



AGENDA FOR THE HEARING EXAMINER

Tuesday, September 18, 2018

9:00 AM

Council Chambers

1. HEARINGS CALLED TO ORDER

2. HEARINGS

- A. Case # PDP18-0001*(Case to be Re-Noticed); Address: Diplomat Pkwy E; Applicant: Kirby FLP 3
- B. Case # PDP18-0006*; Address: 521 Nicholas Parkway East; Applicant: City of Cape Coral
- C. Case # PDP18-0002*; Address:*(Case to be Re-Noticed): 1521 Del Prado Boulevard North; Applicant: Xpress Storage Cape Coral, LLC

3. OTHER BUSINESS

- A. Hearing Examiner Schedule 2019 Approval

4. DATE AND TIME OF NEXT HEARINGS

- A. Tuesday, October 2, 2018, at 9:00 a.m., in Council Chambers

5. 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 1-239-574-0411 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.

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.

The hearing shall, to the extent possible, be conducted as follows:

1. The Clerk shall read into the record the Ordinance or Resolution Title and Number, or the Applicant's name, file number, and the subject matter to be decided if there is no ordinance or resolution.
2. The Applicant, staff, and all Participants requesting to speak or present evidence or both the hearing shall be collectively sworn by an oath or affirmation by the Clerk.
3. Staff will testify regarding proper notice of the Hearing in accordance with City requirements.
4. The Applicant may waive the Applicant's right to an evidentiary hearing if Applicant agrees with the staff recommendation and no one from the audience wishes to speak for or against the application. The Hearing Examiner shall rule on the matter or make a recommendation, based upon the staff report and any other materials contained within the official file. Regardless of a waiver by the Applicant, a Public Hearing shall be held for all decisions requiring an ordinance or resolution.
5. If there is an evidentiary hearing, the order of the presentation shall be as follows, unless the Hearing Examiner, determines to proceed in a different order, taking proper consideration of fairness and due process:
 - The Applicant shall make the Applicant's presentation, including offering any documentary evidence, and introduce any witnesses as Applicant desires. The Applicant shall present the Applicant's entire case in thirty (30) minutes.
 - Staff shall present a brief synopsis of the application; introduce any appropriate additional exhibits from the official file that have not already been transmitted to the Hearing Examiner with the agenda materials, as staff desires; summarize issues; and make a recommendation on the application. Staff shall also introduce any witnesses that it wishes to provide testimony at the hearing. Staff shall present its entire case in thirty (30) minutes.
 - Participants in opposition to or support of the application shall make their presentation in any order as determined by the Hearing Examiner. Each Participant shall present their argument in 5 minutes.
 - The Applicant may cross-examine any witness and respond to any testimony presented.
 - Staff may cross-examine any witness and respond to any testimony presented.
 - The Hearing Examiner may choose to allow Participants to respond to any testimony if the Hearing Examiner deems the response to be necessary to ensure fairness and due process.
 - The Hearing Examiner, may ask questions of the staff, Applicant, and Participants.
 - Final argument may be made by the Applicant, related solely to the evidence in the record.
 - Final argument may be made by the staff, related solely to the evidence in the record.
 - For good cause shown, the Hearing Examiner may grant additional time to any of the hereinabove time limitations.
 - The Hearing Examiner's, decisions must be based upon Competent Substantial Evidence in the record.

Item Number: 2.A.
Meeting Date: 9/18/2018
Item Type: HEARINGS

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

Case # PDP18-0001*(Case to be Re-Noticed); Address: Diplomat Pkwy E; Applicant: Kirby FLP
3

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:

Case to be Re-noticed and rescheduled

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:

Kristin
Kantarze Division- Planning Department- Community Development

SOURCE OF ADDITIONAL INFORMATION:

Mike Struve, Planning Team Coordinator, 239-242-3255, mstruve@capecoral.net

Item Number: 2.B.
Meeting Date: 9/18/2018
Item Type: HEARINGS

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

Case # PDP18-0006*; Address: 521 Nicholas Parkway East; Applicant: City of Cape Coral

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:

A project approving a Planned Development Project in the City of Cape Coral, Florida entitled "City of Cape Coral Fire Station #2 for certain property described as Lots 1-6 and 23-28 in Block 1047, Unit 24, Cape Coral Subdivision; property located at 521 Nicholas Parkway East; granting a Special Exception to allow a Government Group II Use in a Single Family Residential (R-1B) Zone; granting a deviation from the Land Use and Development Regulations, Section 5.1, from off-street parking requirements; granting deviations from the Engineering and Design Standards, granting development plan approval pursuant to Section 4.2 of the City of Cape Coral Land Use and Development Regulations.

LEGAL REVIEW:

EXHIBITS:

See attached "Backup Materials"

PREPARED BY:

Kristin
Kantarze Division- Planning Department- Community Development

SOURCE OF ADDITIONAL INFORMATION:

Mike Struve, AICP, LEED Green Associate, Planning Team Coordinator, 239-242-3255, mstruve@capecoral.net

ATTACHMENTS:

Description	Type
📁 Backup Materials	Backup Material



PLANNED DEVELOPMENT PROJECT (PDP) APPLICATION

PROPERTY OWNER IS A CORPORATION, LIMITED LIABILITY COMPANY (LLC),
LIMITED COMPANY (LC), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUST

Project Name: City of Cape Coral Fire Station #2

Project Number: _____

To help prepare this application, the applicant should obtain copies of the following:

- Land Use and Development Regulations (this document is linked)
 1. Land Development Regulations (Article 4)
 2. Parking Requirements (Article 5.1)
 3. Landscape Ordinance (Article 5.2)
 4. Sign Ordinance (Article 7)
- NFPA 1 Fire Prevention Code
- Engineering Design Standards

The advisory review is conceptual only and any staff comments are subject to change based on detailed information with an application to the City of Cape Coral. Formal review may result in additional changes not noted at this time. The final design or project must comply with the Land Use and Development Regulations, Engineering Design Standards, City Code of Ordinances, Comprehensive Plan and other applicable laws and regulations.

ACKNOWLEDGEMENT

I, John Szerlag, as the owner of this property or the duly Authorized Representative, agree to conform to all applicable laws of the City of Cape Coral and to all applicable Federal, State and County laws, and certify that all information supplied is correct to the best of my knowledge.

In addition, I understand that prior to the issuance of the Certificate of Occupancy for this development, the engineer of record must supply the Department of Community Development with record drawings and a letter of substantial compliance for the project.

In addition, I authorize the staff of the City of Cape Coral to enter upon the property for purposes of investigating and evaluating the request made through this application.

Please note: Advertising fees must be paid in full at least 10 days prior to public hearing or the item may be pulled from the agenda and continued to a future date once the fees have been paid.

(Name of Entity)

* City of Cape Coral

By: NAME AND TITLE (PLEASE TYPE OR PRINT)

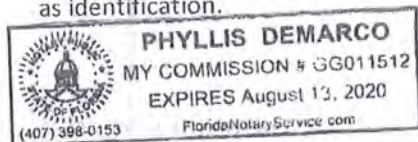
A. John Szerlag, City Manager

SIGNATURE

(SIGNATURE MUST BE NOTARIZED)

STATE OF FL, COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 15th day of June, 2018, by
John Szerlag who is personally known or produced
as identification.



Exp. Date: 8/13/20 Commission Number: GG011512

Signature of Notary Public:

Printed name of Notary Public:

Phyllis DeMarco
Phyllis DeMarco

*Please include additional pages for multiple property owners.

JD authorized representative
or property owner's initials

**Authorization to Represent Property Owner(s) –
Property Owner is a Corporation, Limited Liability Company (LLC),
Limited Company (LC), Partnership, Limited Partnership, or Trustee**

Please be advised that

Avalon Engineering, Inc.

(Name of Authorized Representative(s) and business entity, if any)

is authorized to submit an application and represent me in the hearing(s) to the Planning & Zoning Commission/Local Planning Agency, Board of Zoning Adjustments and Appeals and /or City Council for a Planned Development Project.

Unit 24 Block 1047 Lot 1 thru 28 Subdivision Cape Coral

Or Legal Description: ☒ (described as an exhibit A in Microsoft Word format and attached hereto)

* City of Cape Coral

** Name of Entity (Corporation, Partnership, LLC, etc)

City Manager

Title of Signatory

A. John Szerlag

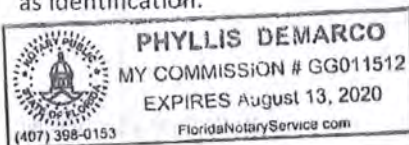
Name (Please print or type)

Signature

(SIGNATURE MUST BE NOTARIZED)

STATE OF FL, COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 15th day of June, 2018, by
A. John Szerlag who is personally known or produced
as identification.



Exp. Date: 8/13/20

Commission Number: GG011512

Signature of Notary Public:

Printed name of Notary Public:

Phyllis DeMarco
Phyllis DeMarco

*Please include additional pages for multiple property owners.

****Notes:**

If the applicant is a corporation, then it is executed by the corp. pres. or v. pres, sec, tres, or a director, .


If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should be signed by the Company's "Managing Member."

If the applicant is a partnership, then a partner can sign on behalf of the partnership.

If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.

If the applicant is a trust, then they must include their title of "trustee."

In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

 authorized representative
or property owner's initials

PDP Applicant Checklist

Project Name: City of Cape Coral Fire Station #2

Applicant must submit the completed application and the associated documentation listed below, collated into 17 separate packets (one (1) original and 16 copies). These are minimum requirements for all PDP applications. Based on the nature of your project, additional items may be required by staff.

Incomplete submittals will not be accepted

- _____ All application pages must be initialed by the property owner or their authorized representative
- _____ 24" x 36" engineered PDP Development Plans, including landscape buffer areas and building elevations – See pages 7 – 10 for further information
- _____ Certified Boundary Surveys, in NGVD 1929, completed within the last six (6) months showing elevations – See page 7 for further information
- _____ PDP application fees paid in full at time of application – See page 11 for further information
- _____ Letter of Intent (LOI) – See page 6 for further instructions
- _____ Environmental Survey/Report – See page 7 for further instructions
- _____ Warranty or Quit Claim Deed – Applicant shall provide a copy of Warranty or Quit Claim Deed for one hundred (100) percent of the property comprising the Planned Development Project.
- _____ Vacation of Plat requests must include letter of "No Objection" from the electric company, the telephone company, and the cable company – See page 9 for further instructions
- _____ Page 1 must be signed and notarized by either all property owner(s) or the authorized agent
- _____ The "Authorization to Represent Property Owners", page of the application, must be signed by all property owner(s) and notarized
- _____ Properties owned by corporations, limited liability companies, limited partnerships, general partnerships, and trustees must provide legal documentation (For example, the Articles of Incorporation) listing persons authorized to sign for the entity and in these situations the property owner(s) must sign all applicable PDP forms in their corporate capacity.

As an alternative to submitting everything in paper format, the applicant may opt to submit the following:

- ☒ 11 sets of plans, in paper format, as described above
- ☒ 11 signed and sealed Boundary Surveys, in paper format, as described above
- ☒ One (1) copy of the application & all other documents you are submitting for review
- ☒ 1 CD/DVD with PDFs of documents you are submitting:
 - Each document you are submitting needs to be a separate PDF, appropriately identified by name. For example, the application will be one PDF, titled "Application", the Letter of Intent will be another PDF, titled "Letter of Intent", plans, boundary surveys, etc.

GENERAL INFORMATION

Project Name: City of Cape Coral Fire Station #2
Applicant: City of Cape Coral By: John Szerlag, City Manager
Address: P.O. Box 150027, Cape Coral Florida 33915
Phone: 239-242-3225 Fax: _____ E-Mail: oclarke@capecoral.net (Oliver Clarke)

*Property Owner: Same as Applicant

Address _____
Phone _____ Fax _____ E-Mail _____

Authorized Representative

Avalon Engineering, Inc. / Linda Miller

Address 2503 Del Prado Boulevard, So., Suite 200, Cape Coral, Florida 33904
Phone 239-573-2077 Fax 239-573-2076 E-Mail lmiller@avaloneng.com

Location

Unit 24 Block 1047 Lot(S) 1 thru 28

Subdivision Cape Coral Strap Number(s) 24-44-23-C3-01047.0010

Legal Description ☒ (Described as Exhibit A in Microsoft Word Format and attached hereto)

Property Address: 521 Nicholas Parkway East

Plat Book 14 Page 75 Current Zoning R-1B Future Land Use MX

This application includes the following requests: (Please check all that apply)

<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Variance
<input type="checkbox"/> Deviation to Landscaping	<input type="checkbox"/> Deviation to Non-residential Design Standards	<input type="checkbox"/> Deviation to Engineering Design Standards (EDS)	<input type="checkbox"/> All Other Deviation Requests
<input type="checkbox"/> Borrow Pit	<input type="checkbox"/> Vacation of Plat		

*Please include additional pages for multiple property owners.

