



## **AGENDA**

### **COMMUNITY REDEVELOPMENT AGENCY**

February 6, 2018

3:00 PM

4816 Chester Street

#### **PLEDGE OF CIVILITY**

We will be respectful of each other even when we disagree.  
We will direct all comments to the issues. We will avoid personal attacks.

- 1. MEETING CALLED TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADOPTION OF AGENDA**
- 5. APPROVAL OF MINUTES**
  - A. December 5, 2017 SCCRAB Regular Meeting
  - B. December 11, 2017 CRA Regular Meeting
- 6. PUBLIC INPUT**
- 7. ORDER OF UNFINISHED BUSINESS**
  - A. Paver Color and Pattern for SE 47th Terrace
- 8. ORDER OF NEW BUSINESS**
  - A. Changes to Florida Building Codes Ordinance 10-18
  - B. Approve Contract with Ryan's Pressure Washing
- 9. REPORTS**
- 10. COMMENTS**
- 11. TIME AND PLACE OF NEXT MEETING**
  - A. Tuesday, March 6, 2018 at 3:00 PM at 4816 Chester Street
- 12. MOTION TO ADJOURN**

Item Number:	5.A.
Meeting Date:	2/6/2018
Item Type:	APPROVAL OF MINUTES

## AGENDA REQUEST FORM



### TITLE:

December 5, 2017 SCCRAB Regular Meeting

### SUMMARY:

MINUTES OF THE REGULAR MEETING OF THE CITY OF CAPE CORAL SOUTH CAPE COMMUNITY REDEVELOPMENT ADVISORY BOARD

Tuesday, December 5, 2017

### ADDITIONAL INFORMATION:

Request Motion to Approve

### ATTACHMENTS:

Description	Type
December 5, 2018 SCCRAB Regular Meeting	Backup Material

**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF CAPE CORAL  
SOUTH CAPE COMMUNITY REDEVELOPMENT ADVISORY BOARD  
Tuesday, December 5, 2017**

**4816 Chester Street, Cape Coral**

**3:00 p.m.**

The meeting was called to order at 3:00 p.m. by Chair Lomonaco

ROLL CALL: Biondi, Gebhard, Keim, Lomonaco, and St. Peter, were present.  
Alternate Phillips was absent.

Also, present:

John Szerlag, CRA Executive Director  
Victoria Bateman, CRA Treasurer  
Brian Bartos, Assistant City Attorney  
Robert Pederson, Planning Manager  
Gino Notarianni, Utilities Project Manager  
Paul Clinghan, Public Works Director  
Stephanie Smith, Design and Construction Manager  
James Breakfield, Principal Engineer  
Terri Hall, Community Redevelopment Coordinator  
Helen Ramey, Community Redevelopment Specialist

**ADOPTION OF AGENDA**

***Board Member Biondi moved, seconded by Board Member St. Peter to adopt the Agenda as presented. Voice poll: All "ayes." 5-0 Motion carried.***

**APPROVAL OF MINUTES**

**None**

**PUBLIC INPUT**

**None**

**ORDER OF UNFINISHED BUSINESS**

**SE 47<sup>th</sup> Terrace Streetscape Project Update**

Executive Director Szerlag informed the Board they would be discussing the funding sources and project start date, and parking. The focus was to change SE 47<sup>th</sup> Terrace to a pedestrian friendly 'Main Street'.

Public Works Project Manager Smith stated the plans were finalized and the permits for construction were secured. There would be a net gain of 41 parking spaces when the project was completed. There was cost sharing between the various funding sources. The Guaranteed Maximum Price (GMP) was established through complete bid. Costs were discussed and future phases were reviewed. The project would begin at Coronado Parkway and move eastward block by block. Maintenance of traffic would provide access to businesses at all times. Detours would be utilized to move traffic around the work zone. A full time professional would be on site to ensure traffic safety and effectiveness. The public information office will be Qwest Corporation of America. They will be the primary contact for businesses to obtain information pertaining to constructions. [info@SE47terrace.com](mailto:info@SE47terrace.com) (239) 676-3462.

CRA Treasurer Bateman reviewed the funding sources on the PowerPoint.

Discussion held.

**Recommend Approval to amend the Interlocal Agreement between the City of Cape Coral and the Cape Coral Community Redevelopment Agency for the SE 47th Terrace Streetscape Improvements Project including Club Square and Interim Improvements for Big Johns Parking Lot. Department: City Manager; Dollar Value: \$13,080,730 (Fund: Water and Sewer Funds \$4,030,422; Stormwater Funds \$1,637,165; General Fund \$355,328; Trust Increment Funds \$7,057,804)**

***Board Member Keim moved, seconded by Board Member Biondi to Recommend Approval to amend the Interlocal Agreement between the City of Cape Coral and the Cape Coral Community Redevelopment Agency for the SE 47th Terrace Streetscape Improvements Project including Club Square and Interim Improvements for Big Johns Parking Lot. Department: City Manager; Dollar Value: \$13,080,730 (Fund: Water and Sewer Funds \$4,030,422; Stormwater Funds \$1,637,165; General Fund \$355,328; Trust Increment Funds \$7,057,804)***

***Board Members polled as follows: Biondi, Gebhard, Keim, Lomonaco, and St. Peter voted "Aye." 5 "Ayes" 5-0 Motion carried.***

**Approve the Project Construction (Procurement's Agreement CONPW17-24GM for PHASE II) with Chris-Tel Company of Southwest Florida for the SE 47th Terrace Streetscape Improvements Project for a Guaranteed Maximum Price (GMP) of \$12,491,257 and a City controlled contingency of \$500,648 for a total contract price of \$12,991. Department: Public Works; Dollar Value: \$12,991,905 (CRA Capital Project Fund)**

