

Cape Coral Planning & Zoning Commission/Local Planning

Agency



AGENDA

Wednesday, July 5, 2017

9:00 AM

Council Chambers

1. CALL TO ORDER

A. Chair Read

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

A. Hewitt, Kibitlewski, Marmo, Peterson, Ranfranz, Read, Schneider
Alternate Robinson and Slapper

5. APPROVAL OF MINUTES

A. Special Meeting - May 24, 2017

B. Regular Meeting - June 7, 2017

6. BUSINESS

**7. PLANNING AND ZONING COMMISSION / LOCAL PLANNING
AGENCY PUBLIC HEARING**

A. Ordinance 32-17 (LU 17-0001)

WHAT THE ORDINANCE ACCOMPLISHES:

**An ordinance amending the Future Land Use Map from
Public Facilities (PF) to Commercial/Professional (CP) for
property located at 2935 Del Prado Boulevard South and 1627
Cornwallis Parkway.**

8. STAFF UPDATES

9. OTHER BUSINESS

10. LPA MEMBER COMMENTS

11. DATE AND TIME OF NEXT MEETING

A. Wednesday, August 2, 2017, at 9:00 a.m. in Council Chambers

12. ADJOURNMENT

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

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

Item Number:	5.A.
Meeting Date:	7/5/2017
Item Type:	APPROVAL OF MINUTES

**AGENDA REQUEST
FORM**
CITY OF CAPE CORAL



TITLE:

Special Meeting - May 24, 2017

REQUESTED ACTION:

STRATEGIC PLAN INFO:

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

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:

Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> SPECIAL MEETING MINUTES 2017-05-24	Backup Material

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

WEDNESDAY, MAY 24, 2017

COUNCIL CHAMBERS

9:00 A.M.

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

A moment of silence was observed.

Pledge of Allegiance.

ROLL CALL: Kibitlewski, Marmo, Peterson, Ranfranz, Read, Schneider and Alternates Robinson and Slapper were present. Hewitt was excused. Marmo left at 9:30 a.m.

ALSO PRESENT: Brian Bartos, Assistant City Attorney
Rana Erbrick, Council Liaison
Bob Pederson, Planning Manager
Wyatt Daltry, Planning Team Coordinator

BUSINESS.

**PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY
PUBLIC HEARING**

Assistant City Attorney Bartos read the title of the Ordinance.

Ordinance 23-17 (LU 17-0002)

An ordinance amending the Future Land Use Map from Single Family and Multi-Family by PDP (SM) and Parks and Recreation (PK) to Mixed Use (MX) for properties located at 106 Old Burnt Store Road North, 606 Old Burnt Store Road North, and 4100 Tropicana Parkway West.

Planning Team Coordinator Daltry presented a power point titled Ordinance 23-17 (LU17-0002) with the following slides:

- Ordinance 23-17
- Case #LU17-0002
- Future Land Use
- Background
- Additional Considerations
- Considerations-Comprehensive Plan
- Recommendation

Planning Team Coordinator Daltry mentioned the properties are all City-owned. He reviewed the purpose of the LU case as the next step in implementing the adopted Vision Plan for mixed-use development. The City is currently updating its Land Use and Development Regulations. The Planning Division staff recommended approval for the following reasons: The request was consistent with the Comprehensive Plan and the request was consistent with Council direction pertaining to the Seven Islands Vision. He noted that Staff received two letters regarding concerns with traffic and noise with the proposal for Commercial and Mixed Use development of the Seven Islands area.

Public hearing opened.

John Bashaw, President of the Northwest Neighborhood Association, expressed the majority of the membership supporting development on the Seven Islands to be a destination that the City wants providing a connection with the surrounding environment, and preserves neighborhood characteristics and the estuary. Their preference is nothing higher than 8 stories that do not impose on the neighborhoods. 85% would like 3 story building maximum. Proceed cautiously with the mixed-use zoning district specifically with the regulations and permitted uses.

Birdie Christine Smock, Board President of the Matlacha Civic Association, stated that her Association was in opposition of the rezoning of the area based on several areas that included concerns of safety and environmental ramifications.

Nate Bliss requested a completely new zoning district be created.

Tom Riddy stated that the President of the NWNA does not represent everyone that lives in the NW. He was present to express the need for the Seven Islands development as a destination place for NW residents and allow Cape Coral to grow.

Rosa Yafie stated the City needs more development of this nature to improve our tax base. She is concerned about the estuary and the waterway.

Tony Fan is a member of the Northwest Neighborhood Association. He would like to see no more than two story buildings.

Julie Overlin expressed concerns about the waterways, the limited space, and the environmental impact.

Public hearing closed.

Commissioner Kibitlewski stated he would like to see more specificity about the height of the buildings and more definition as to what the mixed use is going to be limited by.

Commissioner Peterson stated that today we are changing the land use. How are the

lanes going to feed into Burnt Store Road when it is four lanes?

Chair Read asked what is the projected time that the Utilities are going to be available?

Planning Team Coordinator Daltry replied approximately 2019.

Chair Read stated the sooner we make a decision on the property, the better. He expressed support for it becoming its own zoning district. His concern was if the City will retain the land or will all of it be developed. He was interested in the northern island remaining park land. He suggested changing the name to Six Islands and a Park.

Planning Manager Pederson displayed a slide that contained Tropicana Park as a part of the Vision Plan that Council adopted.

Planning Team Coordinator Daltry responded about how much of the Northwest is developed. It is about 20% to 25%; in certain areas, the percentage is a lot higher. Overall 38% developed further out is less than 10%. As part of the North 2 UEP, the roads should get improvement and add some sidewalks and bike lanes. The Burnt Store widening is going to be a part of this area development. Building height is not relevant at this time. We recognize this as an asset to the City.

Commissioner Peterson questioned what properties are connected to this land.

Planning Team Coordinator Daltry stated this was a conceptual drawing.

Commissioner Schneider stated if we are using Tarpon Point as an example the shopping is incorporated in a tasteful way. We need to pay attention to the mangroves. We need to protect the environment that is there. He did not know how you can improve this property without damaging the mangroves.

Planning Manager Pederson stated all those are good issues that are considered throughout our development process. He noted conditions cannot be put on a future land use amendment. It is a yes or no whether mixed use is appropriate for this area.

Commissioner Peterson moved, seconded by Commissioner Marmo, to recommend approval of Ordinance 23-17 LU17-0002.

Commission polled as follows: Kibitlewski, Marmo, Peterson, Ranfranz, Read, Schneider, and Robinson voted "aye." Seven "ayes." Motion carried 7-0.

STAFF UPDATES

Planning Manager Pederson gave the following update:

- On June 7, 2017 LU16-0013 - Ordinance 26-17 Palms of Cape Coral

OTHER BUSINESS

Chair Read asked when the Commission would start looking at the Land Use Regulations changes that are being reviewed now.

Planning Manager Pederson stated shortly after this summer we should be getting that to you. We should be getting another delivery from the consultant by the end of this week and will be assessing at that point whether it is ready to send the entire package to you.

DATE AND TIME OF NEXT MEETING

The next regular meeting was scheduled for Wednesday, June 7, 2017, at 9:00 a.m. in Council Chambers.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:42 a.m.

Submitted by,

Patricia Sorrels
Recording Secretary

Item Number:	5.B.
Meeting Date:	7/5/2017
Item Type:	APPROVAL OF MINUTES

**AGENDA REQUEST
FORM**
CITY OF CAPE CORAL



TITLE:

Regular Meeting - June 7, 2017

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?

2. Is this a Strategic Decision?

If Yes, Priority Goals Supported are listed below.

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

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:

Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

Description

Type

☐ Regular Meeting - June 7, 2017

Backup Material

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

WEDNESDAY, JUNE 7, 2017

COUNCIL CHAMBERS

9:00 A.M.

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

A moment of silence was observed.

Pledge of Allegiance.

ROLL CALL: Kibitlewski, Marmo, Peterson, Ranfranz, Read, Schneider, and Alternates Robinson and Slapper were present. Hewitt was excused.

ALSO PRESENT: Brian Bartos, Assistant City Attorney
Rana Erbrick, Council Liaison
Bob Pederson, Planning Manager
Chad Boyko, Principal Planner

BUSINESS

APPROVAL OF MINUTES

May 3, 2017 Regular Meeting Minutes

Commissioner Slapper moved, seconded by Commissioner Ranfranz, to approve the minutes of the regular meeting held on May 3, 2017 as presented.

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

**PLANNING AND ZONING COMMISSION/LOCAL PLANNING
AGENCY**

PUBLIC HEARING

Assistant City Attorney Bartos read the title of the Ordinance.

Ordinance 26-17 (LU 13-0013)

An ordinance amending the City of Cape Coral Comprehensive Plan by amending the Future Land Use Map from Parks and Recreation (PK) to Single-Family Residential (SF) for property described as a tract of land situated in the south half (S 1/2) of Section 1, Township 45 South, Range 23 East and the north half (N 1/2)

of Section 12, Township 45 South, Range 23 East, being also situated in Tracts B-1 and B-2, which comprise all of Tract B of Cape Coral Unit 9 as recorded in Plat Book 13, Pages 7 through 18; Tracts C-1 and C-2, which comprise a portion of Tract C of said Cape Coral Unit 9; the remaining portion of said Tract C of said Cape Coral Unit 9; Lots 1A and 1B, Block 251 of said Cape Coral Unit 9; a portion of Tract A of Cape Coral Unit 15 as recorded in Plat Book 13, Pages 69 through 75, and Tract A of Cape Coral Unit 14 as recorded in Plat Book 13, Pages 61 through 68, all of the above being recorded in the Public Records of Lee County, Florida, as more particularly described herein; Property located at 4003 Palm Tree Boulevard.