PROPERTY and PROJECT DEVELOPMENT DATA

a.	Zoning District	<u>R-1B</u>	
b.	Future Land Use Class	<u>MX</u>	
c.	Area of Subject Property	<u>3.30</u> acres	Phase 1 1.43 +/- Acres Future Phase 1.87 +/- Acres
d.	Type of Development	<u>Fire Station # 2 and Future Logistics Center</u>	
e.	Estimated Number of Employees	<u>8 per shift</u>	
	Number of Seats in Assembly	<u>N/A</u>	
f.	Parking Spaces Required	<u>35</u>	
g.	Parking Spaces Provided	<u>14</u> and 2 Emergency Spaces	
h.	Parking and Street Area	<u>16,337</u> sq. ft.	<u>26</u> % of Site
i.	Ground Floor Building Area	<u>10,347</u> sq. ft.	<u>17</u> % of Site
j.	Total Floor Area	<u>10,347</u> sq. ft.	<u>14</u> % of Site
k.	Building Heights	<u>18</u> feet	<u> </u> stories
l.	Total Proposed Impervious Surface Area	sq. ft. <u>28,352</u>	% of Site <u>46</u>
m.	Permanent Open Space	sq. ft. <u>33,880</u>	% of Site <u>54</u>
	Landscaped Area	<u>33,880</u> sq. ft.	% of Site <u>54</u>
n.	Recreation Area	<u>N/A</u> sq. ft.	% of Site <u>N/A</u>

If the proposed project is a multifamily residential development, the following additional data shall be shown on the plans. **NOT APPLICABLE**

o.	Number of Dwelling Units (du)	<u> </u>
p.	Gross Density (du/acres)	<u> </u>
q.	Number, Type, and Floor Area of each Dwelling Unit:	
1.	Efficiency	<u> </u> Floor Area <u> </u> sq. ft. <u> </u>
2.	1 Bedroom	<u> </u> Floor Area <u> </u> sq. ft. <u> </u>
3.	2 Bedroom	<u> </u> Floor Area <u> </u> sq. ft. <u> </u>
4.	3 Bedroom	<u> </u> Floor Area <u> </u> sq. ft. <u> </u>
5.	4 Bedroom	<u> </u> Floor Area <u> </u> sq. ft. <u> </u>

LETTER OF INTENT

Please include a Letter of intent (LOI), stipulating your request, addressed to the Community Development Director. This letter must specify all applicable requests. Such requests may include any and/or all of the following:

- a. General purpose and intent of the PDP
- b. Subdivision requests – See Article 4.1 and 4.2.5
- c. Rezoning requests specifying the actual request and explanation of need for the rezoning
- d. Special exception requests and explanation of need for the special exception
- e. Variance requests specifying the actual request and explanation of need. All variance requests must address the five (5) criteria for the granting the a variance, per Land Use and Development Regulations, section 8.10. Note: Variances run with the land.
- f. Vacation of Plat as outlined in section 8.11 and explanation of vacation request
- g. Borrow pit requests as outlined in section 3.23, 4.2.5, and 8.3.2

DEVIATION REQUEST LETTER(S)

Applicant must complete a separate deviation request letter for each deviation type requested. Please ensure that proper justification for the requested deviation accompanies each request. Staff will not analyze any requested deviation that does not include justification for the deviation sought and this may result in a rejection of your application. Refer to the appropriate section of the LUDRs for guidance on the criteria for which a particular deviation may be sought. Note: Deviations do not run with the land.

- Landscaping Deviations shall be in accordance with Section 5.2.19
- Non-residential Design Standards Deviations shall be in accordance with Section 5.6.10 Deviation,
- Engineering Design Standards (EDS) Deviations in accordance with sheet 1, "Foreword" paragraph 5,
- All Other Deviation Requests, shall be in accordance with Section 4.2.4.K

TRAFFIC GENERATION ESTIMATE

SEE TRAFFIC GENERATION STATEMENT

The following will determine the need of a Traffic Impact Statement. Trip Generation Estimate, based on the most current edition of the Institute of Transportation Engineers (ITE) Trip Generation manual:

ITE Code _____ Is estimate based on locally collected data? _____

Regression equation (if used) _____

Independent Variable _____

Daily Two Way Trip Estimate _____

Peak Hour (of generator) Entering _____

Peak Hour (of generator) Exiting _____

Total Peak Hour (of generator) _____

Peak Hour Entering and Exiting trips greater than 300 trips _____

If the total peak hour traffic exceeds 300 trips, a Traffic Impact Statement (TIS) will be required. A methodology meeting with the City staff is required prior to submitting the TIS. The methodology meeting will be scheduled after the initial submittal of the PDP application.



GRAPHIC STANDARDS: GENERAL INFORMATION

Sheet # of submitted plans:	The Development Plan shall be of sufficient scale to show all detail. The scale of the Plan shall be illustrated by a graphic scale on every sheet. The date and true north arrow shall be shown on every sheet. The following general information is required:
<u>1</u>	1. Names and addresses of the owners, planner, architect, landscape architect Engineer and surveyor.
<u>1</u>	2. A General Location and Vicinity Map (plat sheet). Please indicate the relationship of the proposed project site to surrounding existing land uses, zonings, future land uses, community facilities, major streets, utilities and any other principal buildings or physical features in and adjoining the subject property. These features shall be indicated for a distance of three hundred (300) feet from the outside boundaries of the subject property. Indicate all names and locations of adjoining subdivisions, development projects, unplatted properties, and streets within unincorporated Lee County.
<u>Survey</u>	3. Certified Boundary Survey, completed within the last 6 months, meeting the Minimum Technical Standards as set forth in Chapter 5J-17, Florida Administrative Code.

EXISTING PROPERTY CONDITIONS

Sheet # of submitted plans:	
<u>4 & 5</u>	1. Acreage of land within property.
<u>Survey</u>	2. Boundary lines of the project and their bearings and distances.
<u>Survey</u>	3. Existing and proposed easements and their locations, widths and distance, as well as existing structures.
<u>1 & 4</u>	4. Streets and waterways on and adjacent to the project, their names, widths and other dimensions as may be required.
<u>6 & 7</u>	5. The location of all existing utilities connections available to the property site.
<u>N/A</u>	6. Tree Survey: The location, quantity, diameter/caliper, botanical and common name, and native status of all heritage trees and other existing trees with a caliper of two inches or greater, and whether they are proposed to be preserved or removed. Trees to be removed, if any, shall be indicated on a separate sheet. Reference 5.2.6 of the City's Land Development Regulations. The City is a designated "Tree City" and tree retention is encouraged.
Protected Species Assessment	7. Environmental Site Survey - see the City's guidelines for conducting an environmental survey
<u>1</u>	8. Flood elevation data and flood zone boundary lines delineated, if applicable.
<u>N/A</u>	9. Any other significant existing features, as may be required by the Director.

DEVELOPMENT PLANS

Sheet # of submitted plans:	The Development Plan should be viewed as a conceptual plan and not construction drawings or a site plan. A high level detailed site plan with information not needed will be rejected at submittal. The Development Plan shall show the following information, as applicable to the type of project being proposed, including the proposed dimensions, size, location and arrangement of the following.
<u>All Plan Sheets</u>	1. Name of project, north arrow, date and scale.
<u>Elevations</u>	2. Elevations, (drawing of front, sides, and rear faces of buildings), and use of all proposed buildings and structures.
<u>Landscape Plans</u>	3. Internal and peripheral landscaping locations showing landscape area sizes and overall dimensions of the various planting areas, providing calculations per Article 5.2.
<u>5</u>	4. Approximate location of curb cuts, driveways, access roads, alleys, and parking areas indicating the number of spaces and all dimensions.
<u>5</u>	5. Location of existing and proposed pedestrian walks, malls, yards, and open areas.
<u>N/A</u>	6. Location, number, dimensions, character and orientation of all existing and proposed signs.
<u>5</u>	7. Location and heights of all proposed buffers, fences, screens, and walls.
<u>5</u>	8. Location of all existing and proposed buildings and structures with setback distances from the property lines and roadways.
<u>7</u>	9. Location of all known existing and proposed water, sewer and irrigation mains including the point of connection to the existing system and buildings, if applicable, including: <ul style="list-style-type: none"> a) Estimate of the average daily flow for potable water. b) Estimate of the average daily flow of wastewater c) Estimate of the average daily flow for irrigation water.
<u>Survey</u>	10. Location of all known existing and proposed easements and /or right of way.
<u>Photometric Plan</u>	11. Location of proposed outdoor lighting, showing direction, height and type.
<u>Traffic Generation Statement</u>	12. An exhibit providing the peak hour trip distribution at the project entrance and adjacent local streets out to a collector.
<u>5</u>	13. Location and character of all outside waste disposal facilities and existing or proposed appropriate screening.
<u>4</u>	14. Phasing Plan: Where a project will be developed in phases, a Phasing Plan shall be presented for review of the entire project. Proposed development phases shall be numbered in sequence, and shall indicate the density for residential and/or floor area for non-residential uses, as applicable, for each phase. The phasing plan shall identify size, location, sequence and timing of the various phases of the development.

ADDITIONAL INFORMATION

Sheet # of
submitted
plans:

Provided

1. **Landscape Maintenance:**

The proposed method of assuring the provision and permanent maintenance of areas required for landscaping, screening, and common uses, including a proposed statement of such assurance. The coordinated development of the site shall be compatible with the surrounding area.

Provided

2. **Maintenance Assurance:**

The proposed method of assuring the perpetual ownership and maintenance of areas within the project that area to be used for open space, recreation or other quasi-public purposes, including a detailed statement of such assurance, including covenants, agreements or other specific documents as required.

N/A

3. **If seeking Subdivision approval; Covenants:**

Copies of proposed restriction or protective covenants, if any.

Provided

4. **Economics:**

The Commission or City Council, as applicable, may also require that the applicant provide additional supporting data, such as economic justification, financing, and construction scheduling, topographic data or similar information when deemed necessary for project review.

N/A

5. **Vacation of Plat**

In the case of vacation of plats submitted in conjunction with a PDP, the following additional information shall be required:

- a. Affidavits of city and county tax collectors stating that all city and county taxes levied against land covered by the portion of the plat of which vacation is sought have been paid;
- b. Sketches and descriptions; and
- c. Letter of no objection from the following utilities:
 - i. Lee County Electric Cooperative, Inc (LCEC)
 - ii. Century Link Telephone Company
 - iii. Comcast Cable Company

SUBDIVISION, PER FLORIDA STATUTES, CHAPTER 177 – IF APPLICABLE **NOT APPLICABLE**

Sheet # of
submitted
plans

The Subdivision Plan shall show the following information, as applicable to the type of project being proposed, including the proposed dimensions, size, location and arrangement of the following with accurate dimensions to the nearest one-hundredth of a foot. If flexibility is requested for property lines prior to Plat recording, this request must be requested in the Letter of Intent (LOI).