***Board Member Biondi moved, seconded by Board Member St. Peter to Recommend Approval of the Project Construction (Procurement's Agreement CONPW17-24GM for PHASE II) with Chris-Tel Company of Southwest Florida for the SE 47th Terrace Streetscape Improvements Project for a Guaranteed Maximum Price (GMP) of \$12,491,257 and a City controlled contingency of \$500,648 for a total contract price of \$12,991. Department: Public Works; Dollar Value: \$12,991,905 (CRA Capital Project Fund)***

***Board Members polled as follows: Biondi, Gebhard, Keim, Lomonaco, and St. Peter voted "Aye." 5 "Ayes" 5-0 Motion carried.***

#### **Paver Color Patterns for SE 47th Terrace Streetscape Project**

Jaffrey Sattfield of CPH reviewed the paver color samples with the board. A PowerPoint presentation showed 4 paver design options.

Discussion held on obtaining input from the CRA businesses.

#### **ORDER OF NEW BUSINESS Board Appointments for 2018 Chair and Vice Chair**

***Board Member Keim moved, seconded by Board Member St. Peter to Recommend Approval of Stacy Lomonaco for Chair.***

***Board Members polled as follows: Biondi, Gebhard, Keim, Lomonaco, and St. Peter voted "Aye." 5 "Ayes" 5-0 Motion carried.***

***Board Member Keim moved, seconded by Board Member Lomonaco to Recommend Approval of Linda Biondi for Vice-Chair.***

***Board Members polled as follows: Biondi, Gebhard, Keim, Lomonaco, and St. Peter voted "Aye." 5 "Ayes" 5-0 Motion carried.***

#### **REPORTS South Cape Hospitality and Entertainment Associations**

SCHEA Executive Director Fernandez informed the Board of the New Year's Eve Trolley Event and the Best South Cape Martini Event on January 27, 2018.

### **STAFF**

Executive Director Szerlag thanked the Board and stated 2018 would be the year of achievement. He would ask Council to make the Advisory Board the CRA board in January.

CRA Coordinator Hall stated the hurricane damaged trees would be removed on Friday

### **COMMENTS**

Board Member Keim – asked about the electrical boxes and recommended ‘The Nickel Ride’ should come in to do a presentation.

Board Member LoMonaco – Asked about Village Square.

### **TIME AND PLACE OF NEXT MEETING**

The January 2, 2018 meeting was cancelled and the next regular meeting was scheduled for Tuesday, February 6, 2018, at 3:00 p.m. at 4816 Chester Street, Cape Coral, Florida.

### **MOTION TO ADJOURN**

There being no further business, the meeting adjourned at 3:56 p.m.

Submitted by,

Helen S. Ramey  
Community Redevelopment Specialist

Item Number:	5.B.
Meeting Date:	2/6/2018
Item Type:	APPROVAL OF MINUTES

## AGENDA REQUEST FORM



### TITLE:

December 11, 2017 CRA Regular Meeting

### SUMMARY:

**MINUTES OF THE REGULAR MEETING OF THE  
CAPE CORAL COMMUNITY REDEVELOPMENT AGENCY  
TUESDAY, DECEMBER 11, 2017**

### ADDITIONAL INFORMATION:

Request Motion to Approve

### ATTACHMENTS:

Description	Type
December 11, 2017 CRA Regular Meeting	Backup Material

**MINUTES OF THE REGULAR MEETING OF THE  
CAPE CORAL COMMUNITY REDEVELOPMENT AGENCY  
TUESDAY, DECEMBER 11, 2017**

**Council Chambers**

**3:00 p.m.**

Meeting called to order by Chair Carioscia at 3:03 p.m.

Roll Call: Commissioners Carioscia, Cosden, Coviello, Gunter, Nelson, Stokes, Stout, and Williams were present.

**ADOPTION OF AGENDA**

*Commissioner Williams moved, seconded by Commissioner Stout to adopt the agenda as presented.*

*Commissioners polled as follows: Carioscia, Cosden, Coviello, Gunter, Nelson, Stokes, Stout, and Williams. Eight "ayes". 8-0 Motion carried.*

**APPROVAL OF MINUTES  
October 17, 2017 CRA Joint Meeting**

*Commissioner Cosden moved, seconded by Commissioner Williams to approve the minutes of the October 17, 2017 CRA Joint Meeting as presented.*

*Voice Poll: All "ayes". 8-0 Motion carried.*

**PUBLIC INPUT  
None**

**CRA ADVISORY BOARD UPDATE**

Chair Lomonaco summarized the motions made at the December 5, 2017 Advisory Board meeting.

**ORDER OF UNFINISHED BUSINESS**

**SE 47<sup>th</sup> Terrace Corridor Parking Update**

Executive Director Szerlag stated they would be discussing the funding sources, parking, and project start date which would be January 2018. The focus was to change SE 47<sup>th</sup> Terrace to a pedestrian friendly 'Main Street'.

Public Works Project Manager Smith stated the plans were finalized and the permits for construction were secured. There would be a net gain of 41 parking spaces when the project



was completed. There would be designated short term parking and a drop off zone near Merrick Seafood. There was cost sharing between the various funding sources. The Guaranteed Maximum Price (GMP) was established through competitive bid. Costs were discussed and future phases were reviewed. The project would begin at Coronado Parkway and move eastward block by block. Maintenance of traffic would provide access to businesses at all times. Detours would be utilized to move traffic around the work zone. A full-time professional would be on site to ensure traffic safety and effectiveness. The public information office will be Qwest Corporation of America. They will be the primary contact for businesses to obtain information pertaining to constructions. [info@SE47terrace.com](mailto:info@SE47terrace.com) (239) 676-3462.