Chair Read stated that the Planning and Zoning Commission is a recommending body and that the final decision is made by City Council. He reminded all to silence cell phones. The public hearing will be limited to 3 minutes per person.

Principal Planner Boyko presented a power point with the following slides:

- Ordinance 26-17/LU16-0013
- Aerial map
- Current Future Land Use- Parks and Recreation (PR)
- Current Zoning Single-family Residential (R-1B)
- Purpose is single-family Residential (SF)
- What this application is: What this application is not:
- Findings of Fact
- Timeline
- Findings of Fact – Environmental
- Comprehensive Plan Analysis
- Comprehensive Plan Analysis chapter 2
- Comprehensive Plan Analysis chapter 4
- Comprehensive Plan Analysis chapter 7
- Comprehensive Plan Analysis chapter 8
- LUDR Analysis Section 8.7.3.B
- Regional Plan Analysis
- Buildout Impact Assessment Summary (3)
- Recommendation Staff approval
- Correspondence 94 Letters or emails in opposition, 2 letters in support.

Richard Yovanovich, Attorney for the Applicant, mentioned the staff available present to answer any questions. Golf courses are struggling now; you can see that golf courses are closing throughout Florida and the country. What we are proposing is a single-family development. This has always been an option until 1989 when the City of Cape Coral chose to use this as Parks and Recreation. The City has re-designated properties over time. Change has occurred; what we are proposing is a new development. If we cannot do this land use change, the property has no value to them. The City is struggling with

the golf course it has, so why would you want this to continue as a golf course, at a loss. The facts support it and your staff supports it. Your staff has written an excellent staff report supporting the recommendation.

Gary Eidson presented a power point with the following slides:

- Presenters
- Gary Eidson for Save our Recreation.
- Ralf Brookes, Esq.
- Max Forgey, AICP
- Save our Recreation, Inc.
- Issues.

Ralf Brookes, Attorney, presented a power point with the following slides:

- Legal Reason for Denial.
- A Comprehensive Plan Amendment is Purely Legislative Action.
- [R]easonable investment-backed expectation”
- Harris Act does NOT apply in this case.
- Harris Act: No cause of action against City.
- FLUMA change would expose City to future damages

Max Forgey, AICP Certified Planner, presented a power point with the following slides:

- Future Land Use Element Goal
- Goal's Applicability to this Case
- Original Developer's Actions
- FLUE Policy 13.1 Community Reinvestment Area (CRA)
- Land Use Development Regulations (LUDR) Relative gain to the community.
- LUDR Analysis: Duration of Vacancy
- LUDR Analysis: health, Safety, and general welfare LUDR 8.7.3
- LUDR Analysis: Comprehensive Plan consistency
- The “unfortunate” removal of 175 acres
- Options for the Applicant
- Why the Golf Course matters

Mr. Forgey stated the City of Cape Coral in 1989 designated this as a private golf course. He expressed the need for open space. He requested the Commissioners to recommend Council the deny this application.

Carolyn Conant, Cape Bike-Ped, member of the presented a power point with the following slides:

- Options for Old Golf Course
- Old Golf Club & Bike Trails Cape Coral 90 Miles of interconnected bike routes.

- Pros & Cons of Single Family, Residential:
- Pros & Cons of Park with Bike & walking trails:
- Annual, Economic Impact Of parks with Bike & walking trails.
- A natural Habitat with the City of Cape Coral variety of Parks.
- Pro Riverwalk/Economic & Cultural designation.
- Findings options.
- As a pre-platted land.

Chair Read requested speakers to please state your name and address; you will be given 3 minutes to speak.

Public Hearing opened.

Carl Veaux appeared in opposition of the ordinance and referenced a document that he distributed. He also stated to contact the County Commissioners; they will help with how to purchase this protected land.

Mike Farrella appeared in opposition of the ordinance.

Wendy Blake appeared in opposition of the ordinance.

Pat Smilin appeared in opposition of the ordinance.

Charles Collar appeared in opposition of the ordinance.

Toni Onelus appeared in opposition of the ordinance.

Resident McGregor spoke on behalf of a resident who was in opposition of the ordinance.

Julie Garhard, resident, appeared in opposition of the ordinance.

Mike McGrath appeared in opposition of the ordinance.

Brandon Pearson appeared in opposition of the ordinance.

Warren Surado appeared in opposition of the ordinance.

Dr. Mario Verdi appeared in opposition of the ordinance.

David Flanagan appeared in opposition of the ordinance.

Joanne Gruber appeared in opposition of the ordinance.

Pat Head appeared in opposition of the ordinance.

Robin Rollinger appeared in opposition of the ordinance.

Resident appeared in opposition of the ordinance.

Resident appeared in opposition of the ordinance.

Public Hearing closed.

Meeting recessed at 11:00 a.m. and reconvened at 11:15 a.m.

Mr. Yovanovich mentioned that they had met with many people in the community. We reached out to get input from December 2014 to November 2016. We requested follow up meetings with Save Our Recreation and had public outreach. The growth management policy has not had an acquisition from the public. No one has come and asked questions from the public in regards to development of this property. Until 1989 this property was zoned for residential development. Since the golf course has been closed, there have been 150 houses sold, so not everyone has bought for the reason of the golf course. How much more time does the public need to come up with another plan? Infrastructure is in place; we have done all we can and the City staff has recommended approval. You must have a rational reason to turn down this request.

Planning Manager Pederson stated there was discussion by the original owners mentioned by Save our Recreation. The sales brochure shown does not have any legal manner. It is designed to sell property. There are no restrictions on the lots. He displayed an old Cape Coral Sunny Times newspaper, and stated there is no relevance to the legal implications. Clearly there has been change over time, and there are procedures in place for changes overtime. He presented copies of a map to demonstrate different changes that have taken place. The number of speakers do not determine what the decision should be.

- Displayed a map of the location of the Golf Course out line.

Manager Pederson continued that the infrastructure is adequate for the development. The City did not zone this to be a permanent golf course. However, if this is developed, it will lead to a high amount of traffic on Cape Coral Parkway. You have no justifiable reason to turn down the request.

Commissioner Marmo stated staff mentioned that the Coastal High Hazard Area required mitigation. Will there be some type of shelter or club house to use if there is a hurricane?

Principal Planner Boyko responded the mitigation would be handled by Lee County which runs the emergency management. Generally, there is a monetary contribution

from the developer to assist with future evacuation needs throughout the City of Cape Coral. Hurricane shelters are very intense to build. It's not typical that the club house would be built with the requirements for a shelter.

Commissioner Kibitlewski mentioned he would like to see this land preserved.

Commissioner Schneider stated he did not agree with the ordinance. Bimini Basin has been thrown around a lot. The property could be sold to the City or leased, possibly leased by a non-profit. There are a lot of gated communities and they disconnect people.

Vice Chair Peterson inquired if there was legal public access to this property now? What about the traffic study? What time of year is considered permanent?

Principal Planner Boyko responded this was private property, and there was no legal access.

Planning Manager Pederson stated all traffic studies are done by the engineers; they are factored by the season.

Commissioner Marmo stated this is private property and it is not a park now. You have a large organization and lots of expertise. There is nothing stopping you from finding someone to buy this property and do something that would be acceptable to everyone.

Commissioner Robinson voiced his concern about the endangered wild life.

Principal Planner Boyko stated there are regulations in place to protect the wildlife.

Commissioner Slapper inquired what is the zoning for the lots and is it compatible for this area?

Principal Planner Boyko responded the requirement is 10,000 sq. ft. lots to build. This is the minimum which would be allowed. They are proposing the maximum amount of homes of 771; they are not exceeding the density that is allowed.

Chair Read inquired when you consider Cape Coral Parkway reaching an E level, what are the levels that are not acceptable?

Principal Planner Boyko mentioned this would create a lot of traffic in Cape Coral which is already exceeding the limits.

Chair Read asked if we were exceeding the evacuation time. He stated all the storms are a concern at all levels.

Principal Planner Boyko replied that evacuations would need to be addressed by mitigation.

Commissioner Kibitlewski moved, seconded by Commissioner Schneider, to recommend denial of Ordinance 26-17.

Commission polled as follows: Kibitlewski, Ranfranz, Read, Schneider, and Slapper voted "aye." Marmo and Peterson voted "nay." Five "ayes." Two "nays." Motion to Deny carried 5-2.

STAFF UPDATES

None

OTHER BUSINESS

None

DATE AND TIME OF NEXT MEETING

The next regular meeting was scheduled for Wednesday, July 5, 2017, at 9:00 a.m. in Council Chambers.

ADJOURNMENT

There being no further business, the meeting adjourned at 11 59 a.m.