1. Contours at an interval of not greater than one foot.
2. Access roads and their relationship to existing and proposed streets, alleys and other public ways.
3. Setback lines, permanent open space, recreation areas, separation strips, existing and proposed landscape areas and general land use activity areas.
4. Location of areas and their acreages, if any, to be reserved or dedicated for public parks, playgrounds, schools, or other public uses, including bikeways or walks.
5. Proposed lot numbers, lot lines, lot dimensions, lot areas, lot descriptions, lot locations, minimum yard requirements, and any other appropriate data and information for areas or parcels within the project property lines which have been designated for subdivision for any purpose or use.
6. Utility locations on and adjacent to the project showing proposed dimensions and connections to existing utility systems.
7. All dimensions, angles, bearings and similar data on the plan shall be tied to primary control points approved by the City Engineer. The location and description of said control points shall be given.
8. Approximate location of proposed and existing surface water management system components including treatment, storage, conveyance, and discharge locations.
9. Project boundary lines, right-of-way lines of streets, waterways, easements and other rights-of-way. Bearings or deflection angles, radii, arcs and central angles of all curves with dimensions to the nearest minute shall be provided for the center line of all streets and easements. Block corner radii dimensions shall also be shown.
10. Name of each street, waterway, easement or other right-of-way and the designation of all buildings, parking areas, access roads, permanent open spaces, recreation areas, separation strips, landscaped areas, dedication or reserved areas, and other land use activity areas by name, use, purpose or other appropriate method as well as by width, length, land area or floor area devoted to such use or purpose.
11. Certification of title and dedication, on plat, showing that the applicant is the owner and a statement by such owner dedicating streets, rights-of-way and any other sites for public use, if any.
12. Certification by the City Engineer, on plat, that a surety bond, certified check or other guarantee has been posted with the City in sufficient amount to assure completion of all such required site improvements.
13. Certificate of approval for recording, on plat, suitable to be signed by the Mayor as applicable, to indicate that the plan has been approved for recording.
14. Any other appropriate certification required by the Governing Body or Necessary to comply with Florida Statutes, Chapter 177.

Planned Development Project (PDP) Application Fees *

	Administrative Review	Fees	Your Costs
<input checked="" type="checkbox"/>	PDP - without Subdivision	\$2,525.00	\$ 2,525.00
<input type="checkbox"/>	** Additional charge for PDP's in excess of ten (10) acres: _____ acres x \$55.00 for each acre or portion thereof in excess of 10 acres.	(with maximum cap of \$3,625.00 for additional acres)	\$
<input type="checkbox"/>	PDP - with Subdivision	\$2,815.00	\$
<input type="checkbox"/>	** Additional charge for PDP's in excess of ten (10) acres: _____ acres x \$55.00 for each acre or portion thereof in excess of 10 acres.	(with maximum cap of \$3,915.00 for additional acres)	\$
	Fire Review		
<input checked="" type="checkbox"/>	Fire review (mandatory)	\$104.00	\$ 104.00
	Public Hearing		
<input checked="" type="checkbox"/>	PDP - without Subdivision	\$665.00	\$ 665.00
<input type="checkbox"/>	PDP - with Subdivision	\$1,415.00	\$
<input type="checkbox"/>	Zoning Amendment within PDP	\$1,165.00	\$
<input type="checkbox"/>	Vacation of Plat within PDP	\$880.00	\$
<input type="checkbox"/>	Variance/Deviation within PDP	\$1,250.00	\$
<input checked="" type="checkbox"/>	Special Exception within PDP	\$1,365.00	\$ 1,365.00
<input type="checkbox"/>	Borrow Pit within PDP	\$1,725.00	\$
		Total	\$ 4,659.00

* Advertising fees will be due at time of advertising.

** PDP – Acres x \$55.00 for each acre or portion thereof in excess of 10 acres (i.e. A 20.2 acre of land is calculated as follows.

20.2 – 10.00 = 10.2, then the 10.2 acres is rounded up to 11 acres)

authorized representative
or property owner's initials



Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077 Fax: (239) 573-2076
#AA C001936 #EB 0003128

September 7, 2018

Mr. Vince Cautero, Director
Department of Community Development
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, Florida 33990

PROJECT: CITY OF CAPE CORAL FIRE STATION # 2
521 NICHOLAS PARKWAY EAST
A PORTION OF STRAP # 24-44-23-C3-01047.0010
BLOCK 1047, LOTS 1-6 & 23-28

SUBJECT: PLANNED DEVELOPMENT PROJECT (PDP) LETTER OF INTENT Revised

Dear Mr. Cautero:

It is the intent of the property owner, the City of Cape Coral, to request approval of a Planned Development Project (PDP) for the development of a Fire Station at 521 Nicholas Parkway East, on Block 1047, Lots 1-6 & 23-28.

The PDP Area contains 1.43 acres. The parcel is zoned R-1B (Single Family Residential) and has a Future Land Use designation of MX (Mixed Use). The Block is surrounded by City Streets. The parcels adjacent to the project site have the following Zoning and Future Land Use designations:

Direction	Across the ROW	Zoning	Future Land Use
North	SE 11th Street	R-1B	MX and SF
South	Nicholas Parkway	P-1	CP
East	SE 5th Court	P-1	MX
West	SE 5th Avenue	R-1B	SF

A PDP is required per Policy 1.15.f of the Land Use Element of the City's Comprehensive Plan, which states " All development of property greater than one (1) acre in size with the Mixed Use Future Land Use Classification will be required to be reviewed through the Planned Development Project (PDP) process".

The PDP will request approval of a Special Exception for a Government Use - Group II (Fire Station) within a R-1B (Single Family Residential) Zoning District, deviations to the City's Engineering and Design Standards, a deviation to the parking requirements and Master Development Plan approval.

Specifically, the PDP will included the following:

Special Exception Approval

The applicant requests approval of a Special Exception for a Government Use - Group II, (Fire Department Use) within a City of Cape Coral R-1B (Single Family Residential) Zoning District for 1.43 acres.

As required by Section 8.8.5 of the Land Use and Development Regulations, the following addresses standards that shall apply to all applications for Special Exception uses:

- a. *Generally* - The proposal shall comply with all requirements of the zoning districts in which the property is located, this ordinance, and all other applicable law.

The proposed Fire Station use will be designed to comply with the City's Land Use and Development Regulations.

- b. *Compatibility* - The tract of land must be suitable for the type of special exception use proposed by virtue of its location, shape, topography and the nature of surrounding development.

The subject parcel has the appropriate depth and width to support a new Fire Station. This Fire Station will be replacing the original Fire Station # 2 at the corner of Nicholas and Cultural Parkway. The new station will serve the same neighborhoods within this area.

- c. *Minimum lot frontage; access.* Minimum lot frontage on a street shall be sufficient to permit properly spaced and located access points designed to serve the type of special exception use proposed. Wider spacing between access points and intersecting street right-of-way lines should be required when the lot has more than the minimum required frontage on a street. All access points shall be specifically approved by the Board.

The Fire Station Entrance has been located 190 feet from the intersection of Nicholas Parkway and SW 5th Court, which complies with the distance requirements of the City. The location of the driveway will also provide the proper turning radius for the Emergency Vehicles to access the site and enter the apparatus bays.

- d. *Building location; setbacks.* All buildings shall be located an adequate distance from all property lines and street right-of-way lines. Greater building setback lines may be required when the lot has more than the minimum lot area required or when deemed necessary to protect surrounding properties.

The Fire Station and the Apparatus Bay have been pushed to the east, as much as possible, in order to provide a wider buffer yard (25 to 39 feet) along the western property line. This wider buffer yard will help to properly screen the development from the existing single family residents across SE 5th Place. The required buffer yard width is 20 feet along the western property line. The development is providing a greater buffer yard (almost double the required buffer yard width) along 91% of the linear length (254 - 22 divided by 254) of the western property line.

- e. *Screening and buffering.* A continuous strip of properly maintained landscaped area should be provided along all property lines and along all streets serving the premises. Such continuous strip of properly maintained landscaped area may, however, be allowed to contain walkway(s) and driveway entrances.

Landscaping is being proposed along all sides of the property. No deviations are being requested to the landscaping requirements for this development.

One (1) Deviation to the City's Land Use and Development Regulation, Section 5.1.7 - Table of Parking Standards

The applicant requests a twenty one (21) parking space deviation to Section 5.1.7.L - Table of Parking Standards, which requires a Governmental Use - Group II (Fire Station) to provide 1 parking space per every 300 square feet of gross floor area. The GFA of the Fire Station is 10,898 square feet which includes the apparatus bay, generator, mechanical area, the patio and the covered entry. The building requires a total of 37 parking spaces. The deviation will permit the Station to provide a total of 16 parking spaces.

As permitted by Section 5.1.2.B.3 - a reduction to the required number of off-street parking spaces if the reduction is warranted based upon one or more of the following factors:

The ITE Parking Generation, 4th Edition - for a Government Building requires an average rate of 0.83 per employee. Using the ITE parking generation rate of 0.83 space per employee (8 per shift, 16 per shift change), this project would need to provide 13.28 or 14 parking spaces.

14 staff/guest and 2 emergency parking spaces are provided for a total of 16 parking spaces.

- The number of parking spaces provided meet the current and future needs of this Fire Station.
- Providing less parking spaces will provide more open space for this project and reduces the construction costs of this project

Three (3) Deviations to the City of Cape Coral's Engineering and Design Standards

- 1) The applicant requests a deviation to the City of Cape Coral's Engineering and Design Standards, Section E - Parking Lots, A. General, which requires parking lots to provide internal vehicular circulation and storage. Vehicles located within one portion of the facility shall have access to all portions without using the adjacent street system.
 - The City's Fire Stations provide emergency care at each Fire Station for residents driven to the station. During these emergency situations, the driver usually pulls into the Fire Station and parks in front of the apparatus bays, usually directly in front of an emergency vehicle. These citizen vehicles unfortunately block the ability for the fire and EMS to exit the bays if the Station receives a call during the time they are assisting the resident with their emergency. By providing two parking spaces adjacent to the bays, within the front of the building, the fire department can still offer emergency care to any resident in need at the Station and keep their apparatus bay driveway clear to respond without delay to other 911 calls.
 - Approving the deviation to permit parking spaces within the front setback for this project will serve the community and protect the health, safety and welfare of the residents within this area.
- 2) The applicant requests a one hundred and fourteen (114) foot deviation to the City of Cape Coral's Engineering and Design Standards, Section D - Driveway Access, Sheet D-5, which requires a commercial /professional/ or industrial development to space the driveway proposed to access the facility one hundred and fifty (150) feet from the corner of a City designated Local Street and a City designated Arterial or Collector Street. The proposed Fire Station will provide the proper driveway spacing to enter the fire station from the corner of SE 5th Court and Nicholas Parkway but will not meet the City's Engineering and Design Standards for the spacing for the apparatus bay emergency exit driveway that is only 36.67 feet from the corner of SE 5th Place and Nicholas Parkway.
 - The City's Fire Department desires to have a designated driveway for the Fire Trucks and Emergency equipment to react to 911 calls at each Fire Station. The placement of this driveway should be a separate driveway from the public entrance to the Station and separate from other local street traffic. The placement of the Emergency Vehicle driveway on Nicholas meets the operational needs of the Fire Department.
 - Approving the deviation will provide a driveway that is only utilized by the Fire Department and EMS and mainly for emergency calls.
 - Approving the deviation will assist the Fire Department in serving the community and protecting the health, safety and welfare of the residents of Cape Coral.

- 3) The applicant requests a deviation to the City of Cape Coral's Engineering and Design Standards, Section G - Roadway Standards, Sheet G-3, which requires the minimum spacing of median openings to be 660 feet. From the centerline of the proposed median the spacing distance to the west to SE 5th Avenue is 357.29 feet, to the east to SE 6th Avenue is 443.50 feet. The proposed median opening is for Emergency Vehicles use only and permits the ability of the vehicles to respond to a 911 call heading east to Cultural Parkway and Country Club Blvd without having to head west and do a u-turn to head east.
- Approving the deviation will provide a median to be used by the Fire Department and EMS only for emergency calls.
 - Approving this deviation will allow the Fire Department to reduce travel time, provide a safer travel movement to travel east, which will serve the community and protect the health, safety and welfare of the residents of Cape Coral.

Comprehensive Plan Consistencies:

This development is consistent with the following Elements of the City's Comprehensive Plan:

Capital Improvement Element Policy 1.1: The City of Cape Coral will schedule and fund all capital improvement projects needed to correct existing deficiencies as identified in the Five Year Schedule of Improvements

Capital Improvement Element Policy 1.2: Capital improvement projects included in the Five Year Schedule of Improvements will be evaluated annually by the City Council and funding priority assigned.

Capital Improvement Element Policy 1.5: Public facility expansion and construction (including the construction of schools and public medical facilities) shall be located in such manner as to avoid impacts on unique or significant natural systems.

Capital Improvement Element Policy 2.3: The City of Cape Coral will maintain an "Adequate Facilities" ordinance to ensure that adequate facility capacity is available or will be available to serve new development.

Master Development Plan Approval

The applicant is requesting Master Development Plan approval. Site Plan approval, as required by Section 4.4. of the City's Land Use and Development Regulations, will be requested for the construction of the project under a separate application process.

