years after the issuance of a building permit; or,
- (4) At the time a development order or building permit is issued, the necessary park and recreational facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three (3) years after issuance of a building permit.

Transportation

- (1) At the time a development order or building permit is issued, the necessary transportation facilities and services are in place or under actual construction; or
- (2) A development order or building permit is issued subject to the condition that the necessary transportation facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three (3) years after issuance of a building permit. The required transportation facilities and services shall be provided for in the Capital Improvements Element; or
- (3) At the time a development order or building permit is issued, the necessary transportation facilities and services are the subject of a binding executed agreement which requires the necessary transportation facilities and services to serve the new development to be in

place or under actual construction no more than three (3) years after the issuance of a building permit; or

- (4) At the time a development order or building permit is issued, the necessary transportation facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three (3) years after issuance of a building permit.

Policy 5.3: For the purpose of issuing a development order or building permit, a proposed development may be deemed to have a de minimis impact on the affected park and recreational facilities and not subject to concurrency requirements of Policy 1.8 only if all of the following conditions are met:

- The development proposal is for an increase in density less than or equal to two (2) times the density or intensity of existing development, or for the development of a vacant parcel of land, residential development proposal is for a density of less than four (4) dwelling units per acre; and
- The park and recreational impact of the proposed residential development does not exceed 0.1 percent of the adopted level-of-service of the affected park and recreational facilities.
- If the affected park and recreation facilities do not meet adopted level-of-service standards, the cumulative park and recreational impact from the de minimis exemption does not exceed three (3) percent of the adopted level-of-service standard.

Policy 5.4: The City will evaluate, for purposes of long-term development, a broad variety of arts facilities, including: outdoor performing arts facilities, community theater activities, museums, and fine arts workshops. The City will amend the Comprehensive Plan to incorporate those facilities into its Capital Improvement Element for which adequate demand can be established and for which a cost/benefit analysis indicates financial feasibility.

Policy 5.5: The City will annually evaluate proposed plan amendments and applications for new development to determine whether the proposed development or amendment will:

- a) Exacerbate any existing facility deficiencies, as described in the Transportation Element; the Infrastructure Element; and the Recreation and Open Space Element.
- b) Generate public facility demands that may be accommodated by capacity increases planned in the Five Year Schedule of Capital Improvements.
- c) Conform to future land uses as shown in the adopted Future Land Use Element and the service areas for Potable Water, Sanitary Sewer, Solid Waste and Drainage as described in the Infrastructure Element.

- d) Adversely affect the facilities plans of state agencies, including the South Florida Water Management District.

Policy 5.6: The City will evaluate applications for new developments to assure that public facilities provided by the developer accommodate public facility demands based upon adopted Level of Service standards.

Policy 5.7: In order to promote urban infill development, redevelopment, and increased use of public transit, the City shall investigate the possibility of identifying transportation concurrency management areas, transportation concurrency exception areas, or public transportation concurrency exception areas as delineated in Rule 9J-5.0055(5), 9J-5.0055(6), and 9J-5.0055(7), Florida Administrative Code.

Policy 5.8: New development, redevelopment and infill development projects located within the City of Cape Coral Downtown CRA Transportation Concurrency Exception Area (Downtown TCEA) may elect to be exempt from transportation concurrency requirements through implementation of the mitigation strategies described in Policy 14.5 of the Future Land Use Element. New development, redevelopment and infill development projects that do not choose to mitigate transportation concurrency impacts in such manner shall be subject to all applicable transportation concurrency requirements. Whether or not a project elects to mitigate its transportation impacts through the strategies identified in Future Land Use Policy 14.5, or elects to be subject to standard transportation concurrency requirements, all projects shall be subject to concurrency review for the purpose of assessing the transportation impacts of the proposed development.

CONCURRENCY MANAGEMENT SYSTEM

The City of Cape Coral's Concurrency Management System (CMS) is established to assure that adequate public facilities are available to serve new development within Cape Coral. The CMS identifies level of service (LOS) standards for public facilities, guidelines for the interpretation and application of LOS standards, and mechanisms for the implementation and monitoring of the City's CMS.

GOAL:

The City of Cape Coral shall ensure that adequate public facilities and services are provided concurrent with new development.

Objective 1: The City shall coordinate land development with the public and private provision of community services and facilities.

Policy 1.1: Development Orders or building permits shall not be issued unless adequate capacity exists or is assured in order to maintain the adopted level of service standards for public facilities.