CRA Treasurer Bateman reviewed the funding sources on the PowerPoint.

Discussion held.

***Commissioner Williams moved, seconded by Commissioner Coviello to amend the Interlocal Agreement between the City of Cape Coral and the Cape Coral Community Redevelopment Agency Related to the Streetscape Project on SE 47th Terrace Improvements Project Between Coronado Parkway and SE 15th Avenue Including Club Square and Interim Improvements for Big Johns Parking Lot. Department: City Manager; Dollar Value: \$13,080,730 (Fund: Water & Sewer Funds \$4,030,422; Stormwater Funds \$1,637,165; General Fund \$355,328; Trust Increment Funds \$7,057,804)***

Chair Carioscia asked if there was any public input

Scott Hertz Attorney for Merrick Seafood, stated his clients received an email from City staff pertaining designated short-term parking spaces in Big Johns parking lot and a loading zone, his clients were seeking to see the plans. He stated changes to the City codes would need to be made to allow Café style seating. He was seeking assurance that the parking spaces in the permitting process granted would not be taken away from Merrick Seafood.

Discussion held on Café seating.

Executive Director Szerlag stated the desire was to have a project that would be an economic benefit for all parties concerned and the City would not take away anyone's right for seating capacity based on elimination of parking on the street.

Discussion held on timeline of construction and properly notifying businesses as construction progresses.

***Commissioners polled as follows: Carioscia, Cosden, Coviello, Gunter, Nelson, Stokes, Stout, and Williams. Eight “ayes”. 8-0 Motion carried.***

Chair Carioscia asked CRA Specialist Ramey to read the next motion.

***Commissioner Stout moved, seconded by Commissioner Gunter to Approve the Project Construction (Procurement’s Agreement CON- PW17-24GM for PHASE II) with Chris-Tel Company of Southwest Florida for the SE 47th Terrace Streetscape Improvements Project including Club Square and interim improvements for Big Johns Parking Lot for a Guaranteed Maximum Price (GMP) of \$12,491,257 and a City controlled contingency of \$500,648 for a total contract price of \$12,991,905. Department: Public Works; Dollar Value: \$12,991,905 (CRA Capital Project Fund).***

***Commissioners polled as follows: Carioscia, Cosden, Coviello, Gunter, Nelson, Stokes, Stout, and Williams. Eight “ayes”. 8-0 Motion carried.***

#### **ORDER OF NEW BUSINESS Board Appointments for 2018 Chair and Vice-Chair**

Chair Carioscia asked for volunteers for Chair.

Commissioner Williams nominated John Carioscia.

***Commissioner Williams moved, seconded by Commissioner Stout to appoint John Carioscia 2018 CRA Chair.***

***Commissioners polled as follows: Carioscia, Cosden, Coviello, Gunter, Nelson, Stokes, Stout, and Williams. Eight “ayes”. 8-0 Motion carried.***

Chair Carioscia asked for volunteers for Vice-Chair.

Commissioner Cosden nominated John Gunter.

***Commissioner Cosden moved, seconded by Commissioner Coviello to appoint John Gunter 2018 CRA Vice-Chair.***

***Commissioners polled as follows: Carioscia, Cosden, Coviello, Gunter, Nelson, Stokes, Stout, and Williams. Eight “ayes”. 8-0 Motion carried.***

#### **Approval of 2018 Meeting Schedule**

Chair Carioscia asked for a motion to approve the 2018 Meeting Schedule.

***Commissioner Cosden moved, seconded by Commissioner Gunter to appoint John Gunter 2018 CRA Vice-Chair.***

***Commissioners polled as follows: Carioscia, Cosden, Coviello, Gunter, Nelson, Stokes, Stout, and Williams. Eight "ayes". 8-0 Motion carried.***

**REPORTS**

**None**

**COMMENTS**

**None**

**TIME AND PLACE OF NEXT MEETING**

The next CRA regular meeting was scheduled for Tuesday, February 20, 2018 at 4:00 PM at 4816 Chester Street.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 4:27 p.m.

Submitted by,

John Szerlag  
CRA Executive Director

Item Number:	7.A.
Meeting Date:	2/6/2018
Item Type:	ORDER OF UNFINISHED BUSINESS

## AGENDA REQUEST FORM



Community Redevelopment  
Agency

### TITLE:

Paver Color and Pattern for SE 47th Terrace

### SUMMARY:

Approve a brick paver color and pattern for the SE 47th Terrace Streetscape project. The two examples are provided Option A and Option B.

A survey conducted by the CRA demonstrated a 50/50 split on the choice.

### ADDITIONAL INFORMATION:

Request a Motion to approve

### ATTACHMENTS:

Description	Type
▣ Paver Pattern Option A and Option B	Backup Material

# Paver Options— Option A

**STREET SIDE**



**BUSINESS SIDE**

# Paver Options— Option B

**STREET SIDE**



**BUSINESS SIDE**

<b>Item Number: 8.A.</b>	
<b>Meeting</b>	<b>2/6/2018</b>
<b>Date:</b>	
<b>Item Type:</b>	<b>BUSINESS</b>

## AGENDA REQUEST FORM



*Community Redevelopment Agency*

### **TITLE:**

Changes to Florida Building Codes Ordinance 10-18

### **SUMMARY:**

#### **WHAT THE ORDINANCE ACCOMPLISHES:**

An ordinance amending Article XII, Building Codes and City of Cape Coral Engineering Standards, Sections 12.1 through 12.4, of the City of Cape Coral Land Use and Development Regulations; updating the Building Codes and Editions adopted by the City.