Expiration Date

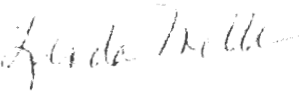
The applicant requests approval to terminate the physical development granted within this PDP five (5) years from the date of approval.

Approving this Planned Development Project will replace an aged Fire Station within this same neighborhood and will continue the Fire Department's mission to improve response time and emergency services within the City of Cape Coral.

Should you or your staff have questions regarding this project, please feel free to contact me.

Sincerely,

AVALON ENGINEERING, INC.



Linda Miller, AICP
Senior Planner

**Cape Coral Fire Station #2
(Block 1047 Lots 1-28, Unit 24)
Environmental Survey**

Section 24, Township 44 South, Range 23 East
City of Cape Coral, Florida

STRAP # 24-44-23-C3-01047.0010

April 2018

Prepared for:

**Avalon Engineering, Inc.
2503 Del Prado Blvd., Suite 200
Cape Coral, FL 33904**

Prepared by:

***DexBender*
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680**

Introduction

This 3.30± acre parcel is located within a portion of Section 24, Township 44 South, Range 23 East, Lee County, Florida. The site is bordered to the north, west, and east by single-family residences and scattered vacant lots, and to the south by Nicholas Parkway.

Site Conditions

This site consists cleared, filled, and regularly mowed vacant land. Vegetation is comprised primarily of grasses and weed species.

Vegetative Classifications

The predominant vegetation association was determined during an April 19, 2018 site inspection. One vegetation association was identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). A brief description of the FLUCCS association is provided below.

FLUCCS Code 740, Disturbed (3.30± acre)

This upland habitat is comprised of sparse ground cover vegetation consisting of Bahia grass (*Paspalum notatum*), smutgrass (*Sporobolus indicus*), false buttonweed (*Spermacoce verticillata*), and large flowered pusley (*Richardia grandiflora*).

Survey Method

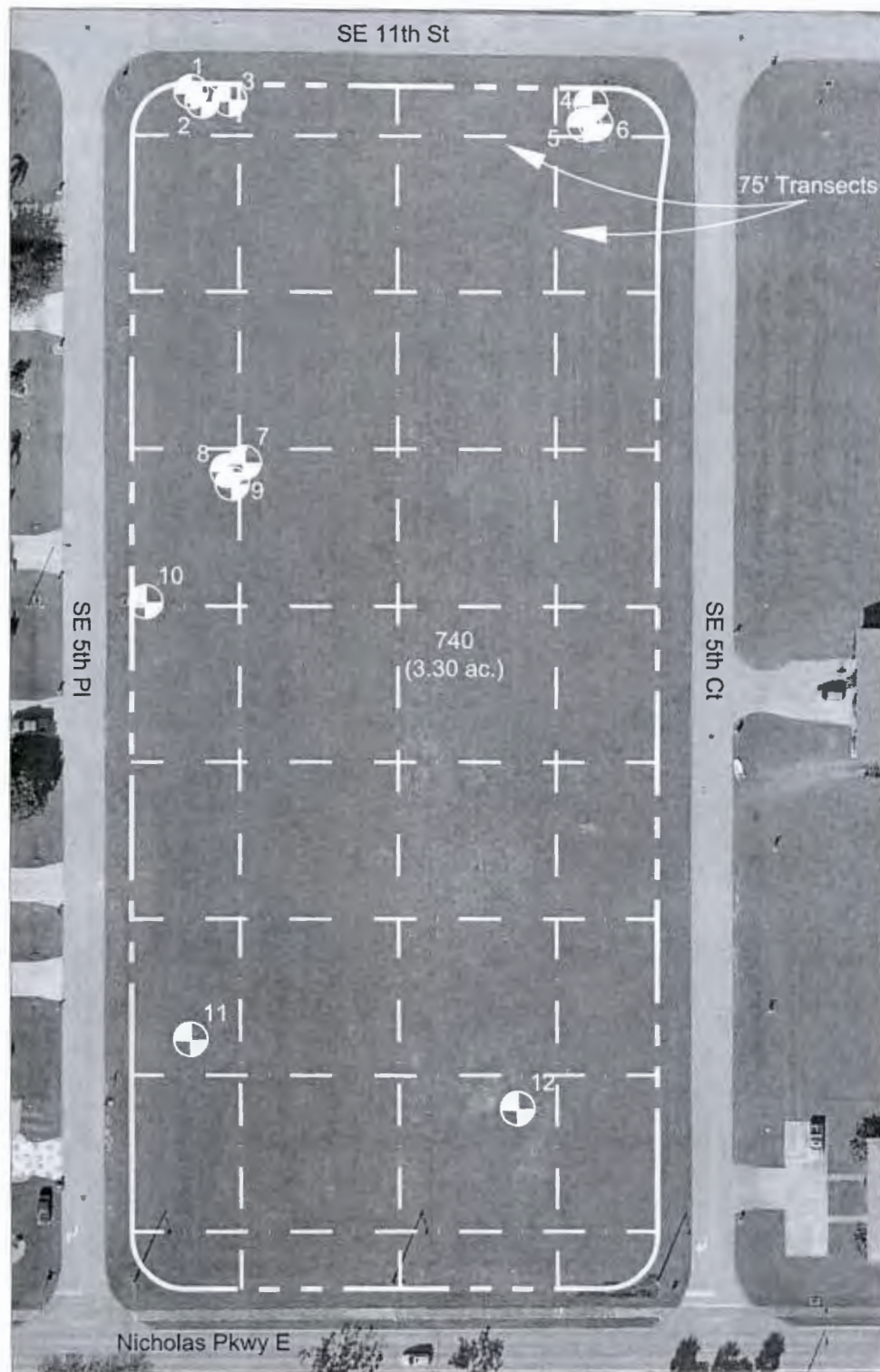
A series of north/south and east/west transects were completed across the parcel per Florida Fish and Wildlife Conservation Commission (FWC) guidelines. Transects were spaced approximately 50 feet apart. Evidence of protected species was gathered through both direct observation and observation of signs such as tracks, nests, and scat. If sign was found or sighting occurred, an aerial photograph was marked depicting the approximate location (Figure 1).

The results of the survey are provided in Table 1 and are based on the site inspection conducted by Ashley Kneram during the mid-morning hours of April 19, 2018.

Table 1. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
740	80	Burrowing owl (<i>Athene cunicularia</i>) Gopher tortoise (<i>Gopherus polyphemus</i>) Least Tern (<i>Sterna antillarum</i>)	√	√ √

Cape Coral Fire Station # 2



0 40 80
SCALE FEET
SECTION: 24
TOWNSHIP: 44 S
RANGE: 23 E

FLUCCS	Description	Acreage
740	Disturbed Land	3.30 ac.

10
Burrowing Owl Burrow (typ.)(12)

Notes:

1. Property boundary is approximate and was obtained from the Lee County Property Appraiser's Website.
2. Mapping based on photointerpretation of 2018 aerial photography and ground truthing in April 2018.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

April 26, 2018 11:36:36 a.m.
Drawing: AVAL35PLAN.DWG

**Protected Species
Assessment Map**

BDEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

The City of Cape Coral Department of Community Development, Planning Division listed species data base, which depicts the location and status of known bald eagle nests and Florida burrowing owl and gopher tortoise burrows within the City of Cape Coral was reviewed in April 2018 to identify occurrences by those species on the subject property. Five burrowing owl burrows are shown as being on the subject property.

Survey Results

Twelve burrowing owl burrows were observed within the parcel, with a total of four burrowing owls present. No other species listed by either the U.S. Fish and Wildlife Service or FWC were observed on the site during the protected species survey. There were no wetlands or unique features found on the site.

According to the FWC listed species database, the closest bald eagle nest (LE-103) is located approximately 4,329' NE of the parcel. The FWC database is not as accurate/up-to-date as the City of Cape Coral's database. The City's map however lists this nest approximately 4,164' NE of the parcel. No permits from the FWC or FWS will be required. The City will not require a Bald Eagle Management Plan.



Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077 Fax: (239) 573-2076
#AA C001936 #EB 0003128

June 20, 2018

Mr. Vince Cautero, Director
Department of Community Development
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, FL 33990

PROJECT: CITY OF CAPE CORAL FIRE STATION # 2

SUBJECT: TRAFFIC GENERATION STATEMENT

Dear Mr. Cautero,

Included herewith are the traffic generation calculations for the above referenced project. As the project creates less than 300 vehicle trips, peak hour of the generator, a traffic impact statement will not be necessary.

Source:	Actual Employee Information
Land Use:	Government Facility (Fire Station)
Employees:	8 per shift

A.M. Peak Hour of the Generator:
Average Rate = 1 per employee
8.00 vehicles entering
8.00 vehicles exiting
16.00 TOTAL VEHICLES

If you should have any questions or require additional information, please feel free to call me.

Sincerely,

AVALON ENGINEERING, INC.

Linda Miller, AICP
Senior Planner

[illegible]

CARTE MAIL

Jack Schroger, P.E.
FL. LICENSE # 24070

CAPE CORAL FIRE STATION #2

(2018-0051)

A Parcel of land lying in Section 24, Township 44 South, Range 23 East, also being Lots 1 through 6 and Lots 23 through 28, Block 1047, as shown on the Plat of Cape Coral Unit 24; recorded in Plat Book 14 at Pages 63 through 77 of the Public Records of Lee County, Florida.

Parcel contains 1.43 Acres, more or less.

Subject to Easements, Reservations and Restrictions of Record.

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

PDP MASTER PLANS FOR CAPE CORAL FIRE STATION #2 521 NICHOLAS PARKWAY EAST CAPE CORAL, FLORIDA

CONSULTANTS

OWNER/DEVELOPER

CITY OF CAPE CORAL
115 S.E. 9th Avenue
Cape Coral, FL 33909

ARCHITECT

SHEET SPARKMAN ARCHITECTS
2168 Main Street
Sarasota, FL 34237

CIVIL ENGINEER/PLANNER

AVOLON ENGINEERING, INC.
2503 Del Prado Blvd. Suite #200
Cape Coral, FL 33904

SURVEYOR

CITY OF CAPE CORAL PUBLIC WORKS
815 Nicholas Parkway
Cape Coral, FL 33909

LANDSCAPE ARCHITECT

LANDSCAP
4278 Harbour Lane
N. Ft. Myers, FL 33901

UTILITY COMPANIES

CENTURY LINK (TELEPHONE)
P.O. BOX 1370
FORT MYERS, FL 33901
(239) 338-2011

LEE COUNTY ELECTRIC COOPERATIVE, INC.
4880 GAYLARD DR.
N. FT. MYERS, FL 33917
(239) 656-2286

CITY OF CAPE CORAL/UTILITIES DEPARTMENT
P.O. BOX 150027
CAPE CORAL, FL 33915-0027
(239) 574-0854

COMCAST CABLE
1418 SE 15TH STREET
CAPE CORAL, FL 33909
(239) 266-2278

WASTE PRO
13110 MIDWINTER PARKWAY
FT. MYERS, FL 33913
(239) 337-0800

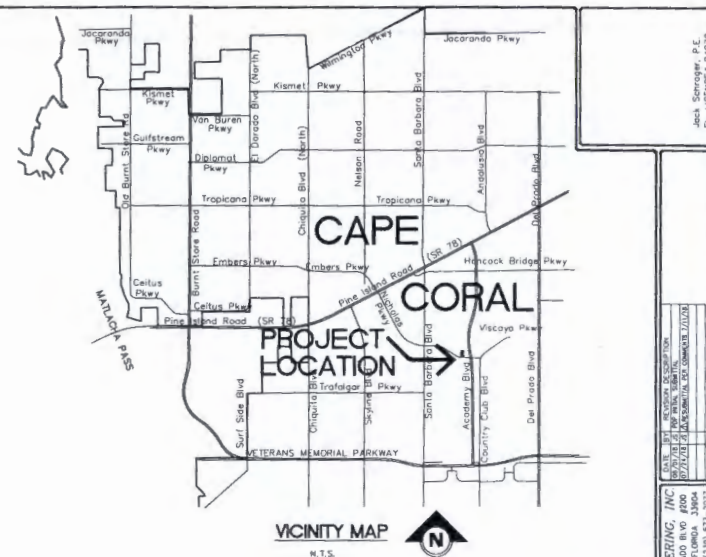
TECO / PEOPLES GAS
5801 ENTERPRISE PARKWAY
FT. MYERS, FL 33905
(239) 890-5507

NOT FOR CONSTRUCTION

THESE PLANS WERE PREPARED
FOR PLANNED DEVELOPMENT
PROJECT APPROVAL
ENGINEERING DESIGN IS
SUBJECT TO CHANGE.