Submitted by,

Patricia Sorrels
Recording Secretary

Item Number:	7.A.
Meeting Date:	7/5/2017
Item Type:	PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY PUBLIC HEARING

**AGENDA
REQUEST
FORM**
CITY OF CAPE
CORAL



TITLE:

Ordinance 32-17 (LU 17-0001)

REQUESTED ACTION:

Approve or Deny

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment? No
2. 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

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

WHAT THE ORDINANCE ACCOMPLISHES:

An ordinance amending the Future Land Use Map from Public Facilities (PF) to Commercial/Professional (CP) for property located at 2935 Del Prado Boulevard South and 1627 Cornwallis Parkway.

LEGAL REVIEW:

Brian R. Bartos, Assistant City Attorney

EXHIBITS:

Ordinance 32-17

PREPARED BY:

Division- Department- City Attorney

SOURCE OF ADDITIONAL INFORMATION:

Wyatt Daltry, Planning Team Coordinator

ATTACHMENTS:

Description	Type
▣ Ordinance 32-17 (LU 17-0001)	Ordinance
▣ Backup Material	Backup Material

ORDINANCE 32 - 17

AN ORDINANCE AMENDING THE CITY OF CAPE CORAL COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FROM PUBLIC FACILITIES (PF) TO COMMERCIAL/PROFESSIONAL (CP) LAND USE FOR PROPERTY DESCRIBED AS PART OF TRACT B, AND LOTS 1-8 AND 76-77, BLOCK 1179, ALL IN UNIT 20, PART 1, CAPE CORAL SUBDIVISION, AS MORE PARTICULARLY DESCRIBED HEREIN; PROPERTY LOCATED AT 2935 DEL PRADO BOULEVARD SOUTH AND 1627 CORNWALLIS PARKWAY; 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 FIFTH THIRD BANK 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 PUBLIC FACILITIES (PF) TO COMMERCIAL/PROFESSIONAL (CP)

The land referred to herein below is situated in the County of Lee, State of Florida, and is described as follows:

PARCEL 1:

PART OF TRACT "B", UNIT 20, PART 1, CAPE CORAL, AS RECORDED IN PLAT BOOK 17, PAGE 104, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF TANGENCY, ON THE EASTERLY BOUNDARY OF DEL PRADO PARKWAY, OF THE CURVE AT THE SOUTHWEST CORNER OF SAID TRACT "B", THENCE RUN NORTH 2°41'39" EAST, 473.80 FEET, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "B", THENCE EAST 523.30 FEET, THENCE SOUTH 2°41'39" WEST, 500.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "B"; THENCE WEST 497.10 TO THE POINT OF CURVE OF THE SOUTHWEST CORNER; THENCE ALONG THE CURVE, RADIUS 25 FEET, TANGENT LENGTH 26.20 FEET, CENTRAL ANGLE 92°41'39", TO THE POINT OF TANGENCY AND POINT OF BEGINNING.

PARCEL 2:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 76 AND 77, BLOCK 1179, CAPE CORAL UNIT 20, PART 2, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, LEE COUNTY, FLORIDA, IN PLAT BOOK 19, PAGES 43 THROUGH 48, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY LOCATED AT: 2935 DEL PRADO BOULEVARD SOUTH & 1627 CORNWALLIS PARKWAY.

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 small scale development amendment to the Comprehensive Plan shall be thirty-one (31) days after the adoption of this ordinance. Alternatively, if the small scale development amendment adopted by this ordinance is challenged by an "affected person" within thirty (30) days after adoption, then the effective date of this amendment shall be the date upon which either the state land planning agency or the Administration Commission issues a "final order" determining that this small scale development amendment is "in compliance" as provided in Section 163.3187(5), Florida Statutes.

ADOPTED BY THE COUNCIL OF THE CITY OF CAPE CORAL AT ITS REGULAR SESSION THIS _____ DAY OF _____, 2017.

MARNI L. SAWICKI, MAYOR


VOTE OF MAYOR AND COUNCILMEMBERS:

SAWICKI	_____	LEON	_____
BURCH	_____	ERBRICK	_____
CARIOSCIA	_____	WILLIAMS	_____
STOUT	_____	CODSEN	_____

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF _____, 2017.

REBECCA VAN DEUTEKOM
CITY CLERK

APPROVED AS TO FORM:



BRIAN R. BARTOS
ASSISTANT CITY ATTORNEY
ord/lu17-0001



DEPARTMENT OF COMMUNITY DEVELOPMENT
REQUEST TO PLANNING & ZONING COMMISSION/LOCAL PLANNING AGENCY AND COUNCIL
FOR A LARGE SCALE COMPREHENSIVE LAND USE MAP AMENDMENT

FEE \$1,225.00 first 3 acres plus \$220.00 each additional acre over 3 up to 20 acres; \$22.00 per acre over the first 20 acres. In addition to the application fee, all required advertising costs are to be paid by the applicant (ORD 39-03, Sec. 5.4). Advertising costs will be billed and must be paid prior to hearing.

CASE # LU17-0001

17 MAR 16 PM 3.10

OWNER OF PROPERTY

Fifth Thrid Bank

Address: 999 Vanderbilt Beach Road

City: Naples State: FL Zip 3410

Email: Clyde.Measey@53.com

Phone: 239-939-4500

AUTHORIZED REPRESENTATIVE

Josh Philpott, AICP

Address: 3800 Colonial Boulevard Suite 100

City: Fort Myers State: FL Zip 3396

Email: Josh.Philpott@stantec.com

Phone: 239-225-4805

Unit Block Lot(s) Subdivision

Legal Description See attached Legal Decsription

Address of Property 2935 Del Prado Boulevard South & 1627 Cornwallis Parkway

Plat Page

Current Zoning Places of Worship Strap Number 32-44-24-C4-0030B.0010 & 01179.0760

Current Land Use Public Facilities Proposed Land Use Commercial/Proffessional

Parcel Size: Width 500 Depth Varies Sq. Ft. Acreage 7.6

Soil Type: MATLACHA-URBAN LAND COMPLEX

Urban Services Area: (check one) ☒ Infill ☐ Transition ☐ Reserve

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

Existing Development - (Formerly Christ Lutheran Church)

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

Not Applicable

Estimated Development:

Estimate total lot coverage: 25 %

Estimate total building floor area 82,800 sq. ft.

Estimate type of future development and percentages (e.g. business offices, commercial retail, automotive repair, etc.)

Land uses have not been finalized at this time, but the anticipated mix of uses include commercial retail, office, convenience store, and restraurants.

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 ☐

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.

CLYDE MEASEY
NAME (PLEASE TYPE OR PRINT)

FLETH THIRD BANK
Clyde Measey V.P.
AUTHORIZED SIGNATURE

(SIGNATURE MUST BE NOTARIZED)

STATE OF FL., COUNTY OF PALM BEACH

Sworn to (or affirmed) and subscribed before me this 15TH day of MARCH, 2017 by
_____ who is personally known or produced
as identification.

Exp. Date: _____ Commission Number: _____

Signature of Notary Public: _____

Printed name of Notary Public: _____



AUTHORIZATION TO REPRESENT PROPERTY OWNER(s)

PLEASE BE ADVISED THAT

Josh Philpott
(Name of person giving presentation)

IS AUTHORIZED TO REPRESENT ME IN THE REQUEST TO THE PLANNING & ZONING
COMMISSION/ LOCAL PLANNING AGENCY, BOARD OF ZONING ADJUSTMENTS AND APPEALS
AND/OR CITY COUNCIL FOR

Land Use Map Amendment
(Type of Public Hearing - i.e., PDP, Zoning, Special Exception, Variance, etc.)

UNIT BLOCK LOT(S) SUBDIVISION

OR LEGAL DESCRIPTION See attached legal description

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

FIFTH THIRD BANK
PROPERTY OWNER (Please Print)

PROPERTY OWNER (Please Print)

By Clyde Measey V.P.
PROPERTY OWNER (Signature & Title)

PROPERTY OWNER (Signature & Title)

STATE OF FL, COUNTY OF PAUM BEACH

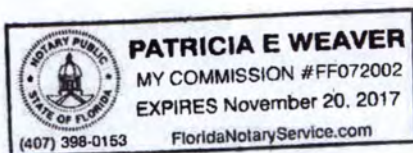
Subscribed and sworn to (or affirmed) before me this 6th day of March, 2017, by
CLYDE MEASEY who is personally known or produced
as identification.

Exp. Date: 11-20-17 Commission Number: FF073002

Signature of Notary Public:

Printed name of Notary Public:

PATRICIA E. WEAVER



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

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 Planning & Zoning Commission/Local Planning Agency, Board of Zoning Adjustments and Appeals, and Council.

I will have the opportunity, at the hearing, to present verbal 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 costs. All fees are to be submitted to the City of Cape Coral with the application or the item may be pulled from the agenda and continued to future date after fees are paid.

Please obtain all necessary permits prior to commencing any phase of construction.

Please indicate on a separate sheet those persons to whom you wish a copy of the Public Hearing Notice sent.