Policy 1.2: The City hereby adopts the Level of Service Standards (LOS) for Transportation; Solid Waste Facilities; Drainage Facilities Quantity and Quality; Potable Water, Sewer, and Irrigation Facilities; and Recreational Facilities, as identified in the Transportation, Infrastructure, and Recreation & Open Space Elements of this Comprehensive Plan, and will use them in reviewing the impacts of new development upon public facility provision.

Policy 1.3: The Capital Improvements Element shall provide a financially feasible plan which assures that adopted level of service standards will be achieved and maintained.

Objective 2: The City shall enforce the concurrency management system provisions to ensure that level of service requirements are met for development prior to issuance of a development order or building permit.

Policy 2.1: The City of Cape Coral will adopt and maintain land development regulations to implement and enforce the concurrency management system.

Policy 2.2: The City shall maintain a database of transportation, potable water, sanitary sewer, irrigation, drainage, solid waste, and park and recreation level of service standards.

Policy 2.3: The City of Cape Coral will maintain an "Adequate Facilities" ordinance to ensure that adequate facility capacity is available or will be available to serve new development.

Policy 2.4: The minimum requirements for concurrency determination are as follows:

Potable Water, Sewer, Solid Waste, and Drainage

~~Potable Water, Sewer, Solid Waste, and Drainage~~

Prior to approval of a building permit or its functional equivalent, the City shall ensure that, consistent with public health and safety, adequate water supplies shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent for the development. Prior to approval of a building permit or its functional equivalent, the City shall consult with its applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent for the development.

Parks and Recreation: Excepting only such projects as described under Policy 5.3 of the Capital Improvements Element, below, a proposed residential development shall be determined concurrent for park and recreational facilities and services if any of the following conditions are met:

- (1) At the time a development order or building permit is issued, the necessary facilities and services are in place or under actual construction; or,

- (2) A development order or building permit is issued subject to the condition that the acreage for the necessary facilities and services has been dedicated to or acquired by the City of Cape Coral or funds in the amount of the developer's fair share have been committed by the time of issuance of the building permit; or,
- (a) A development order or building permit is issued subject to the condition that the necessary facilities and services are scheduled to be in place or under construction not more than one year after issuance of a certificate of occupancy as provided in the Five-Year Schedule of Capital Improvements; or,
- (b) When the development order or building permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the facilities and services to be in place or under actual construction not more than one year after the issuance of a certificate of occupancy; or,
- (c) When the development order or building permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement pursuant to Section 163.3220, F.S., or Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy.
- (3) At the time a development order or building permit is issued, the necessary park and recreational facilities and services are the subject of a binding executed agreement which requires the necessary park and recreational facilities and services to serve the new development to be in place or under actual construction no more than three (3) years after the issuance of a building permit; or
- (4) At the time a development order or building permit is issued, the necessary park and recreational facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three (3) years after issuance of a building permit.

Transportation

- (1) At the time a development order or building permit is issued, the necessary facilities and services are in place or under actual construction; or,
- (2) A development order or building permit is issued subject to the condition that the necessary transportation facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after the issuance of a building permit. The required

transportation facilities and services shall be provided for in the Capital Improvements Element; or

- (3) At the time a development order or building permit is issued, the necessary transportation facilities and services are the subject of a binding executed agreement which requires the necessary transportation facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuing of the building permit; or,
- (4) At the time a development order or building permit is issued, the necessary transportation facilities and services are guaranteed in an enforceable development agreement pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after the issuance of a building permit.

Policy 2.5: The City shall annually monitor the adopted level of service of public facilities and the capacity of public facilities to maintain adopted level of service standards.

MONITORING AND EVALUATION

Chapter 163 of the Florida Statutes requires the Capital Improvement Element to be continuously monitored and evaluated. Therefore, this element will be reviewed on an annual basis to ensure that required fiscal resources will be available to provide the public facilities needed to support the adopted Level of Service Standards.

The annual review will be the responsibility of the City Manager, the City Finance Director, and the City Department of Community Development Director. This group's findings and recommendations will be presented to the Mayor and City Council at a public meeting. The City Council will direct staff to take appropriate actions based upon the review committee's findings and recommendations.