VICINITY MAP
0 100 200
(IN FEET)



SITE INFORMATION:

LOCATION: BLOCK 1047 LOTS 1-6 & 23-28
UNIT 24, CAPE CORAL, FLORIDA
STRAP NO: 24-44-23-C3-01047.0010 (A PORTION OF)
ADDRESS: 521 NICHOLAS PARKWAY E.
CAPE CORAL, FLORIDA 33990

ZONING: R1B
FUTURE LAND USE: MIXED USE
DEVELOPMENT TYPE: GOVERNMENT USE GROUP II
BUILDING USE: FIRE STATION
FLOOD ZONE: ZONE 'X'
BUILDING FINISH FLOOR ELEV.: 13.50' NGVD

INDEX OF SHEETS:

- 1 COVER SHEET & LOCATION MAP
- 2 EXISTING CONDITION / HYDROLOGY MAP
- 3 EROSION CONTROL / BMP MAP
- 4 MASTER PHASING PLAN
- 5 MASTER DEVELOPMENT PLAN
- 6 MASTER DRAINAGE PLAN
- 7 MASTER UTILITY PLAN

LANDSCAPE PLANS (BY OTHERS)
SURVEY (BY OTHERS)

PDP #18-0006

Jack Sprague, P.E.
FL LICENSE # 24070

AVOLON ENGINEERING, INC.
2503 DEL PRADO BLVD. SUITE 200
CAPE CORAL, FLORIDA 33904
PHONE: (239) 373-2073

PROPOSED CAPE CORAL
FIRE STATION #2
521 NICHOLAS PARKWAY EAST
CAPE CORAL, FLORIDA

COVER SHEET &
LOCATION MAP

1 of 6



EXISTING SURFACE HYDROLOGY MAP

SOILS

6 HALLANDALE FINE SAND

FLUCCS

192 INACTIVE LAND WITH STREET PATTERNS
BUT WITHOUT STRUCTURES

~> SURFACE HYDROLOGY

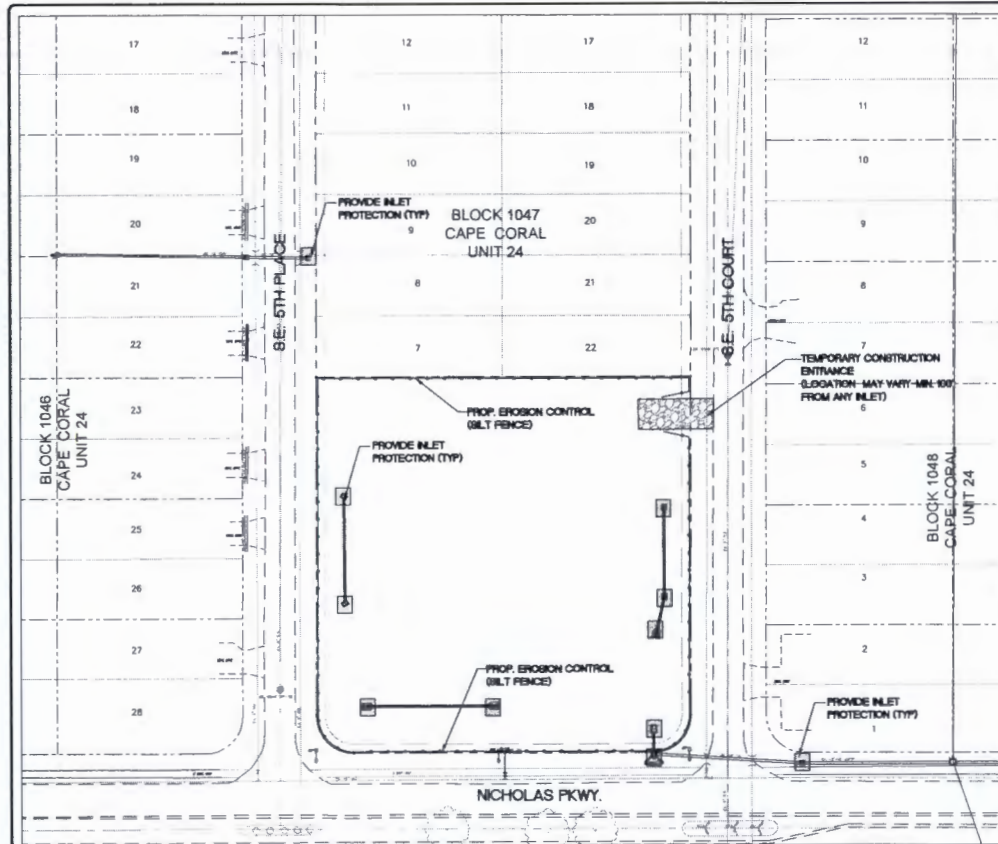


Jack Shrago, P.E.
FL LIC# 12070

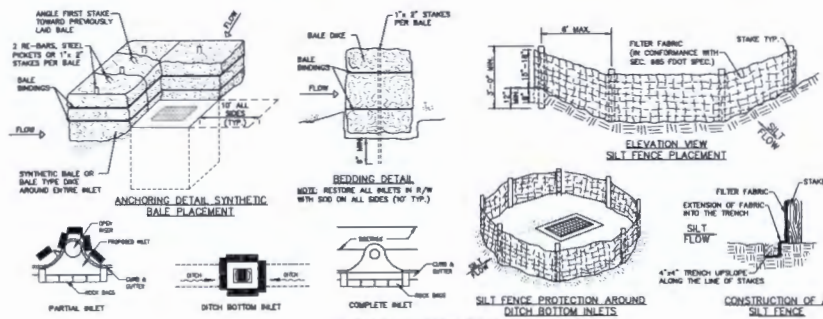
PLANNING AND ENGINEERING, INC.
2503 DEL PRADO BLVD. FLOOR 3300A
CAPE CORAL, FLORIDA 33904
(941) 571-2077

PROPOSED CAPE CORAL
FIRE STATION #2
19100 NICHOLAS PARKWAY EAST
CAPE CORAL, FLORIDA

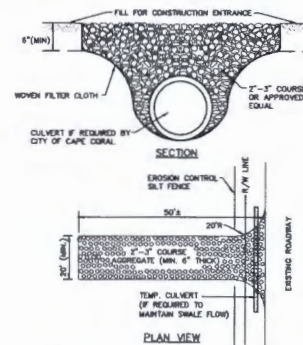
EXISTING
CONDITIONS



B.M.P. MAP

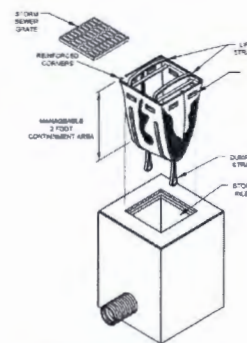


EROSION CONTROL



NOTE:
1) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R/W. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2) WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC R/W.
3) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED BY CRUSHED STONE THAT DRAIN INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMP. CULTURE • CONSTRUCTION ENTRANCE



DANDYSACK

PROJECT SITES WITHIN CITY OF CAPE CORAL CONTRACTOR TO REFER TO CITY OF CAPE CORAL ENGINEERING DESIGN STANDARDS FOR ADDITIONAL EROSION CONTROL DETAILS (SHEET M-1 THRU M-27) AS REQUIRED.

STORM WATER POLLUTION LEGEND

- STAKED SILT FENCE
- INLET/OUTFALL PROTECTION

STORM WATER POLLUTION NOTES

- THE CONTRACTOR SHALL ADHERE TO THE SEQUENCE OF OPERATIONS FOR EROSION CONTROL IMPLEMENTATION HEREON. ANY DEVIATION FROM THIS SEQUENCE DEEMED NECESSARY BY THE CONTRACTOR SHALL BE APPROVED BY THE OWNER.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH THE CONSTRUCTION ACTIVITIES RELATED TO EROSION CONTROL AS SHOWN ON NOTED HEREON SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AS WELL AS THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR THIS SITE, AND BECOME FAMILIAR WITH THEIR CONTENTS.
- ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
- OIL AND GREASE ABSORBING MATERIALS SHALL BE READILY AVAILABLE ON-SITE AND SHALL BE PROMPTLY USED TO CONTAIN AND/OR CLEAN UP ALL FUEL OR CHEMICAL SPILLS OR LEAKS.
- DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DRY, EXPOSED AREAS ON A REGULAR BASIS. SPRAYING OF PETROLEUM BASED OR TOXIC LIQUIDS FOR THIS IS PROHIBITED.
- ALL CITY RIGHT-OF-WAYS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE PERMANENTLY RESEED PRIOR TO THE COMPLETION OF THE PROJECT.
- DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION AREAS HAVE PERMANENTLY CEASED SHALL BE PERMANENTLY RESEED OR SOILED, AS SHOWN ON THE ATTACHED PLAN, WITHIN FOURTEEN DAYS.
- ALL VEHICLES SHALL BE CLEANED AT THE CONSTRUCTION SITE PRIOR TO EXITING.
- ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT ROADWAYS BY VEHICLES EXITING THE SITE SHALL BE CLEANED OR REMOVED IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPT REMOVAL OF ALL ACCUMULATED SILT IN THE STORM SEWER SYSTEM AND ALONG SILT FENCES.
- SILT FENCES SHALL BE PLACED AROUND ANY STOCKPILES USED ON THIS SITE.
- ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO ENSURE COMPLIANCE WITH THE U.S.E.P.A.'S FLORIDA DEP AND LEE COUNTY POLLUTION REGULATIONS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE WITHIN THIRTY DAYS AFTER STABILIZATION OF ALL SURFACES.
- THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THE PLAN.
- WHENEVER DIRT, ROCK OR OTHER MATERIALS ARE EXPORTED FOR USE OF THE PRIMARY CONSTRUCTION SITE, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT EPA STORMWATER PERMITTING REQUIREMENTS ARE MET. PRIOR TO ANY EXPORT OF MATERIALS, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A WRITTEN AGREEMENT WITH ANY LANDOWNER WHO WILL RECEIVE EXPORTED MATERIALS, STATING THAT THE SITE WILL BE PROMPTLY PERMITTED WHEN REQUIRED AND DESCRIBING THE EROSION CONTROL MEASURES WHICH WILL BE USED. AT A MINIMUM, EROSION CONTROL MEASURES MUST CONSIST OF PERIMETER CONTROLS (SYNTHETIC BALES OR SILT FENCES) ON ALL DOWNSLOPE AND SLOPE-BOUNDARIES OF ANY DISTURBED AREAS, PLUS PROVISIONS FOR RE-VEGETATION AFTER THE FILL MATERIALS ARE IN PLACE.
- PRIOR TO CONSTRUCTION FILTER FABRIC SILT FENCE, OR OTHER APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED ACROSS THE SHALE AT THE LOWEST DISTURBED POINT TO PREVENT EROSION MATERIAL FROM LEAVING THE CONSTRUCTION AREA, INCLUDING ANY VACANT AREAS USED FOR INCREASED AND EROSION. ALTERNATIVE USES COULD BE GEO-HAT, WHODLES, TEMA TUBES, SEDIMENT LOGS, ETC.
- ALL AFFECTED STORM WATER ON CONTROL DEVICES TO PREVENT CONSTRUCTION RELATED EROSION MATERIAL FROM ENTERING THE STORM WATER SYSTEM. SHOULD THE EROSION CONTROLS NOT BE INSTALLED AND/OR FAIL THE CONTRACTOR BE RESPONSIBLE FOR CLEANING THE ENTIRE SYSTEM AS DEEMED NECESSARY BY THE ENGINEER AND CITY OF CAPE CORAL.
- THE EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION PROCESS AND SHALL REMAIN IN PLACE UNTIL STABILIZED WITH SOIL AND THE VACANT AREAS ARE RESEED AND MULCHED.
- REFER TO FOOT EROSION AND SEDIMENT MANUAL FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATIONS.
- ALL DRAINAGE SHALL BE IN ACCORDANCE WITH S.F.W.M.D. CRITERIA.