### **ADDITIONAL INFORMATION:**

#### **ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
▣ Ordinance 10-18	Ordinance
▣ Memo Adoption of the 6th Edition Building Codes	Backup Material
▣ Revised Staff Presentation	Backup Material
▣ Memo	Backup Material

ORDINANCE 10 - 18

AN ORDINANCE AMENDING ARTICLE XII, SECTIONS 12.1 THROUGH 12.4, OF THE CITY OF CAPE CORAL LAND USE AND DEVELOPMENT REGULATIONS; UPDATING THE BUILDING CODES AND EDITIONS ADOPTED BY THE CITY; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes confers upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Florida Building Code, 6<sup>th</sup> Edition (2017) is effective as of December 31, 2017.

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

SECTION 1. The City of Cape Coral Land Use and Development Regulations, Article XII, Section 12.1, is hereby amended as follows:

§ 12.1 – Adoption of codes: Florida Building Code, the National Electric Code, International Property Maintenance Code, and Engineering Design Standards.

The following building codes are hereby adopted, and incorporated herein by reference as fully as if set out at length herein, and shall govern all construction, erection, alteration, repair and demolition of all buildings or other structures within the corporate limits of the city; and any appurtenances attached thereto, except those portions of said codes that are hereinafter deleted, modified or amended:

~~2010~~ 2017 Florida Building Code, the family of codes adopted by the Florida Building Commission, except as deleted, modified or amended as indicated in § 12.2 and § 12.3 below;

National Electric Code, ~~2008~~ 2014 Edition;

...

SECTION 2. The City of Cape Coral Land Use and Development Regulations, Article XII, Section 12.2, is hereby repealed in its entirety and replaced with the following:

§ 12.2 – 2017 Florida Building Code, Building.

All sections of the 2017 Florida Building Code, Building are in effect as stated therein except as amended herein:

Section 115  
Stop Work Order

115.1 Authority. Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order. In addition, the building official is authorized to issue a stop work order for the failure to contain and/or remove construction refuse as required in the Code of Ordinances, Chapter 9, Health and Sanitation, or for any other violation of the Code of Ordinances pertaining to construction activities.

115.2 Issuance. The stop work order shall be in writing and shall be posted at the property or given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, all work on the construction site shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.



Section 1612  
Flood Loads

1612.2 Definitions.

SUBSTANTIAL IMPROVEMENT. Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a five-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. For each building or structure, the five-year period begins on the date of the first improvement or repair of that building or structure subsequent to August 17, 1981. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

SECTION 3. The City of Cape Coral Land Use and Development Regulations, Article XII, Section 12.3, is hereby amended as follows:

§ 12.3 – ~~2010~~ 2017 Florida Building Code, Existing Building.

All sections of ~~2010~~ the 2017 Florida Building Code, Existing Building are in effect as stated therein except as amended herein:

Section 202  
General Definitions

SUBSTANTIAL IMPROVEMENT. Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a five-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. For each building or structure, the five-year period begins on the date of the first improvement or repair of that building or structure subsequent to August 17, 1981. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

SECTION 4. The City of Cape Coral Land Use and Development Regulations, Article XII, Section 12.4, is hereby amended as follows:

§ 12.4 – International Property Maintenance Code, 2012 Edition.

...

- .2 All references to the building official in the International Property Maintenance Code, 2012 Edition, shall be construed as meaning the Department of Community Development Director or the Director's designee. All references in the International Property Maintenance Code, 2012 Edition to building, plumbing, mechanical, fuel gas, electric, fire safety or other codes or standards shall be construed to mean the ~~2010~~ 2017 Florida Building Code, National Electrical Code, ~~2008~~ 2014 Edition, and the Florida Fire Prevention Code, as applicable.

SECTION 5. 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 6. 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 \_\_\_\_\_, 2018.

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

VOTE OF MAYOR AND COUNCILMEMBERS:

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

NELSON \_\_\_\_\_  
STOKES \_\_\_\_\_  
WILLIAMS \_\_\_\_\_  
COSDEN \_\_\_\_\_

ATTESTED TO AND FILED IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
REBECCA VAN DEUTEKOM  
CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JOHN E. NACLERIO III  
ASSISTANT CITY ATTORNEY  
ord\2017 Florida Building Code  
12/19/17

## **MEMORANDUM**

### **CITY OF CAPE CORAL DEPARTMENT OF COMMUNITY DEVELOPMENT**

TO: Planning and Zoning Commission

FROM: Stephen Beckman, Building Official

DATE: January 2, 2018

SUBJECT: Adoption of 6<sup>th</sup> Edition Building Codes

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Effective December 31<sup>st</sup>, 2017, the 6<sup>th</sup> Edition of the Florida Building Code went into effect for the State of Florida. With this new edition, there are significant changes which will affect the design and function of buildings, providing a safer and more resilient product. Ordinance 10-18 will adopt the 2017 Florida Building Codes into the City LUDR and incorporate them by reference. Existing floodplain management regulations remain unchanged as to preserve our CRS status. The new 1' freeboard requirement in the 2017 Code will serve to protect and preserve our properties.

Hurricane IRMA in September of 2017 helped demonstrate how effective the building codes are for preserving property and life. Staff recommends adoption of the current 2017 Codes.