The City, ~~in conducting its annual review of the Capital Improvement Element,~~ will consider the following factors and will amend the element accordingly;

- 1) any corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the element; or the date of construction of any facility enumerated in the element;
- 2) the Capital Improvement Element's consistency with other elements and its support of the Future Land Use Element;
- 3) the City's ability to provide public facilities and services within the urban service area in order to determine any need for boundary modification or adjustment;
- 4) the priority assignment of existing public facility deficiencies;

- 5) the City's progress in meeting those needs determined to be existing deficiencies:
- 6) the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
- 7) the City's effectiveness in maintaining the adopted LOS standards;
- 8) the City's effectiveness in reviewing the impacts of plans and programs of state agencies and water management districts, which provide public facilities within the city's jurisdiction;
- 9) the effectiveness of impact fees for assessing new development a pro rata share of the improvement costs which they generate;
- 10) the impacts of special districts and any regional facility and service provision upon the City's ability to maintain its adopted LOS standards;
- 11) efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements;
- 12) the transfer of any unexpended account balances;
- 13) the criteria used to evaluate proposed plan amendments and requests for new development or redevelopment; and
- 14) Capital improvements needed for the latter part of the planning period, for inclusion in the 5-year Schedule of Capital Improvements.

ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL: ~~Mobilize public and private resources~~ Establish and strategically promote public financial incentives to achieve an economically balanced community with a superior quality of life, employment opportunities for current and future residents and a diversified tax base.

Objective 1: The City of Cape Coral shall ~~continue facilitate to collect, analyze~~ the collection, analysis and dissemination ~~on of e~~ relevant economic data and information in order to develop effective programs, projects, and activities to achieve its economic development goals.

Policy 1.1: The Economic and Business Development Office (EBDO) of the City of Cape Coral is ~~hereby~~ designated as the City's clearing house for the collection, analysis, and dissemination of relevant economic data for developing and monitoring the progress of programs, projects, and activities related to economic development.

Policy 1.2: The EDBO shall facilitate the collection, analysis and policy initiatives related to economic development programs, projects, and activities to maximize job creation, retention and expansion of the tax base.

~~The EDO shall collect and analyze data for base lining, monitoring, and evaluating economic development programs, projects, and activities.~~

Policy 1.3: ~~The Economic Development Office shall carry out research projects to analyze economic, investment and development trends, in support of programs, projects, and activities designed to broaden and enhance the City's economy.~~

The EDBO shall submit quarterly reports to the City Manager and City Council that addresses the status of the economic indicators of the city's economy, business and development activities and the impact of economic development programs, projects and activities generated from the objectives and policies of this plan. Said report may consist of:

- A review of the economic development & business activities underway and planned;
- Recommendations concerning infrastructure needs to support economic development efforts;
- Summary of business expansions and new business starts;
- Report of business expansion and attraction to the City through assistance and recruitment efforts;
- A report of educational training opportunities for businesses and employees;
- Performance Metrics;

Policy 1.4: ~~The Economic Development Office shall submit an annual report to the City Manager and City Council that addresses the status of the economic indicators of the city's economy, and the impact of economic development programs, projects and activities generated~~

~~from the objectives and policies of this plan. Said report may consist of:~~

- ~~• A review of the economic development business marketing plan and the tourism marketing plan;~~
- ~~• Recommendations concerning infrastructure needs to support economic development efforts;~~
- ~~• Summary of business expansions and new business starts;~~
- ~~• Report of business expansion and attraction to the City through assistance and recruitment efforts;~~
- ~~• A report of educational training opportunities for businesses and employees;~~
- ~~• Number of new jobs created;~~
- ~~• Cost and benefits of public investments to enhance economic development.~~

Objective 2: The City shall plan, design, and implement programs, projects, and activities that support and assist in the expansion of existing businesses in the City of Cape Coral and that recruit new businesses. The Office of Economic Development is ~~hereby~~ designated to carry out the following policies to achieve Objective 2.

~~**Policy 2.1:** The Office of Economic Development shall develop and implement a citywide marketing plan, inclusive of the Community Redevelopment Agency (CRA), to encourage existing business to invest in expansions and to attract new businesses.~~ **Policy 2.1:** The EDBO shall develop and implement a citywide developer and business recruitment/retention strategy to encourage existing business to invest in expansion and to attract new businesses and promote new and expanded development of office, light industrial and mixed-use projects throughout the city.

~~**Policy 2.2:** The EDO shall develop and implement a tourism marketing plan.~~ Reserved.

Policy 2.3: The EDBO shall promote the use of public and private incentives to developers and businesses in order to diversify and expand the City's economic base resulting in the development of more office & light industrial uses. ~~The EDO shall mobilize public and private resources to support the City's economic development efforts to assist both existing and new businesses.~~

Policy 2.4: The City of Cape Coral shall seek to attract and develop industries and businesses that do not negatively impact the City's natural environment and its resources.