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

15th day of March, 2017
CLYDE MEASEY FIFTH THIRD BANK.
NAME (PLEASE TYPE OR PRINT) Clyde Measey V.P.
APPLICANT'S SIGNATURE

STATE OF FL, COUNTY OF PALM BEACH

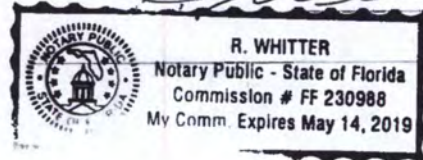
Subscribed and sworn to (or affirmed) before me this 15TH day of MARCH, 2017 by
_____ who is personally known or produced
as identification.

Exp. Date:

Commission Number:

Signature of Notary Public:

Printed name of Notary Public:





March 16, 2017

File: 215613834 – 2935 Del Prado Boulevard

Attention: Mr. Vince Cautero, ACIP – Director

City of Cape Coral

Department of Community Development

1015 Cultural Park Boulevard

Cape Coral, FL 33915

Reference: Future Land Use Map Amendment – Letter of Intent

2935 Del Prado Blvd S & 1627 Cornwallis Parkway

STRAP Nos: 32-44-24-C4-0030B.0010 & 32-44-24-C4-01179.0760

Dear Mr. Cautero,

Please accept this letter as a formal request for a land use change for approximately 7.6± acres of land located at 2935 Del Prado Boulevard and 1627 Cornwallis Parkway. The subject properties are developed with a now vacant church (Christ Lutheran Church) and associated facilities. The application is a request to change the Future Land Use designation from Public Facilities (PF) to Commercial/Professional (C/P) to allow the property to be developed with commercial uses.

The two parcels are located east of Del Prado Boulevard between Southeast 29th Terrace and Cornwallis Parkway. Commercial uses are located across Del Prado west of the subject property. The properties north of SE 29th Terrace are developed with a mixture of single-family and multi-family residential uses. The property south of Cornwallis Parkway along Del Prado Boulevard is a medical office. The properties south of Cornwallis Parkway and east of the medical offices are developed with single-family residences. The properties to the east of the subject property are developed with single-family residential uses.

Del Prado Boulevard is a six-lane, County-Maintained arterial roadway. Cornwallis is a divided four-lane collector road which is maintained by Cape Coral. The intersection of Del Prado Boulevard and Cornwallis Parkway is a signalized intersection with full median opening and turning movements. Southeast 29th Terrace is a two lane local road. The property currently has access to both Southeast 29th Terrace and Cornwallis Parkway.

The property is currently serviced by existing City of Cape Coral water and wastewater services.

Please accept the attached application and supporting documentation requesting to amend the future land use designation for the subject property.



March 16, 2017
Mr. Vince Cautero, ACIP – Director
Page 2 of 2

Reference: Future Land Use Map Amendment – Letter of Intent

Regards,

Josh Philpott
Senior Planner
3800 Colonial Boulevard, Suite 100
Fort Myers, FL 33966
Phone: (239) 225-4805
Fax: (239) 939-3412
Josh.Philpott@stantec.com

Attachment: Land Use Map Amendment Application
Authorization to Represent Property Owner
Acknowledgement Form
Legal Description
Subject Property Location Exhibit
Subject Property Exhibit
Soils Exhibit
Existing Future Land Use Exhibit
Proposed Future Land Use Exhibit
Zoning Exhibit
Trip Generation Report

**NE Corner Del Prado Boulevard @
Cornwallis Boulevard
Future Land Use Plan Amendment
Trip Generation Statement (TGS)**
215613834

Prepared for
James Quillen
P.O. Box 110823
Naples, Florida 34108

Prepared by
Stantec Consulting Services Incorporated
5801 Pelican Bay Boulevard, Suite 300
Naples, Florida 34108

March 10, 2017



Stantec

Design with community in mind

PURPOSE

The following trip generation statement (TGS) is intended to support the applicable requirements associated with a **Future Land Use Amendment** to support the application for the subject property located at the NE corner of Del Prado Boulevard and Cornwallis Boulevard (hereafter "PROJECT"). The site is a +/- 7.6-acre tract occupied by buildings totaling over 65,000 square feet of floor area, formerly used as a church and school. The applicant is requesting a Future Land Use change from Public Facilities to the Commercial/Professional designation. A pre-application meeting was conducted on March 9, 2017 to discuss, in part, potential trip generation rates. During the preliminary discussions, it was determined that if the proposed PROJECT traffic generated less than 300 net new trips, after taking into consideration the trips that could be generated under the existing land use designation, than only a trip generation statement was required to support the amendment application. It is understood that a full Traffic Impact Statement (TIS) would be required to support any subsequent zoning change.

TRIP GENERATION

The applicant is asking for a Commercial/Professional land use designation and has intentions of developing the land with retail and office uses. The existing land use designation, Public Facilities allows several land uses that could be developed on the site, including a Government Office Complex, a Hospital, Church and School. The selected trip generation information for a variety of the existing permitted land uses, and the proposed Commercial/Professional land use is provided in **Table 1**. For the purposes of this analysis, it was assumed that the site would be redeveloped at the maximum FAR of 0.25 to yield 82,814 square feet of retail space. Both the Government Office Complex and the Hospital land uses estimates were based upon the existing structures on the site, approximately 65,000 square feet, and the school student population used in the analysis was 500 students in a K-12 facility. The highest generator in the group of existing potential users is the Government Office Complex, so the comparison calculations are based upon that use.

TABLE 1: Trip Generation Information

ITE Land Use (LU)	ITE LU#	Units	Unit of Measure	24-Hr Trips (2-Way)		Peak Hour Trips	Pass-By Rate	Pass-By Trips	Net New Trips	Enter Rate	Exit Rate	Driveway Volume		Excluding Pass-By	
												Enter Trips	Exit Trips	Enter Trips	Exit Trips
Shopping Center	820	82,814	Sq. Ft.	6,008	AM Pk Hr	139	0.34	47	92	62%	38%	86	53	57	35
					PM Pk Hr	528	0.34	180	348	48%	52%	253	275	167	181
Government Office Complex	733	65,000	Sq. Ft.	1,815	AM Pk Hr	144	-	-	144	89%	11%	128	16	128	16
					PM Pk Hr	185	-	-	185	31%	69%	57	128	57	128
Hospital	610	65,000	Sq. Ft.	3,373	AM Pk Hr	130	-	-	130	63%	37%	82	48	82	48
					PM Pk Hr	133	-	-	133	38%	62%	51	82	51	82
Pvt. School K-12	536	500	Students	1,240	AM Pk Hr	405	-	-	405	88%	12%	356	49	356	49
					PM Pk Hr	85	-	-	85	17%	83%	14	71	14	71
Net New Trips					AM Pk Hr	-5	-	-	-52			-42	37	-71	19
					PM Pk Hr	343	-	-	163			196	147	110	53

Source: ITE Trip Generation Handbook 9th Ed.

The existing land use designation, if redeveloped as a Government Office Complex use, has the potential to generate approximately 185 trips during the p.m. peak hour. The Commercial/Professional designation, assuming an FAR of 0.25 would yield 348 net new trips after accounting for pass-by capture. The net increase resulting from change in land use designation is therefore 163 p.m. peak hour trips.

CONCLUSION

This trip generation analysis indicates the change in land use designation will result in fewer than 300 net new p.m. peak hour trips.



Legal Description

The land referred to herein below is situated in the County of Lee, State of Florida, and is described as follows:

PARCEL 1:

PART OF TRACT "B", UNIT 20, PART 1, CAPE CORAL, AS RECORDED IN PLAT BOOK 17, PAGE 104, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF TANGENCY, ON THE EASTERLY BOUNDARY OF DEL PRADO PARKWAY, OF THE CURVE AT THE SOUTHWEST CORNER OF SAID TRACT "B", THENCE RUN NORTH $2^{\circ}41'39''$ EAST, 473.80 FEET, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "B", THENCE EAST 523.30 FEET, THENCE SOUTH $2^{\circ}41'39''$ WEST, 500.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT "B"; THENCE WEST 497.10 TO THE POINT OF CURVE OF THE SOUTHWEST CORNER; THENCE ALONG THE CURVE, RADIUS 25 FEET, TANGENT LENGTH 26.20 FEET, CENTRAL ANGLE $92^{\circ}41'39''$, TO THE POINT OF TANGENCY AND POINT OF BEGINNING.

PARCEL 2:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 76 AND 77, BLOCK 1179, CAPE CORAL, UNIT 20, PART 2, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, LEE COUNTY, FLORIDA, IN PLAT BOOK 19, PAGES 43 THROUGH 48, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

STAFF REPORT

LU17-0001

Fifth Third Bank

DOCKET/CASE/APPLICATION NUMBER

Wyatt Daltry, AICP, Planning Team

Coordinator (239) 573-3160,

wdaltry@capecoral.net

STAFF PLANNER

APPLICANT/PROPERTY OWNER

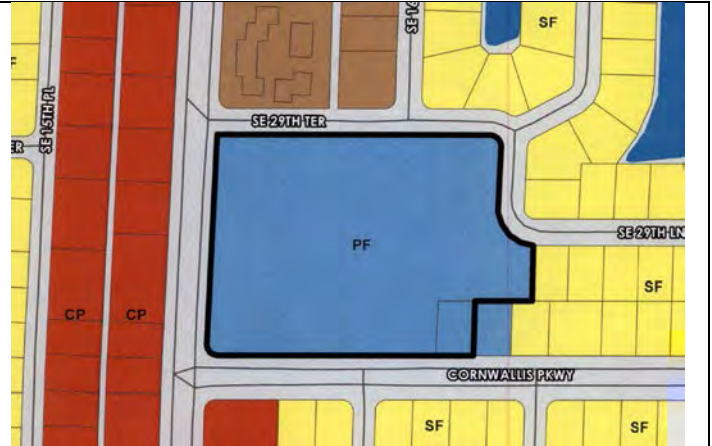
2935 Del Prado Blvd South, Cape Coral, FL 33904

1627 Cornwallis Parkway, Cape Coral, FL 33904

PROPERTY ADDRESS/LOCATION

BRIEF SUMMARY OF REQUEST

Privately-initiated Future Land Use Map Amendment to amend two properties (7.60 acres) from Public Facilities (PF) to Commercial/Professional (CP).