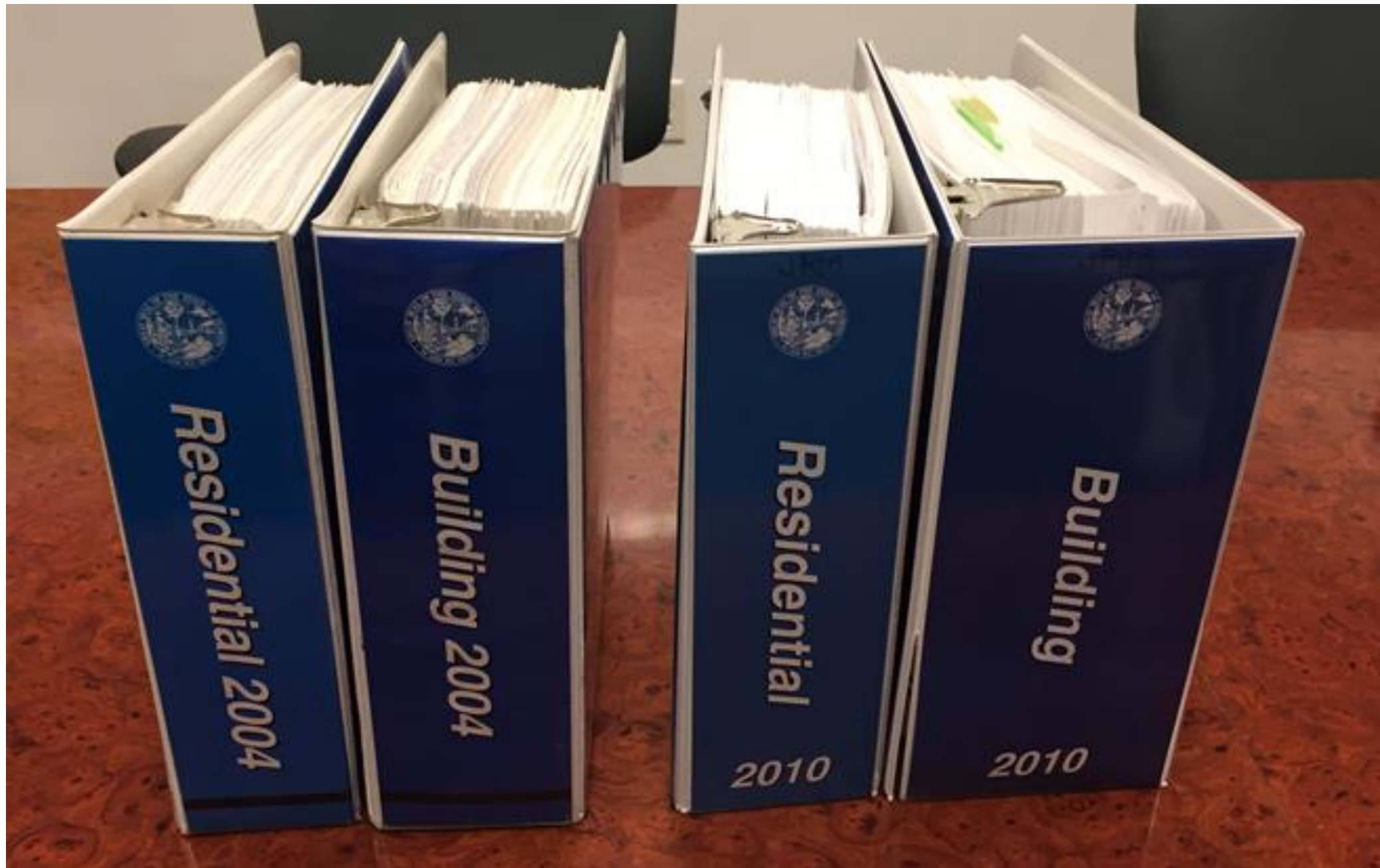


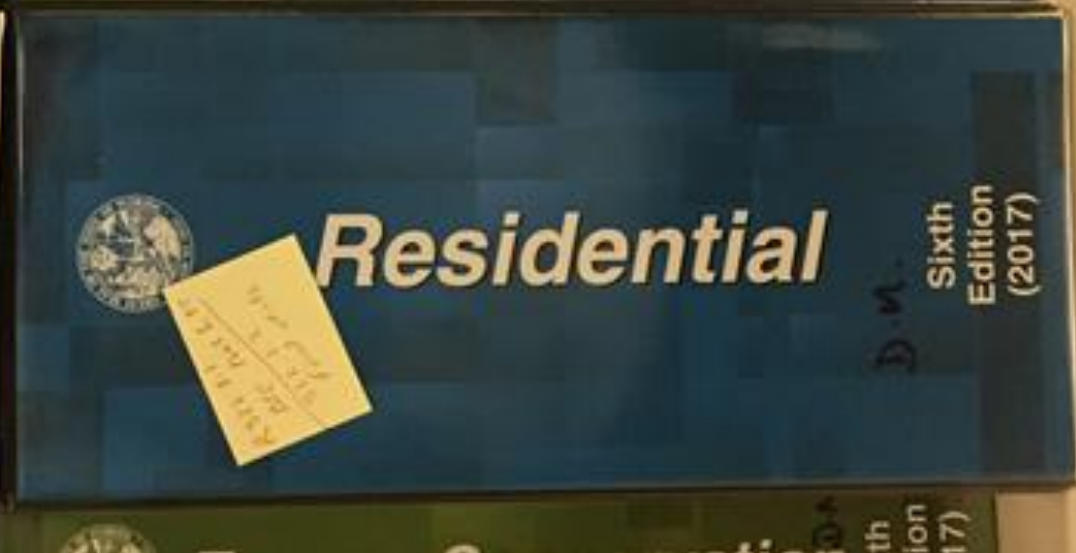
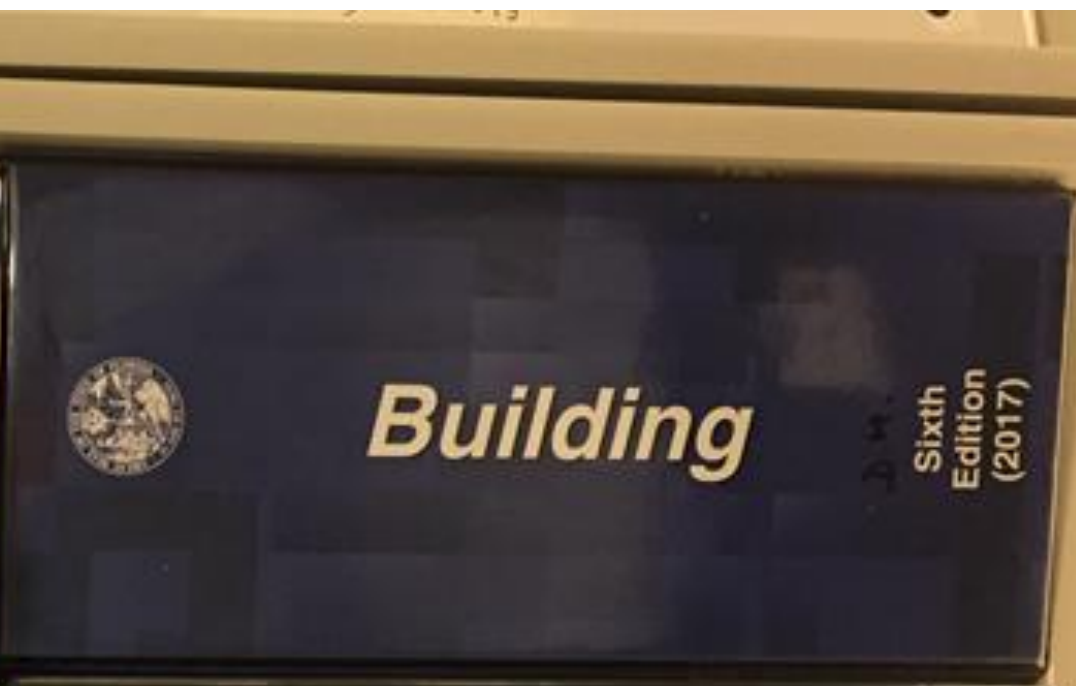
# Significant Changes

Florida Building Code  
( a few examples)









# FLOOD-RESISTANT CONSTRUCTION

- R322.2.1 Elevation requirements.
- 1. Buildings and structures in flood hazard areas, including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.



# FLOOD-RESISTANT CONSTRUCTION (cont)

- Previous code required all buildings and structures in a flood hazard area **not designated as in Coastal A Zones**, ( such as AE zones) to have finished floor elevations at design flood elevation (DFE), or higher. In the 2017 Florida Building Code, now these structures are required to have the finished floor elevation 1 foot above (freeboard) the base flood elevation, or higher. Freeboard also is applied to AO zones (areas of shallow flooding) requiring the finished floor to be **1 foot** above the elevation of the highest adjacent grade on the FIRM **or 3 feet** if no depth number is not specified.