Policy 2.5: The City of Cape Coral shall create financial incentives that target office & light industrial developments as well as mixed-use/clustered projects which reduce the need for vehicles. ~~The City of Cape Coral shall determine which types of businesses are most desirable and shall create financial incentives that target such businesses enterprises.~~

Policy 2.6: The City of Cape Coral shall develop and implement financial incentives designed to support the retention and expansion of existing businesses.

Policy 2.7: The City of Cape Coral shall maximize economic growth by developing and implementing a marketing strategy to encourage development in the neighborhood centered around the Veterans Administration Clinic. Scheduled to open in 2012, the facility owned by the United States Department of Veterans Affairs (located on ± 30 acres at the northwest corner of Corbett Road and Diplomat Parkway East) is designed to provide primary and specialty healthcare to a population of over 202,000 veterans throughout Southwest Florida. The purpose of the marketing strategy is to optimize support to the facility, that will in turn benefit the local economy, by attracting a concentration of development that would have a synergistic relationship with the Veterans Administration Clinic. To this end, the City may take a variety of actions including, but not limited to, consideration of modifications to the regulatory framework, creation of specific advertizing campaigns to focus attention on this area, and consideration of incentives to attract development such as office and medical parks, assisted living facilities, hotels, and light industrial enterprises.

Objective 3: The City shall designate the EDBO Economic Development Office, in cooperation with the Department of Community Development, to define and map future land use areas for commercial, industrial and clustered mixed-use developments ~~commercial development~~ and to define optimal density for industrial and business development.

Policy 3.1: The City of Cape Coral shall create financial incentives that target office & light industrial developments as well as mixed-use/clustered projects which reduce the need for vehicles. The Economic Development Office shall conduct research and studies to determine current and future land and development intensity needs for commercial, retail, office and industrial uses and create an implementation plan.

Policy 3.2:

The City of Cape Coral shall reserve properties to support the establishment of office & light industrial developments according to the following corridors and guidelines:

- **Pine Island Road Corridor from Burnt Store Road eastward to city limits.** All projects with frontage exceeding 170 feet shall be reserved for retail, office and warehouse/light industrial uses in order to maximize employment and revenue opportunities for the city. For those multi-family developments with a minimum of 30,000 square feet fronting the roadway (excluding public and outdoor storage as well as assisted living facilities), they will be permitted to be developed on these properties within 200 feet of Pine Island Road. Those uses excluded such as multi-family and assisted living facilities, they may be permitted in the rear of such properties but no closer than 250 feet from Pine Island Road.
- **Northeast 24th Avenue from Diplomat Parkway to Littleton Parkway.** Properties located on the east side of the roadway and abutting the existing Veterans Medical Clinic shall be reserved to support a mix of medical and professional office uses; warehouse and light industry and hotels, restaurants and retail uses as well as multi-family and assisted

living facilities. Sites of 5 or more acres will prohibit the establishment of public and outdoor storage facilities.

- **Burnt Store Road Corridor from Embers Parkway northward to city limits.** Extending 400 foot east and west along the corridor, no public and/or outdoor storage or multi-family developments will be permitted. The intent is to promote development of office, light industrial/warehouse, commercial and retail establishments to maximize the attraction of business parks with a mix of employers.
- **Corbett Road from Diplomat Parkway northward to Littleton Parkway.** Reserve this corridor north of the Veterans Medical Clinic and U.S. Army Reserve to support retail, office and light industrial purposes.
- **Zemel East.** Reserve a minimum of 20% of the undeveloped land fronting Highway 41 to support a business park consisting of no less than 500,000 square feet of industrial and office buildings.
- **In addition,** The City of Cape Coral shall provide for the location of industrial and commercial development according to the following guidelines:
 - The Future Land Use Element's Commercial Node Criteria;
 - Access to the transportation network, notably proximity to arterials and collectors;
 - Access to utilities;
 - Acceptable impacts on the environment and adjacent land uses;
 - A focus on scale and clustered development, such as research and technology parks, as valuable economic assets to the City and give such projects high priority;
 - Developments will also attract post-secondary education assets, including vocational schools, undergraduate colleges and universities and post-graduate education and research institutions.

Objective 4: The City shall review and, where possible, streamline land development regulations and permitting processes to shorten the review cycle time such that Cape Coral becomes measurably more efficient location for creating commercial development.

Policy 4.1: The City will evaluate and implement when applicable Fast Track review processes and objective standards for timely permit processing.