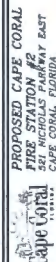


DATE: 06/06/2017
FL LICENSE # 24070

AVALLON ENGINEERING, INC.
10000 S.W. 11TH AVENUE, SUITE 100
CAPE CORAL, FLORIDA 33904
TEL: (239) 573-2077
FAX: (239) 573-2077

PROPOSED CAPE CORAL
FIRE STATION #2
551 NICHOLAS PARKWAY EAST
CAPE CORAL, FLORIDA

EROSION CONTROL
B.M.P. MAP
3 of 6



BLOCK 1047
CAPE CORAL UNIT 24

BLOCK 1046
CAPE CORAL UNIT 24

BLOCK 1048
CAPE CORAL UNIT 24

- LEGEND**
- CON DETENTION AREAS
 - ROCK BOULDER RIP-RAP OVER FILTER FABRIC
 - ASPHALT PAVEMENT AREAS (SEE PAVEMENT SECTIONS)
 - CONCRETE
 - EXIST. STORM DRAIN & INLET
 - BALET STRUCTURE I.D.
 - PROP. STORM DRAIN & INLET
 - PROPOSED CONTOUR ELEVATION
 - PROPOSED ELEVATION (HIGHS)
 - DESIGN ELEVATION (HIGHS)
 - EXISTING ELEVATION (HIGHS)
 - DRAINAGE FLOW ARROW
 - SEE STRUCTURE TABLE
 - ALL DESIGN ELEVATIONS WITHIN CITY R/W INCLUDING PAVEMENT, WALKS, DRIVES & ALLEYS ARE TO BE COORDINATED WITH CITY PUBLIC WORKS DEPT. PRIOR TO CONSTRUCTION.

- NOTE:**
- ALL ELEVATIONS SHOWN ARE REFERENCED N.G.V.D. UNLESS OTHERWISE NOTED
 - ALL DRIVEWAY, SWALE & CULVERT ELEVATION AND INVERTS TO BE SET AND VERIFIED BY CITY OF CAPE CORAL PUBLIC WORKS DEPT. SEE CITY OF CAPE CORAL ENGINEERING DESIGN STANDARDS SHEETS D-10, D-11, D-13, D-14 & D-15 FOR DRIVEWAY CONSTRUCTION.
 - ALL CITY RIGHT-OF-WAY IMPROVEMENTS SHALL BE COORDINATED WITH THE CITY'S BLOCK DESIGN DURING THE SITE PERMITTING PROCESS

MISC. NOTE:
DATA AND LOCATION OF EXISTING UTILITY AND STORM DRAIN INFRASTRUCTURE TAKEN FROM CITY OF CAPE CORAL G.I.S. AND 2004 UTILITY EXTENSION SOUTHEAST 1 (S.E. AREA), ANY PROPOSED POINT OF CONNECTION TO EXISTING INFRASTRUCTURE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

ALL EXISTING AND PROPOSED GRADES SHOWN REFER TO N.G.V.D. 1929.



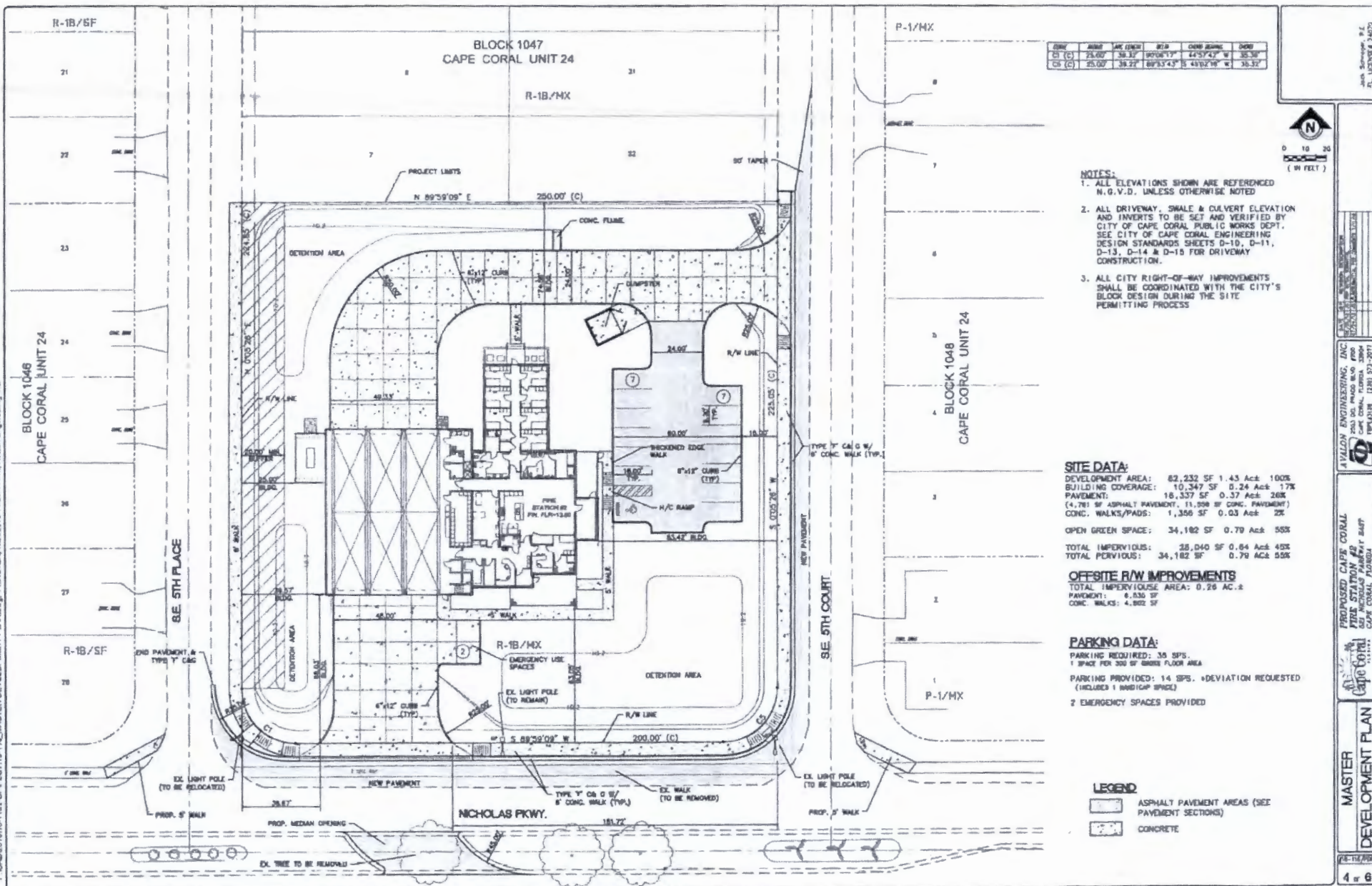
JOHN SCHWAB, P.E.
FL LICENSE # 24070

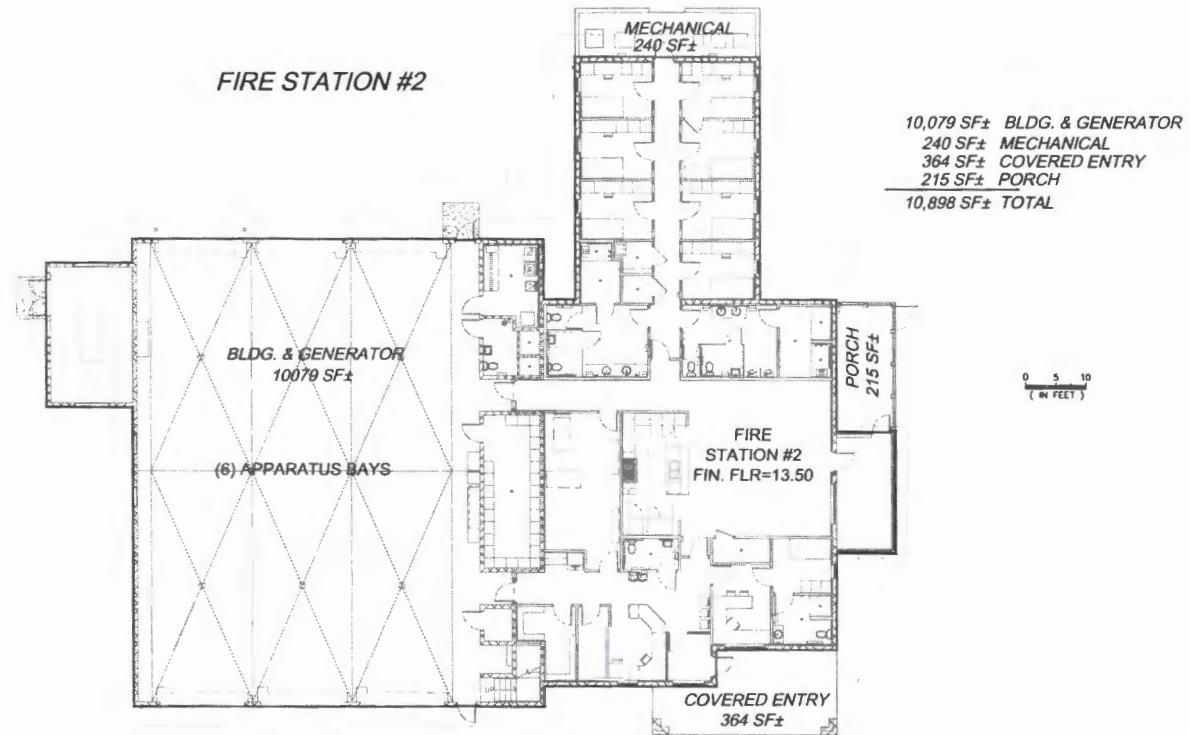
REVISIONS
DATE
BY
DESCRIPTION

AVALON ENGINEERING, INC.
2603 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
TEL: 239-332-3333
FAX: 239-332-3333

PROPOSED CAPE CORAL
FIRE STATION #2
507 NICHOLAS PARKWAY EAST
CAPE CORAL, FLORIDA

MASTER DRAINAGE
PLAN





- 1 DECORATIVE BAND, CONT. AROUND ENTRY BUILDING
- 2 PAINTED PORTLAND CEMENT PLASTER SYSTEM
- 3 PAINTED EXTRUDED TRIM AT STANDARD DOORS
- 4 PAINTED PORTLAND CEMENT REVEAL (1/2" MIN.), CONT.
AROUND ENTRY BUILDING
- 5 PAINTED EXTRUDED TRIM AT OVERHEAD DOORS
- 6 COLLING OVER HEAD DOOR (TYP.) SEE SCHEDULE
- 7 STANDING SEAM-METAL ROOF SYSTEM
- 8 GENERATOR ENCLOSURE
- 9 CAST ALUM. LETTERING ON STAND-OFFS
- 10 PRE-FINISHED METAL LOUVER
- 11 SCREENED IN PORCH
- 12 PARTIAL HEIGHT WALL



SHEET No. **A5.1**



Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077 Fax: (239) 573-2076
#AA C001936 #EB 0003128

August 13, 2018

Mr. Paul Clinghan, Director
Public Works
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, Florida 33990

PROJECT: FIRE STATION #2

SUBJECT: ENGINEERING DESIGN STANDARD DEVIATION LETTER

Dear Mr. Clinghan:

We are requesting three Deviations to the Engineering Design Standards.

1) Deviation # 1 is a deviation request from Section E, Sheet E-1 - Parking Lots which reads "Parking lots shall have internal vehicular circulation and storage. Vehicle circulation shall be completely contained within the facility, and vehicles located within one portion of the facility shall have access to all other portions without using the adjacent street system..."

The Fire Station provides the required parking spaces in compliance with EDS Sheet E-1. The parking spaces requiring this Deviation are two spaces located adjacent to the fire truck exit driveway on Nicholas Parkway. Due to the nature of the Fire Station use, citizens seeking emergency care pull their automobiles into the Fire Station and park them directly in front of the fire truck bay doors. The Fire Station understands the need to provide for this type of emergency care but would like to eliminate citizens parking in a way that restricts/or delays the time to get Emergency Vehicles into use when this situation occurs. The two (2) parking spaces are being proposed in front of the Fire Station adjacent to the driveway where they will not interfere with emergency vehicles. No employee or visitor parking is proposed in these spaces.