# Find My Flood Zone

Address, Parcel ID or Owner



**Legend**

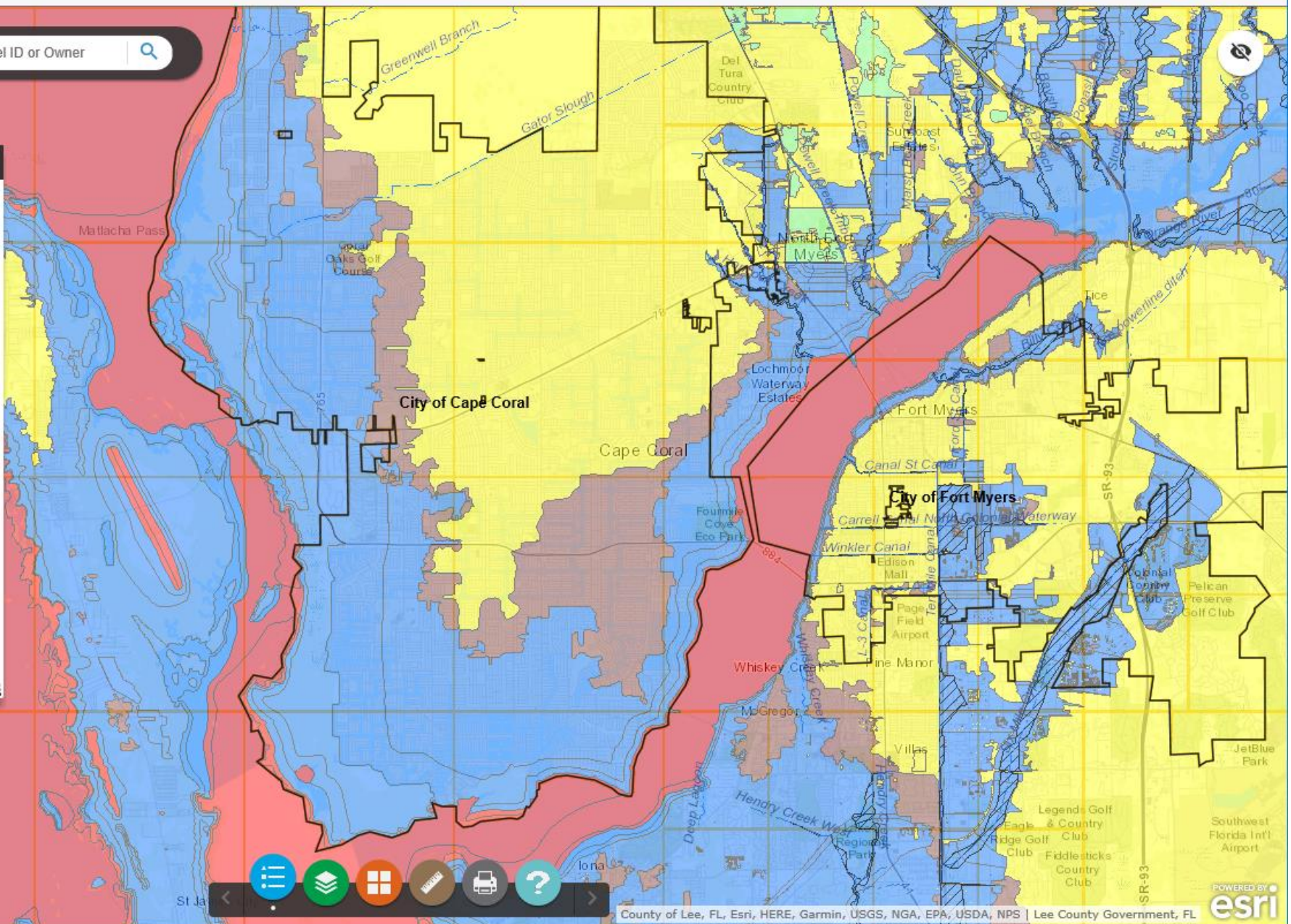
**City Limits**

**Flood Zone Layers**  
Flooding Source

**FIRM Floodway**

**FIRM Flood Zone**  
 VE  
 AE  
 A  
 0.2 PCT ANNUAL CHANCE FLOOD HAZARD (X)  
 X

**FIRM Panel**



-81.981 26.750 Degrees

2mi





## FEMA flood zone designations currently found within the City of Cape Coral

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

### Moderate to Low Risk Areas

Flood insurance is available to all property owners and renters in these zones:

ZONE	DESCRIPTION
* 2PACFH also known as X (shaded) on Flood Insurance Rate Map	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.  *X (shaded) is also known as the 0.2% Annual Chance Flood Hazard.
X (unshaded)	Areas determined to be outside the 0.2% annual chance floodplain.

### High Risk Areas

#### Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood

Federally backed mortgages require flood insurance for those properties having structures located in an A, AE, or VE zone.

ZONE	DESCRIPTION
A	The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.  No Base Flood Elevations determined. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
AE	The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.  The base floodplain where base flood elevations are provided.

### High Risk - Coastal Areas

Federally backed mortgages require flood insurance for those properties having structures located in an A, AE, or VE zone.

# SECTION 705

## EXTERIOR WALLS

- **705.8.5 Vertical separation of openings.**
- Openings in exterior walls in adjacent stories shall be separated vertically to protect against fire spread on the exterior of the buildings where the openings are within 5 feet (1524 mm) of each other horizontally and the opening in the lower story is not a protected opening with a fire protection rating of not less than  $\frac{3}{4}$  hour.

# SECTION 705

## EXTERIOR WALLS

- Such openings shall be separated vertically not less than 3 feet (914 mm) by spandrel girders, exterior walls or other similar assemblies that have a fire-resistance rating of not less than 1 hour, rated for exposure to fire from both sides, or by flame barriers that extend horizontally not less than 30 inches (762 mm) beyond the exterior wall.

# Change of use or occupancy

- **[A]111.1Use and occupancy.**
- A building or structure shall not be used or occupied, and a change in the existing **use or occupancy** classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

For example, an ambulatory care facility and an office building are both Group B occupancies (Business Group). However, changing from an office to an ambulatory care facility would require additional fire and life safety safeguards to address the increased hazard due to the presence of healthcare recipients incapable of self preservation.

# Previous code requirement

- 210-12(b) Dwelling Unit Bedrooms – All branch circuits that supply 125 volt, single phase, 15 and 20 ampere receptacle outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter(s). This requirement shall become effective January 1, 2002.



# Power distribution and lighting

- **E3902.16 Arc-fault circuit-interrupter protection.**
- Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by any of the following: [210.12(A)]

# Difference between GFCI and AFCI?



- There is a major difference between the functioning of an AFCI as compared to a GFCI (Ground Fault Circuit Interrupter). The function of the GFCI is to protect people from the deadly effects of electric shock that could occur if parts of an electrical appliance or tool become energized due to a ground fault. The function of the AFCI is to protect the branch circuit wiring from dangerous arcing faults that could initiate an electrical fire.

Unlike a standard circuit breaker detecting overloads and short circuits, an AFCI utilizes advanced electronic technology to “sense” the different arcing conditions. While there are different technologies employed to measure arcs by the various AFCI manufacturers, the end result is the same, detecting parallel arcs (line to line, line to neutral and line to ground) and/or series arcs (arcing in series with one of the conductors).