Policy 4.2: The City will evaluate and implement when applicable best practices in permitting review error reduction, process improvement and customer satisfaction.

Objective 5: Recognizing that workforce is a primary determinant for business growth and

attraction, the City will establish programs that encourage development of a higher quality workforce, including retention of local students, and that provide housing opportunities that will be suitable for the city's workforce.

Policy 5.1: The City will identify workforce education strategies that support Cape Coral businesses.

Policy 5.2: The City will evaluate and advocate for educational, vocational, and technical training opportunities to match needs of new and existing employers and employees.

Policy 5.3: The ~~Office of Economic Development~~EBDO will meet periodically with representatives of educational institutions and workforce development organizations to discuss long-range planning for improving education and training opportunities for the benefit of Cape Coral businesses.

Policy 5.4: The ~~Office of Economic Development~~EBDO will provide input for the design of programs to increase the availability of suitable housing that is priced appropriately for the city's workforce.

Policy 5.5: The ~~Office of Economic Development~~EBDO will ~~evaluate and~~ advocate ~~for~~ creating programs that assist Cape Coral employers to assist their employees to afford housing.

Objective 6: Recognizing that Cape Coral is encumbered by having been pre-platted as largely a residential community, and that the City is not located along major transportation corridors, the City shall continue to coordinate with appropriate Federal, State and local agencies to increase the city's flexibility to implement land use changes for commercial development, and to increase the city's eligibility for transportation funding.

Policy 6.1: Cape Coral shall collaborate with other pre-platted communities in Florida to define changes in state legislation and policies that would enable these communities to more rapidly assemble land for commercial development.

Policy 6.2: The City shall continue to coordinate with FDOT and the Lee County Metropolitan Planning Organization and other relevant government agencies to expand and enhance the overall transportation network in Cape Coral in order to provide improved access to commercial and industrial locations which includes providing increased access to both Pine Island Road and Burnt Store Road for medical and professional office and industrial developments.

Policy 6.3: The City shall foster land assembly efforts in targeted areas having fragmented land ownership patterns. Such land assembly efforts shall include, but not necessarily be limited to: ~~and,~~ assisting land-owners in establishing real estate trusts; holding meetings or workshops concerning the benefits of a unified development plan.

Policy 6.4. Facilitate the redevelopment of retail shopping centers with large vacant and/or underutilized big box stores. Department stores and big box retailers no longer require 50,000 square feet or more spaces. Expanding zoning in these centers to support supply chain, office space, hotels, and multi-family development will be essential in order to strengthen and help make

these centers viable once again. These transformations are occurring across the country with shopping malls including Fort Myers Edison Mall.



EAR – Economic Development and
Capital Improvement Elements
October 6, 2021
Planning and Zoning Commission Meeting



What is the EDE?

- **The Economic Development Element; one of 10 elements of the Comprehensive Plan**
- **This element provides policies and guidance which would support economic development efforts**
- **Element identifies responsibilities of the Economic and Business Development Office**
- **Element further defines focus of City economic development efforts, provides guideline for future investments in economic development efforts**

Proposed EDE Revisions - Staff

- **Several policies proposed to be overhauled or deleted**
- **Policy 1.3 identifies EBDO's responsibility in keeping the City Council informed of upcoming economic development projects**
- **Several policies are proposed to refocus City attention to expanding office and light industrial opportunities (Policies 2.1, 2.3, 2.5, 3.2).**
- **Policy 3.2 expressly identifies certain economic corridors of interest**

Proposed EDE Revisions - Staff

- **Policy 6.2 is strengthened to focus on additional access to Pine Island Road and Burnt Store Road**
- **A new policy, Policy 6.4, identifies the City need to redevelop shopping centers with large, vacant or underutilized big box stores, which represents an issue for commercial real estate nationwide**
- **Redeveloping these centers with office space and multi-family can make these centers viable once more**

Proposed EDE Revisions – In-process

- **No ordinances in-process at present**

What is the CIE?

- **The Capital Improvement Element; one of 10 elements of the Comprehensive Plan**
- **Purpose is to provide policy guidance for the budget, notably the Capital Improvement Program, which is updated annually**
- **Doesn't often get amended**
- **Administrative by nature and isn't connected to the day-to-day planning activities such as future land use map amendments, rezones, site plan review**

Proposed CIE Revisions - Staff

- **Policy 3.7 is proposed to be removed as it is related to 2 DRI's which have been abandoned for the past decade**
- **Other changes to the element focus on housekeeping matters (changing dates)**

Proposed CIE Revisions – In-process

- No ordinances in-process at present