2) Deviation # 2 is a deviation request from Section D - Driveway Access, Sheet D-5, which requires a commercial /professional/ or industrial development to space the driveway proposed to access the facility one hundred and fifty (150) feet from the corner of a City designated Local Street and a City designated Arterial or Collector Road. The proposed Fire Station will provide the proper driveway spacing to enter the fire station from the corner of SE 5th Court and Nicholas Parkway but will not meet the City's Engineering and Design Standards for the spacing of the apparatus bay emergency exit driveway that is only 36.67 feet from the corner of SE 5th Place and Nicholas Parkway instead of the one hundred fifty (150) feet that is required.

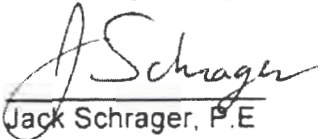
- The City's Fire Department desires to have a designated driveway for the Fire Trucks and Emergency equipment to react to 911 calls at each Fire Station. The placement of this driveway should be a separate driveway from the public entrance to the Station and separate from other local street traffic. The placement of the Emergency Vehicle driveway on Nicholas meets the operational needs of the Fire Department.
- Approving the deviation will provide a driveway that is only utilized by the Fire Department and EMS and mainly for emergency calls.
- Approving the deviation will assist the Fire Department in serving the community and protecting the health, safety and welfare of the residents of Cape Coral.

3) Deviation # 3 is a deviation to Section G - Roadway Standards, Sheet G-3, which requires the minimum spacing of median openings to be 660 feet. From the centerline of the proposed median the spacing distance to the west to SE 5th Avenue is 357.29 feet, to the east to SE 6th Avenue is 443.50 feet. The proposed median opening is for Emergency Vehicles use only and permits the ability of the vehicles to respond to a 911 call heading east to Cultural Parkway and Country Club Blvd without having to head west and do a u-turn to head east.

- Approving the deviation will provide a median to be used by the Fire Department and EMS only for emergency calls.
- Approving this deviation will allow the Fire Department to reduce travel time, provide a safer travel movement to travel east, which will serve the community and protect the health, safety and welfare of the residents of Cape Coral.

Approving these deviations will serve the community and protect the health, safety and welfare of the residents of Cape Coral.

Avalon Engineering, Inc


Jack Schrager, P.E.



Project Number: PDP 18-0006

Project Name: City of Cape Coral
Fire Station #2

Application Form

REQUEST FOR Deviation from the ENGINEERING DESIGN STANDARDS (APPROVED BY ORDINANCE 103-2001)

Where due to physical constraints, hardships, or special conditions of the site which prohibit meeting specific requirements within the City Engineering Design Standards (EDS), the applicant may seek a deviation from those provisions. In accordance with the EDS sheet 1, "Foreword" paragraph 5:

"The Directors or designees of the Public Works Department and the Department of Community Development (DCD) may approve deviations to the Standards as applicable, provided the deviations are acceptable engineering practice and meet or exceed all Standards."

Please note that all requests:

Shall provide ample justification in writing and supporting documentation that the proposed alternative is designed in accordance with acceptable engineering practice and meets or exceeds current standards.

Must be signed and sealed by a Florida Licensed Professional Engineer.

Provide two (2) copies of this application with all plans and supporting writing material to justify the proposed deviation, including but not limited to site plan, landscape plan/buffer plan, elevation drawings or detail sheets.

One of the submitted documents must have original signatures.



Request for Engineering Design Standard (EDS) Deviation

Project Number: PDP 18-0006 Project Name: City of Cape Coral Fire Station #2 Date: 6/1/2018
Applicant's Name: City of Cape Coral Applicant's phone number: _____
Engineer's Name: Jack Schrager Engineer's phone number: 239-573-2077

Standard Referred in EDS Sheet Number(s): _____

Type of Deviation:
X Driveway Location _____ Sidewalk _____ Visibility Triangle _____ Curb / Gutter
_____ Throat Distance _____ Easement _____ Road Widening _____ Alley
_____ Driveway Type X Other Specify: Spacing of Median Opening for Emergency Vehicles only
Parking Space Separate from Parking Lot

X Check here if Seeking Council Action (For example if request(s) will be part of a PDP)

DO NOT WRITE BELOW. STAFF USE ONLY

Reviewer's recommendation:

☒ Approve ☐ Reject

David Hyyti

8/15/2018

Reviewer's Name

Reviewer's Signature

Date

Director's recommendation if seeking further Council action:

☐ Recommendation for Approval ☐ Recommendation for Rejection

Director's FINAL decision if NOT seeking further Council action:

☐ Approved ☐ Rejected

8/16/2018

Paul Clingman, P.E. P.W. Director

8/23/18

Date

Comments:



Attached Original Letter Signed & Sealed from Professional Engineer (P.E.)

City of Cape Coral Fire Station #2 PDP 18-0006

Planning Division
Final Project Staff Report

Prepared by Mike Struve, AICP, LEED Green Associate,
Planning Team Coordinator

Approved by Robert H. Pederson, AICP, Planning Manager

September 10, 2018

PURPOSE

This document provides a single, consolidated review for a Planned Development Project (PDP) entitled "City of Cape Coral Fire Station #2." Within this report the following topics are addressed:

- Description of the site;
- Zoning history of the site;
- Need for the PDP;
- Description of the proposed project;
- Summary and analysis of applicant requests;
- Analysis of the project regarding general standards and requirements for PDPs;
- Concurrency review;
- Consistency with the Comprehensive Plan;
- Summary of the positive and negative aspects of the project; and
- Project recommendation.

DESCRIPTION OF THE SITE

The 1.43-acre site is at 521 Nicholas Parkway East and consists of Lots 1-6 and 23-28 at the south end of Block 1047. The site is about 950 feet from the intersection of Cultural Park Boulevard and Nicholas Parkway. Block 1047 has frontage on Nicholas Parkway, a minor arterial, and three local streets: SE 5th Court, SE 5th Place, and SE 11th Street. The entire block is undeveloped.

The site has a Mixed Use (MX) Future Land Use (FLU) Classification and Single Family Residential (R-1B) Zoning. Sites to the north and west have R-1B Zoning, while sites to the east and south have Professional Office (P-1) Zoning. Single-family dwellings are on all four sides of the subject block with the greatest number of dwellings to the west.

ZONING HISTORY OF THE SITE

Ordinance 62-03 amended the FLU of the site from SF to MX.

Block 1047 has always had R-1B Zoning.

NEED FOR THE PDP AMENDMENT

Policy 1.15.f of the Future Land Use Element of the Comprehensive Plan requires development over one acre with a MX Future Land Use Classification to be reviewed through the PDP process.

DESCRIPTION OF THE PROPOSED PROJECT

The City seeks to construct a fire station (classified as a government group II use) on the southern half of Block 1047. The building will be 10,898 sq. ft. The facility will have three bays for fire trucks and emergency management service (EMS) vehicles. The site will have driveways on Nicholas Parkway and SE 5th Court. The project will include stormwater treatment, landscaping, and parking areas. This new station will replace the existing Fire Station #2 at 715 Nicholas Parkway East. The future plans for the existing fire station are undetermined at this time.

This project appears on the City Capital Improvement Program for FY2017-FY2022.

SUMMARY AND ANALYSIS OF APPLICANT REQUESTS

Specific requests and the accompanying staff recommendations are summarized in Table 1. An analysis of each request is provided later in separate sections of this report.

Table 1. Summary of applicant requests and staff recommendations for the City of Cape Coral Fire Station #2 Project.

Category	Request	Recommendation
Special Exception	Special exception to allow government group II use	Approve with conditions
Deviation #1, LUDR, Section 5.1.7	Deviation for 21 parking spaces where 37 parking spaces are required	Approve
Deviation #3, EDS, Sheet D-5	Deviation of 113.33 feet for driveway spacing from a corner property line that requires driveways to be a minimum of 150 feet from the corner of a local street and an arterial street	Approve
Deviation #2, EDS, Sheet E-1	Deviation to allow two separate parking areas that lack internal vehicular circulation and storage	Approve
Deviation #4, EDS, Sheet G-3	Deviation for a median opening on a street that does not comply with the minimum spacing requirement of 660 feet	Approve

A) Special Exception

Request:

The applicant seeks a special exception use for a government group II use to allow a fire station on the site.

The City defines a special exception use as *"A use which is essential to, or would promote the public health, safety or welfare in one or more districts, but which might impair the integrity and character of the district in which it is located, or in adjoining districts, such that restrictions or conditions on location, size, extent and character of performance may be imposed in addition to those already imposed in this ordinance."*

Analysis:

Staff reviewed this application based on LUDR, Section 2.7.1, the R-1B District, and the five standards in Section 8.8.5a-e for special exception uses.

1. *Generally*

The R-1B Zoning is consistent with the MX Future Land Use of this site. Government group II uses are allowed as a special exception in the R-1B District. The City does not have special regulations for this use. The area of the site is generally similar to other fire station sites in the City, although substantially smaller and larger sites do exist.

2. *Compatibility*

The site is in central Cape Coral, about 950 feet west of the intersection of Cultural Park Boulevard and Nicholas Parkway. The area surrounding the site is predominantly developed with single-family homes. For example, Blocks 1046 and 1048 to the west and east of the site, respectively, have 75% of the total number of sites in these blocks developed with single family homes or duplexes. Single-family homes also exist to the north and the south although these residences are interspersed with vacant sites. Nonresidential uses near the site include a church to the west. To the east within 2,000 feet of the site are City-owned properties including a police station, city hall, and an emergency operations center.

The fire station building will be 10,898 sq. ft. The north and south sides of the building will have three bay doors for accommodating fire trucks. The facility will have a maximum of eight employees per shift. Duties performed by staff include emergency response, rescue, and fire suppression. The number of estimated A.M. peak hour trips is 16¹.

The noise created by sirens of fire trucks and EMS vehicles leaving the site could cause limited, unpredictable disruptions to residents living near the facility. These impacts will be relatively short in duration as the length of time that a siren can be heard at a fixed location is short as the vehicle travels quickly towards its destination.

3. *Minimum Lot Frontage; Access*

The site easily exceeds the minimum lot width and lot depth requirements of 80 and 100 feet, respectively, for the R-1B District.

The site has about 240 feet of frontage on Nicholas Parkway, SE 5th Court, and SE 5th Place. Access is proposed from Nicholas Parkway and SE 5th Court. A deviation is sought to the Engineering and Design Standards (EDS) to allow a driveway along Nicholas Parkway that does not meet the minimum standards for a driveway on a corner site along an arterial street.

The development plan shows the project will have 16 parking spaces. Thirty-seven parking spaces are required. A parking deviation has been requested.

¹ A.M. peak hour trips were cited since employees driving to the site will constitute the majority of trips. Two shifts with a maximum of eight employees each arriving and leaving the work site occur during the morning.

4. *Building Location; Setbacks*

The building will be centrally located on the site and will considerably exceed the minimum front, side, and rear setbacks of 25, 10, and 20 feet, respectively².

5. *Screening and Buffering*

A ten-foot wide strip of landscaping is required along Nicholas Parkway. A Buffer "A" is required along the east property line, while a Buffer "B" is required along the west property line. A minimum ten-foot wide landscaped area is required along Nicholas Parkway. Staff recommends several conditions to enhance the buffering of this use from the surrounding single-family residences.

Recommendation:

Staff recommends **approval** of the special exception subject to the conditions listed below:

1. The developer shall install a minimum of four accent trees per 100 linear feet of street frontage along Nicholas Parkway East, SE 5th Court, and SE 5th Place. Palm trees shall not be substituted for accent trees along these three streets but may be utilized elsewhere on the site.
2. All shrubs along Nicholas Parkway East, SE 5th Court, and SE 5th Place shall be installed at a height of 32 inches and occupy a seven-gallon container size.
3. The developer shall install four canopy trees per 100 linear feet and 33 shrubs per 100 linear feet along the north boundary of the project. The shrubs shall be installed at a height of 32 inches and occupy a seven-gallon container size.
4. The developer shall plant a row of shrubs spaced no greater than three feet on center along the perimeter of the parking lot on the east side of the site.

B) LUDR Deviation

Deviation #1: Request

The developer requests a deviation to LUDR, Section 5.1.7 that requires one parking space per 300 sq. ft. of gross floor area for government, group II uses. The developer proposes one parking space per 681 sq. ft. of gross floor area that translate to 16 parking spaces on the site or a parking deviation of 21 spaces.

Background

LUDR, Section 5.1.2.B.3, states the City may reduce the number of off-street parking spaces required for a development if such a reduction is warranted based upon one or more of the following factors: ITE (Institute of Transportation Engineers) parking generation rates, parking generation studies, protecting existing trees, providing additional trees, and providing bicycle racks or motorcycle pads.