**MEMORANDUM**

CITY OF CAPE CORAL  
DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Mayor and Council

FROM: John Szerlag, City Manager   
Vincent A. Cautero, Community Development Director   
Stephen Beckman, Building Official 

DATE: January 17, 2018

SUBJECT: Ordinance 10-18, Adoption of 6<sup>th</sup> Edition Building Codes

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Effective December 31st, 2017, the 6th Edition of the Florida Building Code went into effect for the State of Florida. With this new edition, there are significant changes which will affect the design and function of buildings, providing a safer and more resilient product. Ordinance 10-18 will adopt the 2017 Florida Building Codes into the City LUDR and incorporate them by reference. Existing floodplain management regulations remain unchanged as to preserve our CRS status. The new one-foot freeboard requirement in the 2017 Code will serve to protect and preserve our properties.

Hurricane IRMA in September of 2017 helped demonstrate how effective the building codes are for preserving property and life. Staff recommends adoption of the current 2017 Codes.

VAC/SB:ed

<b>Item Number: 8.B.</b>	
<b>Meeting</b>	<b>2/6/2018</b>
<b>Date:</b>	
<b>Item Type:</b>	<b>BUSINESS</b>

## AGENDA REQUEST FORM



*Community Redevelopment Agency*

### **TITLE:**

Approve Contract with Ryan's Pressure Washing

### **SUMMARY:**

Approve the contract with Ryan's Pressure Washing, Inc. for work to be completed on Cape Coral Parkway between Del Prado Blvd. and Coronado Pkwy. The CRA's portion is \$4,661.13. The total amount for the work is \$9,322.26. The city is splitting the cost to complete the work.

### **ADDITIONAL INFORMATION:**

Staff is requesting a Motion to Approve

Account 236010.634120 - Outside Services

### **ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
▣ Cape Coral Pwy Pressure Washing Quotes (3)	Backup Material

Date: Jan 24, 2018  
No. 889

# Estimate

480 14th St SE  
Naples, FL 34117  
239-398-1768 Office  
www.domeenterprisesllc.com  
domeenterprise@gmail.com



**Presented To:**  
City Of Cape Coral  
815 Nicholas Parkway East  
Cape Coral, FL 33990

Description of Service	Qty	Each	Amount
Vincennes to Se 10th place: North Side	1	\$748.00	\$748.00
Se 8th ct to coronado: North Side	1	\$630.00	\$630.00
Se 9th pl to se 8th ct: North Side	1	\$640.00	\$640.00
Se 10th pl to se 9th pl: North Side	1	\$495.00	\$495.00
Del Prado to Se 15th ave: North Side	1	\$566.00	\$566.00
Se 15th ave to vincennes: North Side	1	\$1,465.00	\$1,465.00
Leonard st to candia st: South Side	1	\$493.00	\$493.00
Vincennes to Milton: South Side	1	\$305.00	\$305.00
Del Prado to se 15th ave: South Side	1	\$545.00	\$545.00
Chester st to coronado: South Side	1	\$625.00	\$625.00
Candia st to chester: South Side	1	\$639.00	\$639.00
Milton st to leonad: South Side	1	\$788.00	\$788.00
Se 15th ave to vincennes: South Side	1	\$1,485.00	\$1,485.00

Total \$9,424.00

If you would like to move forward with this project please sign and return at your convenience so we can put the job on our schedule.

Client Signature: \_\_\_\_\_ Date \_\_\_\_\_

**Ryan's Pressure Washing, Inc.**

P.O. Box 152603

Cape Coral, FL 33915

(239) 410-5792

megan@ryanspressurewashing.com

www.ryanspressurewashing.com



**ADDRESS**

Carl Boscarino

Cape Coral City Hall

1015 Cultural Park Blvd S

Cape Coral, FL. 33990

**PROPOSAL 2322**

**DATE 12/20/2017**

**EXPIRATION DATE 06/20/2018**

**ACTIVITY**

**AMOUNT**

Paver Sidewalks from Del Prado to  
Coronado

8,422.26

\* Cape Coral Pkwy North Side of Street:

Del Prado to SE 15th Ave \$482.90

SE 15th Ave to Vincennes \$1376.10

Vincennes to SE 10th Pl \$697.95

SE 10th Pl to SE 9th Pl \$416.79

SE 9th Pl to SE 8th Ct \$573.21

SE 8th Ct to Coronado \$568.44

\_\_\_\_\_TOTAL

\_\_\_\_\_ \$4115.39 \_\_\_\_\_

\*Cape Coral Pkwy South Side of Street

Del Prado to SE 15th Ave \$482.90

SE 15th Ave to Vincennes \$1376.10

Vincennes to Milton St \$248.49

Milton St to Leonard St \$640.53

Leonard St to Candia St \$416.79

Candia St to Chester St \$573.21

Chester St To Coronado \$568.44

\_\_\_\_\_TOTAL\_\_\_\_\_ \$4306.87 \_\_\_\_\_

Hydrant Meter/ Water Fees/Miscellaneous

900.00

**TOTAL**

**\$9,322.26**

Fax 239-257-1781



# Under Pressure Cleaning & Sealing, Inc.

20616 East Golden Elm Dr.  
Estero, FL 33928

Phone # 239.218.5085 peter@underpressurehomewashing.com

## Estimate

Date	Estimate #
1/19/2018	3955

Name / Address
City of Cape Coral 815 Nicholas Pkwy. East Cape Coral, FL 33990

Item	Description	Amount	Markup	Total
Sidewalk Cleaning	Professional cleaning of all brick paver walkways on Cape Coral Pkwy. between Del Prado Blvd. and Coronado Pkwy. All brick pavers along both sides of Cape Coral Pkwy. included. Water to be provided by under Pressure with lease of hydrant meter.	12,475.00		12,475.00
		<b>Total</b>		\$12,475.00