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	PROPOSED LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
Worship (W) and Single-Family Residential (R-1B)	PF	CP	Structures on property; former church site.	7.60 acres

STAFF RECOMMENDATION**APPROVE****DENY**

Compatibility with the Comprehensive Plan:	PROPERTY HISTORY Site developed with church, church school, and other place-of-worship-related activities 1965-1967. There was a foreclosure in 2015 and the church use has ceased.
Positive Aspects of Application:	<ul style="list-style-type: none"> This is a large site by Cape Coral standards, particularly along Del Prado Blvd. Therefore, a CP FLUC may provide better opportunity for a coordinated commercial development Site is on Del Prado Boulevard, the principal commercial north-south corridor in Cape Coral Amendment would result in net increase of commercial property, with resulting improvement of tax base diversification
Negative Aspects of Application:	<ul style="list-style-type: none"> Residential properties nearby to north (multi-family) and east (single-family); concerns regarding noise and traffic likely
Mitigating Factors:	<ul style="list-style-type: none"> Location at intersection on Del Prado is likely to have a commercial or mixed use designation Establishment of commercial development adjacent to SF will require PDP or enhanced buffering when developed

Review Date: May 2, 2017

Case Staff: Wyatt Daltry, AICP, Planning Team Coordinator

Review Approved

By: Robert Pederson, AICP, Planning Manager

Location: Southeast Cape Coral. Unit 20, Cape Coral Subdivision.

<i>STRAP Number</i>	<i>Block</i>	<i>Lot</i>	<i>Site Address</i>
32-44-24-C4-0030B.0010			2935 Del Prado Blvd South
32-44-24-C4-01179.0760	1179	76	1627 Cornwallis Parkway

Area: ±7.60 acres

<i>Current FLU</i>	<i>Proposed</i>	<i>Acreage</i>
PF	CP	7.60 (331,000 ft ²)

<i>Subject Property:</i>	<i>Future Land Use</i>	<i>Zoning</i>
<i>Current:</i>	PF	W and R-1B
<i>Proposed:</i>	CP	N/A
	<i>Surrounding Future Land Use</i>	<i>Surrounding Zoning</i>
<i>North:</i>	Multi-Family Residential (MF) and Single Family Residential (SF)	R-1B
<i>South:</i>	SF and CP	R-1B and Professional Office (P-1)
<i>East:</i>	SF	R-1B
<i>West:</i>	CP	Pedestrian Commercial (C-1)

Urban Service Area: Infill

City Water and Sewer: The area is serviced by City water and sewer.

Type of Street Access: The site is accessible from Del Prado Boulevard (major arterial), Cornwallis Parkway, (collector), and local roadways.

Land Use Analysis:

BACKGROUND

In 1965, the Christ Lutheran Church was established on the property. From the late 1960's-2000's, the site expanded to include a larger sanctuary, a separate school building, and a parsonage.

In 2015, the church use ended and ownership reverted to Fifth Third Bank. Discussions to convert the site in 2015-2016 into a museum did not come to fruition.

The applicant has requested a FLUMA to the CP future land use. The applicant recognizes that a rezone will be required in the future to bring the site into conformity should the amendment be approved. This rezone could be a component of a Planned Development Project (PDP).

Additional Site Information

Protected Species

No protected species have been identified in the vicinity. The City requires species surveys prior to issuance of City of Cape Coral permits or development approvals, in accordance with the Conservation and Coastal Management Element of the Comprehensive Plan.

Should additional protected species be identified on the property 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:

“Policy 1.2.5: 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.”

Utilities

The site is in the Urban Services Infill area as designated by the City Comprehensive Plan. Utilities are available.

Soils and Drainage

The site has one soil classification; Matlacha Gravelly Fine Sand-Urban Land Complex. This soil has limitations for development, which are typically overcome using various engineering solutions such as 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 consistent with the SRPP Strategy: Ensure the adequacy of lands for commercial and industrial centers, with suitable services provided.

Lee County Metropolitan Planning Organization's (MPO) 2040 Long Range Transportation Plan:

The roadways near the site are not identified for improvements or widening in 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. Most direction in the Comprehensive Plan for commercial development is based in the Future Land Use Element.

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.

In March 2007, the City commissioned a report entitled: "Future Land Use Analysis: Commercial & Industrial Land Required For The City of Cape Coral At Build-Out." This report updated earlier analyses and suggested several strategies to increase the inventory of developable commercial properties within the City. Two of the suggested strategies involve: 1) converting parcels with residential future land use to commercial future land use; and 2) *increasing the size of existing commercial areas (emphasis added)*. Therefore, staff finds that the proposed amendment to Commercial/Professional is consistent with Policy 1.12.

Policy 1.14: The City commercial siting guidelines are based upon comparison of the characteristics of a property proposed for a commercial future land use classification with the ideal commercial node concept. An ideal commercial node is one which concentrates commercial development at or near major intersections, and avoids the appearance of strip development. The siting guidelines are also based upon the need to maintain compatibility between commercial development and nearby residential future land use classifications. Additional guidance is found in Future Land Use Objectives 2 and 3 and Policy 1.12 of the Comprehensive Plan. Within this broad general context, consideration of additional commercial land shall be based upon the following commercial siting guidelines:

Major Intersection

Preferred locations for commercial properties are in the vicinity of major intersections (i.e., intersections of two or more arterial and/or collector roadways). Development of a commercial node at such an intersection may involve multiple parcels and, sometimes, multiple quadrants of the intersection. The benefits derived by having commercial properties located in the vicinity of the intersection diminish with distance, but the distance at which a property ceases to derive benefit from proximity to the intersection varies, based upon whether the subject property would represent a 'new' commercial property (a commercial property not abutting any existing commercial properties) or an expansion of an existing commercial area. New commercial properties should preferably be located adjacent to the intersection, while commercial properties that clearly represent an expansion of an existing commercial area can be any distance from the intersection, provided that such properties are integrated with existing properties (see below: Integration).

Staff Response: The site is near the intersection of Del Prado Boulevard (major arterial) and Cornwallis Parkway (collector road). The subject area is consistent with the above guideline.

Adequate Depth

Ideally, a commercial property should extend not only along the adjacent collector or arterial roadway, but also should extend inward with adequate depth to accommodate the necessary parking, buffering, retention, and open area for the future commercial development. In Cape Coral, most City blocks are rows of back-to-back lots approximately 250 feet deep. Preferably adequate depth is achieved if any number of contiguous properties, owned by the same landowner (see “Ownership Pattern”, below) occupy the entire 250 feet of depth. Adequate depth would not be achieved if the subject properties have different owners, and if the contiguous properties are not reasonably compact (see below, “Compactness”).

Staff Response: The site is approximately 525 wide at its narrowest. The site has adequate depth for commercial development, which is consistent with this guideline.

Compactness

Compactness measures the ability of a property proposed for a commercial future land use to take advantage of economies of scale. The shape of an ideal compact commercial property approaches that of a square or rectangle. This quality allows for an orderly arrangement of development on the subject property and acts to reduce adverse visual, noise or aesthetic impacts to neighboring properties.

Staff Response: The site is reasonably compact in a rectangular shape. Therefore, the site is consistent with the above guideline.

Integration

Integration, for the purposes of these guidelines, refers to the interrelatedness of development within a commercial node or area. The presence of features, such as internal access roads, shared parking, courtyards, walkways, or other features, binds the various commercial properties within the node together. This pattern of development reduces the traffic impacts associated with commercial development and often promotes a pedestrian-friendly environment. Integration of neighboring commercial properties should always be encouraged. Therefore, properties proposed for conversion to a commercial future land use should be evaluated for the likelihood that such properties would or could be integrated with adjacent existing commercial properties.

Staff Response: The site is adjacent to commercial uses to the south and in proximity to other commercial blocks near Del Prado Boulevard, separated only by rights-of-way. However, it is unlikely that the site will attract pedestrian traffic due to the location of the site on a roadway with 45 MPH speeds. The proposed CP classification is partially consistent with the above guideline.

Assembly

For commercial areas to provide the most benefit to the surrounding community, they must be of relatively large size. The majority of buildable lots within the City of Cape Coral are approximately 10,000 square feet (0.23 acre) in size. These lots were designed primarily for single family residential development and do not typically have

adequate width or depth for larger commercial development that might serve the City as shopping or employment centers. Therefore, it is important for the City to encourage commercial applicants to assemble relatively large parcels (properties comprising 3 acres or more). Assembly of pre-platted parcels into tracts of 3 acres or more will promote the development of commercial properties that do not express the indicators of strip commercial development. Assembly of larger parcels also allows the developer to provide a greater variety of commercial land uses, and to provide architectural and landscape features that result in a more attractive end-product.

Properties proposed for conversion to a commercial future land use, where such properties would represent an expansion of an existing commercial area may be considered “assembled,” for the purposes of these guidelines if the proposed expansion properties are either owned by the landowner of one or more adjacent commercial properties, or if the expansion property is likely to be integrated with (see above) adjacent commercial properties.

Staff Response: The site is over 3 acres in size, and an assemblage of platted lots. Therefore, the amendment is consistent to this criterion.

Intrusion

“Intrusion,” as defined for the purpose of these guidelines, is a measure of the objectionable qualities of the proposed commercial development. This guideline applies primarily to new commercial property (a property proposed for conversion to a commercial future land use in an area where it would not abut existing commercial properties). Intrusion evaluates the potential adverse impacts on surrounding properties that could be caused by converting a property from its existing future land use to a commercial use. There are no definite guidelines for determining when a proposed commercial use would be intrusive to surrounding development. However, expansions of existing commercial areas are generally considered less intrusive than the establishment of new commercial areas. Commercial areas may be considered less intrusive to adjacent multi-family development than to adjacent single family development. Commercial development that is separated from a residential area by a street, canal, vegetative buffer, or other geographic features may be considered less intrusive than a commercial development that directly abuts a residential area. The degree of compactness (see “Compactness” above) of a commercial property can also reduce or increase its intrusion upon adjacent or nearby properties.

Typically, new commercial properties¹ are less likely to be considered intrusive if the surrounding or adjacent residential areas are sparsely developed. While the finding of intrusion is subjective and depends on many factors, the principle is the proposed commercial property would not likely be intrusive *if* adjacent residential areas are 25% or less developed. The area analyzed to determine the percentage of adjacent residential development may vary from 300 feet to 1,000 feet from the subject property, depending upon the degree to which streets, canals, landscaping or other geographic features separate the subject property from nearby residential areas.

Staff Response: The residential area within 1,000 feet of the site is more than 25% developed. However, factors such as the degree of compactness, and the existence of nearby commercial uses mitigate potential intrusive impacts of the proposed amendment. Staff finds the site is partially consistent with the above guideline.

Access

In the City of Cape Coral there are two ideal access provisions for a commercial property. If a subject property

¹ Properties proposed for conversion to a commercial future land use classification that do not abut existing commercial properties.

would meet the requirements for one or more of these provisions, the creation of a commercial future land use at the proposed location should be encouraged. These provisions are as follows:

a) Access via a platted City parking area. The City of Cape Coral contains a number of dedicated commercial parking areas; some created by plat, and some deeded to the City by landowners. The Comprehensive Plan and City Land Use and Development Regulations refer to these as “dedicated City parking areas.” These parking areas are often surrounded by smaller platted lots originally intended for commercial development with access to these lots only, or primarily, from the dedicated City parking area. In implementing this provision, it may sometimes be in the City’s interest to promote conversion of a dedicated City parking area to a fully functional commercial development (i.e., a portion of the dedicated parking area would become a commercial building site) in return for the applicant’s agreement to own and manage the site.

b) Direct access onto an arterial or collector roadway having an adopted City access management plan. The City has adopted access management plans for certain arterial and collector roadways. Access management plans serve to facilitate mobility of the traveling public; therefore, such roadways more readily accommodate the impacts of commercial development than roadways without such access management plans.

Staff Response: The site has direct access on Cornwallis Parkway (a collector road that does not have an adopted access management plan) and indirect access to Del Prado Boulevard which, while not having an access management plan, does have median control procedures. On several occasions, median openings have been closed to reduce the number of potential collisions, thereby increasing the safety of the traveling public. The subject property is partially consistent with the above guideline.

Ownership Pattern

An ideal commercial node is a cohesive, compact, interrelated network of commercial properties. Properties proposed for conversion to a commercial future land use that consist of multiple parcels, or groups of parcels, or under multiple ownerships are unlikely to develop as a true “commercial node.” Instead, these properties are more likely to develop as separate, small commercial developments with multiple access points, leading to adverse, unsafe traffic conditions. Each small development may also have its own stormwater management pond, dumpster, and an appearance and/or landscaping design that is inconsistent with surrounding development. This pattern is a characteristic of strip commercial development (see Policy 1.13, above). Therefore, the City of Cape Coral encourages land owners and developers to assemble the properties involved in a commercial future land use request under common ownership. Multiple, small properties under separate ownership, even if such properties are included in a single future land use amendment request, may not be appropriate for the full array of commercial uses.

Staff Response: The site has a unified ownership pattern and is under single ownership. Therefore, the subject property is consistent with the above guideline.

In summary, Policy 1.14 contains eight (8) commercial siting guidelines. The site is consistent with five (5) of these guidelines, and partially consistent with three (3) others. Overall, staff finds that the proposed future land use map classification of Commercial/Professional is consistent with the requirements of Policy 1.14.

Policy 1.20: The City will promote the development of identifiable residential neighborhoods and commercial districts through the encouragement of more compact development patterns, the use of shared design and landscaping

characteristics, and the development of landmarks and gateways.

Unlike many pre-platted, residential areas of Cape Coral, the site has an opportunity to become an identifiable, compact commercial district.

Policy 3.1: The City of Cape Coral will encourage the development of future commercial (retail, office and/or services) areas at or near transportation nodes by assigning appropriate future land use designations.

The FLUMA site is at the intersection of a collector and arterial roadway (Cornwallis PKWY/Del Prado BLVD).

Transportation Element

Policy 2.2.7: The City shall discourage new strip style commercial development through efforts to promote the concentration of commercial development at the nodes of major intersections.

As discussed by Policy 3.1, Future Land Use Element, the FLUMA site is at an intersection of a collector and arterial roadway (Cornwallis PKWY/Del Prado BLVD). Strip style commercial development is unlikely given the size and shape of the site.

Overall, the FLUMA meets the policies of the Comprehensive Plan, above.

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.

The site is PF, and the analysis assumes no residential density for the site. It does assume a FAR of 0.25 of building floor area. While the site was a church, the most likely intensive use in PF would be government offices. It is prudent, for purposes of analysis, to assume a worst-case scenario for impact assessment.

The proposed land use classification for these parcels is CP. 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 uses. Using this floor-area-ratio, the proposed amendment is estimated to generate 82,750 square-feet of commercial space.

Dwelling Units

Existing:	0
Proposed:	0
Net Change:	+0

Population*

Existing:	0
Proposed:	0

Net Change: +0

* 2.54 persons/household = avg. household size; 2010 Census

Water Use

Existing: 12,413 gal/day total (82,750 square feet x 0.15 gal/sq ft/day)
Proposed: 24,825 gal/day total (82,750 square feet x 0.3 gal/sq ft/day)
Net Change: +12,412 gal/day
Facility Capacity: 30.1 MGD
Permitted Usage: 16.9 MGD
Avg. Daily Usage: 9.4 MGD

Sewage

Existing: 12,413 gal/day total (82,750 square feet x 0.3 gal/sq ft/day)
Proposed: 24,825 gal/day total (82,750 square feet x 0.3 gal/sq ft/day)
Net Change: +12,412 gal/day
Facility Capacity: 28.4 MGD
Avg. Daily Usage: 12.8 MGD

The wastewater generated by development permitted by future land use map amendments in the future would be evaluated as part of those later reviews and concurrency requirements would be required to be met at the time of those respective reviews.

Solid Waste

Existing Generation: 11,254 lbs. total/day (82,750 square feet x 0.136 gal/sq ft/day)
Proposed: 11,254 lbs. total/day (82,750 square feet x 0.136 gal/sq ft/day)
Net Change: +0 lbs./day
Facility Capacity: 1,836 tons/day
Existing Demand: 1,384 tons/day
Capacity Available: Yes

Traffic/Daily Trips

Existing Generation: 144 AM peak trips/hour and 185 PM peak trips/hour
Proposed: 139 AM peak trips/hour and 528 PM peak trips/hour
Net Change: -5 AM peak hour trips and +343 PM peak hour trips
Facility Capacity: Cornwallis Parkway, a collector roadway, Del Prado Boulevard, a major arterial roadway, and SE 29th Terrace, a local roadway currently access the subject properties. All roadways meet or surpass the minimum acceptable Level of Service Standard of "D."
Capacity Available: Yes

The maximum allowed intensity for these properties would create a peak volume of 139 trips during the AM peak hour, and 528 trips during PM peak hour.

Development Impact Analysis

Hurricane Evacuation

The subject area is in Evacuation Zone A. However, no residential dwelling units are anticipated to be constructed in this area, thus having no impact on hurricane evacuation times.

Park Lands

The levels of service standard (LOS) for parkland and facilities are based on permanent population. As no dwelling units are anticipated based on the proposed amendment, there is no effect on 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 by the developer to proceed.

School Impacts

There will be no units due to the amendment request, thus resulting in no students.

Recommendation:

Planning Division staff recommends **approval** of the proposed small-scale future land use map amendment request.

ORDINANCE 32 - 17

AN ORDINANCE AMENDING THE CITY OF CAPE CORAL COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FROM PUBLIC FACILITIES (PF) TO COMMERCIAL/PROFESSIONAL (CP) LAND USE FOR PROPERTY DESCRIBED AS PART OF TRACT B, AND LOTS 1-8 AND 76-77, BLOCK 1179, ALL IN UNIT 20, PART 1, CAPE CORAL SUBDIVISION, AS MORE PARTICULARLY DESCRIBED HEREIN; PROPERTY LOCATED AT 2935 DEL PRADO BOULEVARD SOUTH AND 1627 CORNWALLIS PARKWAY; 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 FIFTH THIRD BANK 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 PUBLIC FACILITIES (PF) TO COMMERCIAL/PROFESSIONAL (CP)

The land referred to herein below is situated in the County of Lee, State of Florida, and is described as follows:

PARCEL 1:

PART OF TRACT "B", UNIT 20, PART 1, CAPE CORAL, AS RECORDED IN PLAT BOOK 17, PAGE 104, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF TANGENCY, ON THE EASTERLY BOUNDARY OF DEL PRADO PARKWAY, OF THE CURVE AT THE SOUTHWEST CORNER OF SAID TRACT "B", THENCE RUN NORTH 2°41'39" EAST, 473.80 FEET, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "B", THENCE EAST 523.30 FEET, THENCE SOUTH 2°41'39" WEST, 500.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "B"; THENCE WEST 497.10 TO THE POINT OF CURVE OF THE SOUTHWEST CORNER; THENCE ALONG THE CURVE, RADIUS 25 FEET, TANGENT LENGTH 26.20 FEET, CENTRAL ANGLE 92°41'39", TO THE POINT OF TANGENCY AND POINT OF BEGINNING.

PARCEL 2:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 76 AND 77, BLOCK 1179, CAPE CORAL UNIT 20, PART 2, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, LEE COUNTY, FLORIDA, IN PLAT BOOK 19, PAGES 43 THROUGH 48, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY LOCATED AT: 2935 DEL PRADO BOULEVARD SOUTH & 1627 CORNWALLIS PARKWAY.

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 small scale development amendment to the Comprehensive Plan shall be thirty-one (31) days after the adoption of this ordinance. Alternatively, if the small scale development amendment adopted by this ordinance is challenged by an "affected person" within thirty (30) days after adoption, then the effective date of this amendment shall be the date upon which either the state land planning agency or the Administration Commission issues a "final order" determining that this small scale development amendment is "in compliance" as provided in Section 163.3187(5), Florida Statutes.

ADOPTED BY THE COUNCIL OF THE CITY OF CAPE CORAL AT ITS REGULAR SESSION THIS _____ DAY OF _____, 2017.

MARNI L. SAWICKI, MAYOR


VOTE OF MAYOR AND COUNCILMEMBERS:

SAWICKI	_____	LEON	_____
BURCH	_____	ERBRICK	_____
CARIOSCIA	_____	WILLIAMS	_____
STOUT	_____	CODDEN	_____

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF _____, 2017.

REBECCA VAN DEUTEKOM
CITY CLERK

APPROVED AS TO FORM:


BRIAN R. BARTOS
ASSISTANT CITY ATTORNEY
ord/lu17-0001



NOTICE TO SURROUNDING PROPERTY OWNERS

CASE NUMBER: LU17-0001

ORDINANCE: ORDINANCE 32-17; AN ORDINANCE AMENDING THE CITY OF CAPE CORAL COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FROM PUBLIC FACILITIES (PF) TO COMMERCIAL/PROFESSIONAL (CP) LAND USE FOR PROPERTY DESCRIBED AS PART OF TRACT B, AND LOTS 1-8 AND 76-77, BLOCK 1179, ALL IN UNIT 20, PART 1, CAPE CORAL SUBDIVISION, AS MORE PARTICULARLY DESCRIBED HEREIN; PROPERTY LOCATED AT 2935 DEL PRADO BOULEVARD SOUTH AND 1627 CORNWALLIS PARKWAY; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

LOCATION: 2935 DEL PRADO BOULEVARD SOUTH
1627 CORNWALLIS PARKWAY

CAPE CORAL STAFF CONTACT: Wyatt Daltry, AICP, Planning Team Coordinator, wdaltry@capecoral.net, 239-573-3160

PROPERTY OWNER(S): Fifth Third Bank

AUTHORIZED REPRESENTATIVE: Josh Philpott, AICP

UPCOMING PUBLIC HEARING: Notice is hereby given that the Local Planning Agency will hold a public hearing at 9:00 AM on Wednesday, July 5th, 2017 on the above mentioned case. The public hearing will be held in the City of Cape Coral Council Chambers, 1015 Cultural Park Boulevard, Cape Coral, FL.

After the Local Planning Agency has made a decision, the case will be scheduled for a public hearing before the City Council who will review the recommendation and make a final decision. This hearing is scheduled to be heard on Monday, August 7th, 2017 at 4:30 PM.

All interested parties are invited to appear and be heard. All materials presented before the LPA 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 5 days prior to the hearing. The file can be reviewed at the Cape Coral Community Development Department, Planning Division, 1015 Cultural Park Blvd., Cape Coral, FL.

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. The public hearing may be continued to a time and date certain by announcement at this public hearing without any further published notice.

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. The hearings may be continued from time to time as necessary.

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 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 1-800-955-8770 (v) for assistance.

APPEALS: If a person decides to appeal any decision made by the Local Planning Agency with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.



NOTICE OF CHANGE OF LAND USE

The City of Cape Coral proposes to adopt ORDINANCE 32-17, AN ORDINANCE AMENDING THE CITY OF CAPE CORAL COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FROM PUBLIC FACILITIES (PF) TO COMMERCIAL/PROFESSIONAL (CP) LAND USE FOR PROPERTY DESCRIBED AS PART OF TRACT B, AND LOTS 1-8 AND 76-77, BLOCK 1179, ALL IN UNIT 20, PART 1, CAPE CORAL SUBDIVISION, AS MORE PARTICULARLY DESCRIBED HEREIN; PROPERTY LOCATED AT 2935 DEL PRADO BOULEVARD SOUTH AND 1627 CORNWALLIS PARKWAY; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

A public hearing on the ordinance will be held Wednesday, July 5, 2017 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 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.

Rebecca Van Deutekom, CMC
City Clerk



NP-0000940887

☐ PROOF O.K. BY: _____ ☐ O.K. WITH CORRECTIONS BY: _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

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NP-0000940887.INDD

Department of Community Development
Planning Division

AFFIDAVIT

IN RE: APPLICATION OF: Fifth Third Bank

APPLICATION NO: LU17-0001

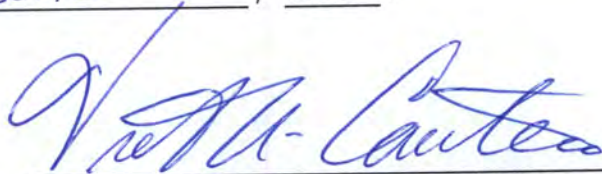
STATE OF FLORIDA)
) §
COUNTY OF LEE)

I, Vincent A. Cautero, AICP having first been duly sworn according to law, state on my oath the following:

That I am the Director of the Department of Community Development and responsible in performing duties as required for the City of Cape Coral.

That pursuant to City of Cape Coral Code. Section 8.3.2A and Section 8.11.3.A all required written notice and publication has been provided. Also, posting of a sign has been done when applicable per Section 8.3.2A.

DATED this 26th day of June, 2017.

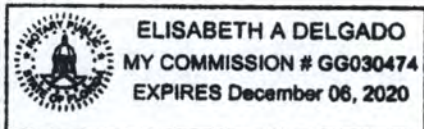


Vincent A. Cautero, AICP

STATE OF FLORIDA
COUNTY OF LEE

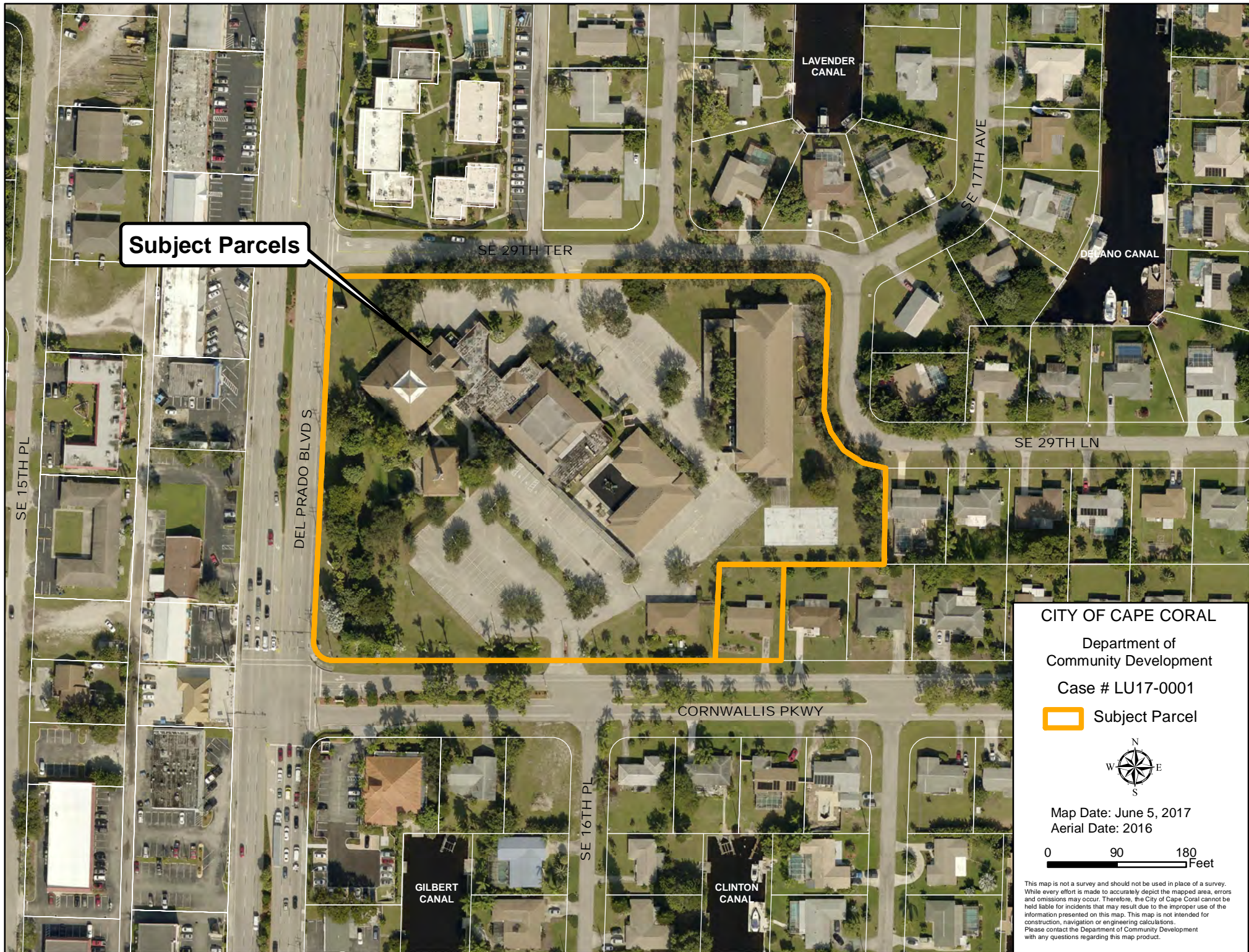
The foregoing instrument was acknowledged before me this 26th day of June, 2017, by Vincent A. Cautero, AICP, who is personally known to me and who did not take an oath.

Exp. Date 12/6/20 Commission # GG030474



Signature of Notary Public

Elisabeth A. Delgado
Print Name of Notary Public



Subject Parcels

CITY OF CAPE CORAL

Department of
Community Development

Case # LU17-0001

 **Subject Parcel**



Map Date: June 5, 2017
Aerial Date: 2016

0 90 180
Feet

This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation or engineering calculations. Please contact the Department of Community Development with any questions regarding this map product.

CITY OF CAPE CORAL

Department of
Community Development
Planning Division

CURRENT ZONING MAP 500 Proximity Boundary

Case No. LU17-0001

Legend

-  Subject Parcels
-  500' Boundary
-  C-1
-  P-1
-  R-1B
-  R-3
-  W
-  Canals/Lakes

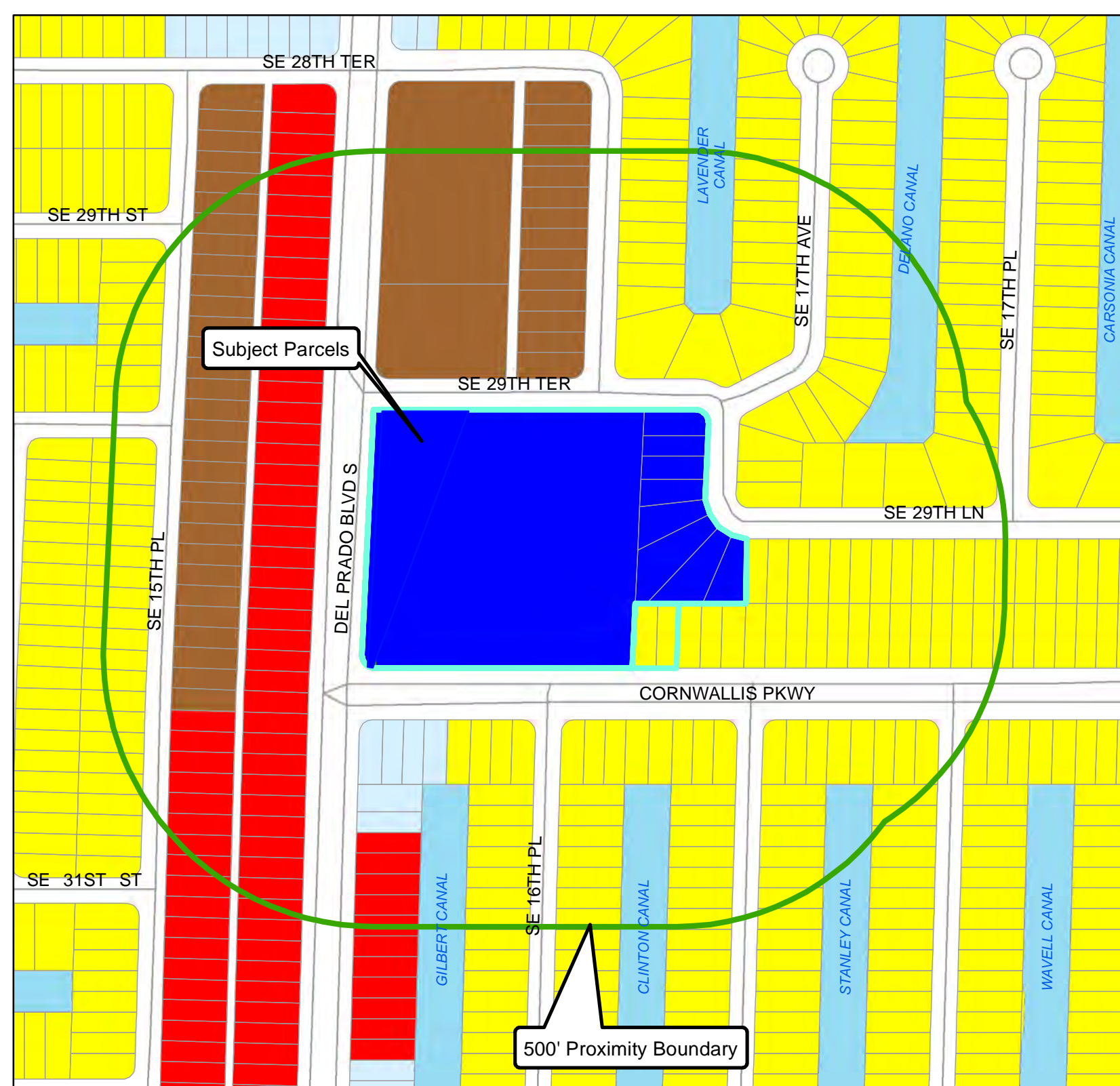


JUNE 20, 2017

0 100 200 300 400 Feet

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KRKA



CITY OF CAPE CORAL


Department of
Community Development
Planning Division


CURRENT FUTURE LAND USE MAP

500 Proximity Boundary

Case No. LU17-0001

Legend

 Subject Parcels

 500' Boundary

Future Land Use

 SF

 MF

 CP

 PF

 Canals/Lakes



JUNE 20, 2017

0 100 200 300 400 Feet

This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation or engineering calculations. Please contact the Department of Community Development with any questions regarding this map product.

KRKA

SE 28TH TER

SE 29TH ST

Subject Parcels

SE 29TH TER

LAVENDER
CANAL

SE 17TH AVE

DE LA WO CANAL

SE 17TH PL

CARSONIA
CANAL

SE 15TH PL

DEL PRADO BLVD S

SE 29TH LN

CORNWALLIS PKWY

GILBERT CANAL

SE 16TH PL

CLINTON CANAL

STANLEY CANAL

WAVELL CANAL

SE 18TH AVE

500' Proximity Boundary

CITY OF CAPE CORAL

Department of
Community Development
Planning Division


PROPOSED FUTURE LAND USE MAP

500 Proximity Boundary

Case No. LU17-0001

Legend

 Subject Parcels- CP


 500' Boundary

Future Land Use

 SF

 MF

 CP

 PF

 Canals/Lakes



JUNE 20, 2017

0 100 200 300 400 Feet

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KRKA

SE 28TH TER

SE 29TH ST

Subject Parcels

SE 29TH TER

DEL PRADO BLVD S

CORNWALLIS PKWY

SE 31ST ST

SE 16TH PL

500' Proximity Boundary

LAVENDER CANAL

SE 17TH AVE

DELANO CANAL

SE 17TH PL

CARSONIA CANAL

SE 29TH LN

GILBERT CANAL

CLINTON CANAL

STANLEY CANAL

WAVELL CANAL