² Corner lots are required to have a minimum front setback of 25 feet and the remaining street frontage is required to have a setback of no less than 10 feet for all zoning districts. Refer to LUDR, Section 3.8.2.

The developer seeks this deviation on the basis of employing the ITE parking generation rate for a government office building. Based on a parking generation rate of 0.83 spaces per employee and a maximum of 16 employees, a total number of 14 parking spaces would be required.

Analysis

Most parking for the site will be utilized by employees. A maximum of eight employees will be working at the facility on a given shift. Including the two spaces in front of the building that are typically reserved for citizens requiring emergency care, parking on the site could accommodate two full shifts of employees. Staff concludes that the parking proposed for the use on this site is adequate based on data and guidance provided in the ITE Manual.

Notwithstanding the ITE data, about half (51%) of the building area will be the apparatus bays that provide space and protection for firetrucks and EMS vehicles. This area lacks office space, living quarters, and represents areas that are not accessible to the public. As a result, about half the building does not contribute to the parking demand of this facility.

Recommendation

Staff recommends approval.

C) EDS Deviations

Deviation #2: Request

The developer seeks a deviation of 113.33 feet to EDS, Sheet D-5, that requires driveways along a major street to be a minimum of 150 feet from the property line at the corner of two streets. The proposed driveway will be 36.67 feet from the corner of SE 5th Place and Nicholas Parkway.

Background

Deviations to the EDS are reviewed by the Departments of Community Development and Public Works. The Directors or designees of either Department may approve deviations to the standards, provided the deviations are acceptable engineering practice and meet or exceed the established standards. Typically, deviations to the EDS are reviewed by the Development Services Manager and approved by the Public Works Director. In analyzing all three EDS deviations, Planning staff consulted with the Development Services Manager to gather insight into the analysis of each request.

Analysis

The driveway along Nicholas Parkway will be used by fire trucks and emergency EMS vehicles leaving the site in response to 911 calls. The driveway will allow personnel to respond quickly to emergencies by providing direct access to this divided four-lane street. This access point will also ensure that vehicles quickly leaving the fire station avoid exiting onto a local street that primarily supports residential traffic. Fire trucks and EMS vehicles returning to the site will use the driveway along SE 5th Court. This request serves the public interest in promoting rapid responses to emergency calls while ensuring that vehicles responding to such calls avoid a local street immediately leaving the fire station where travel speeds are generally lower compared to those on major streets.

Recommendation

This request is recommended for approval by the Public Works Director.

Deviation #3: Request

The developer seeks a deviation to EDS, Sheet E-1, to allow separate parking lots on the site that lack internal vehicular circulation and storage.

Analysis

The project includes two separate parking areas. The main parking area contains 14 spaces for employees. This parking lot has access limited to SE 5th Court. A smaller, separate parking area consisting of two spaces will be in front of the building in a highly visible area with access from Nicholas Parkway East. These two spaces will be reserved for people seeking emergency care at the facility.

Recommendation

This request is recommended for approval by the Public Works Director.

Deviation #4: Request

The developer seeks a deviation to EDS, Sheet G-3 to allow a new median opening in the Nicholas Parkway right-of-way (ROW) that does not comply with the minimum spacing requirement of 660 feet. The new median opening will be 358 and 444 feet from existing median openings to the west and east, respectively.

Analysis

The new median opening will be aligned with the driveway to the fire station site along Nicholas Parkway. This median opening is intended to be used only by the Fire Department and EMS in response to emergency calls. This deviation will allow these first responders to reduce travel times when responding to calls originating to the east of Fire Station #2.

Recommendation

This request is recommended for approval by the Public Works Director.

GENERAL STANDARDS AND REQUIREMENTS FOR PDPS

This project was also evaluated for compliance with general standards and requirements found in LUDR, Section 4.2 that is provided below.

- A. *Environmental control standards:* A Protected Species Assessment, dated April, 2016, was prepared by DexBender and submitted by Avalon Engineering, Inc. for this project. This report identified 12 burrowing owl burrows on the Block 1047. However, only two burrows are on Lots 1-6 and 23-28 at the south end of Block 1047 that cover the special exception area. The project is compliant with the four standards in LUDR, Section 5.4.
- B. *Maintenance of improvements:* A condition in the draft order under Wetlands, Vegetation, and Wildlife Section requires on-site landscaping and screening to be maintained throughout the life of the development.
- C. *Consistency with Comprehensive Plan:* This project is consistent with several policies and goals in the Comprehensive Plan that are discussed in greater detail below in this report.
- D. *Financial Responsibility:* This standard is not applicable as the owner will not be required to provide a statement of financial responsibility for this project.

- E. *Dimensional requirements:* As discussed in greater detail under K. below, one deviation to the LUDRs and three deviations to the EDS have been requested. Except for these deviations, the project will comply with all applicable regulations and standards.
- F. *Maximum density:* This project does not involve a residential use. As a result, this standard is not applicable.
- G. *Minimum parcel size:* The project is in the City Urban Services Transition Area and therefore there is no minimum parcel area.
- H. *Time limitation:* Substantial construction is required to commence within two years from the date of project approval or within one year from the last permit approval for all appropriate regulatory bodies, whichever is less.
- I. *Ownership requirements:* The City of Cape Coral is the sole owner of the property involved in this PDP application.
- J. *Special exceptions:* A special exception for a government, group II use in the R-1B District is requested. This project meets the five standards for evaluating a special exception use.
- K. *Deviations:* A deviation to the City parking standards has been requested. Deviations to Sheets D-5, E-1, G-3 of the EDS are also sought. The applicant has provided justification for each deviation. Staff supports all requested deviations.
- L. *Underground Utilities:* Since this project involves new construction, utilities will be underground.

CURRENCY REVIEW

The project will meet concurrency requirements for solid waste, drainage, potable water, sewer, and transportation. Details are provided in Table 2.

Table 2. Information on Design Capacity, Usage, and Concurrency Status for Various Services.

SERVICE	FACILITY DESIGN CAPACITY	USAGE	STATUS
Solid Waste ³	1,836 Tons	1,384 Tons	Capacity exists
Drainage ⁴	NA	NA	NA
Potable Water	30.1 MGD ⁵	9.4 MGD	Capacity exists
Sewer	28.4 MGD	12.8 MGD	Capacity exists
Roads Nicholas Parkway ⁶	Level of Service D	14,400 AADT	Capacity exists

³ Solid waste services are provided by Lee County Government.

⁴ Projects are reviewed for compliance with South Florida Water Management District standards during site plan review.

⁵ MGD stands for millions of gallons per day.

⁶ 2012/2013 data.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

A list of Comprehensive Plan objectives and policies applicable to this request appear below.

Capital Improvement Element

Policy 1.1

"The City of Cape Coral will schedule and fund all capital improvement projects needed to correct existing deficiencies as identified in the Five-Year Schedule of Improvements and listed in the Future Land Use, Infrastructure, Recreation and Open Space, Transportation, Housing, Conservation and Coastal Management, Public Schools Facilities, and Capital Improvements Elements." **Staff comment: The Fire Station #2 facility appears on the City Capital Improvement Plan.**

Policy 1.5

"Public facility expansion and construction (including the construction of schools and public medical facilities) shall be located in such manner as to avoid impacts on unique or significant natural systems." **Staff comment: This policy is supported in that the Fire Station #2 site contains no environmentally sensitive lands requiring special protection or mitigation.**

Policy 2.2

"As of the adoption date of the City of Cape Coral 2030 Comprehensive Plan, new public facilities, except for recreational facilities, shall not be located within the coastal high-hazard area." **Staff comment: The site is not located within the Coastal High Hazard Area.**

Conservation and Coastal Management Element

Policy 1.2.17

"The City shall require, as a condition of approval for Planned Development Projects and Site Plan Reviews, a protected species survey, which reflects the current conditions (at the time of the review) on the development site. If listed species are known to inhabit or use the site, the applicant shall prepare a protected species management plan." **Staff comment: A protected species assessment for the site was prepared by DexBender. This report documented two burrowing owl burrows on Lot 1-6 and 23-28 at the south end of Block 1047 that cover the special exception area. The protection or removal of the burrows will require compliance with regulations established by the Florida Fish and Wildlife Conservation Commission.**

Future Land Use Element

Policy 1.15.f

"...All development of property greater than one (1) acre in size with the Mixed Use Future Land Use Classification will be required to be reviewed through the Planned Development Project (PDP) process or a successor review process..." **Staff comment: The Fire Station #2 site is 1.43 acres, has a MX FLU Classification, and is seeking entitlements through the PDP process.**

Policy 1.15.f

"...For Mixed Use development adopted after October 23, 2010, retail, office, services, light industrial, preservation/open space, public facilities, parkland, or historical resource uses may be developed up to 100% of building floor area within a Mixed Use property; this will have the intended effect of not requiring

a mix of uses for properties one (1) acre or greater in size...” **Staff comment:** The project does not require a mix of uses as a public facilities use is proposed.

Policy 1.17

“Land development regulations, whether adopted or revised subsequent to the adoption of this plan, will address buffering and open space requirements, and will protect existing residential land uses from incompatible land uses.” **Staff comment:** Landscaping will be provided adjacent to the three street ROWs on the site to buffer the development from surrounding single-family homes.

Policy 5.3

“New commercial development shall meet all of the requirements for adequate facilities based on the level of service standards adopted for roads, potable water and sanitary sewer, solid waste, storm water facilities and other services in this plan.” **Staff comment:** The project is concurrent with existing City services.

Policy 8.2

“Land development regulations, adopted pursuant to s. 163.3202, F.S., will require the buffering of incompatible land uses.” **Staff comment:** The proposed project involves a nonresidential use. Landscaping adjacent to the three streets will provide buffering for this use from single-family homes.

Policy 8.3

“Commercial developments shall be designed to minimize negative impacts on surrounding residential uses and the land development regulations shall provide for adequate buffering between commercial and residential uses. The design should ensure adequate screening of unsightly views of commercial development (such as loading docks, rooftop equipment, service entrances, trash containers, parking areas and exterior storage) through the extensive uses of landscaping, berms, fencing, concealment, architectural features, open space, setbacks, and/or building orientation. Ensure that the placement of any noise generating activities such as ingress/egress, parking, deliveries, air conditioning equipment and dumpster collections are designed to minimize any adverse noise effects. Traffic and parking should not adversely affect neighborhood quality. Noise, safety and overall maintenance of commercial properties should be carefully monitored.” **Staff comment:** Landscaping will be provided on the site adjacent to the three streets to buffer the use from single-family homes. The fire station building will comply with the City nonresidential design standards.

Infrastructure Element

Policy 2.1.1

“All projects will be undertaken in accordance with the Five-Year Schedule of Capital Improvements adopted as part of the Capital Improvements Element.” **Staff comment:** The Fire Station #2 facility appears on the City Capital Improvement Plan.

Transportation Element

Policy 2.1.5

“The City shall continue to require new development to incorporate design elements to accommodate and protect bicyclists and pedestrians.” **Staff comment:** Off-site improvements will include new sidewalks along SE 5th Court and SE 5th Place.

SUMMARY OF THE POSITIVE AND NEGATIVE ASPECTS OF THE PROJECT

POSITIVE ASPECTS OF THE PROJECT	
<ul style="list-style-type: none">• The site has frontage and direct access along a major City street.• The property has adequate area and depth for this use.• The fire station site is separated from surrounding privately-held sites by streets.• <i>The fire station will replace an antiquated facility located about 0.2 miles to the east.</i>	
NEGATIVE ASPECTS OF THE PROJECT	
<ul style="list-style-type: none">• Noise from sirens associated with vehicles leaving the facility may cause brief distractions to residents near the fire station.	
MITIGATING MEASURES	
<ul style="list-style-type: none">• Landscaping will be provided adjacent to Nicholas Parkway, SE 5th Court, and SE 5th Place to buffer the use from surrounding single-family residences.	

PROJECT RECOMMENDATION

Fire stations are a critical component to protecting citizens and their properties. This new facility will assist the City in maintaining its Public Protection Classification of 3. This rating, that places the Cape Coral Fire Department in the top 5% of all ISO (Insurance Services Office) rated departments, will assist in reduced insurance costs for residents compared to residents living in communities with higher ratings. Staff finds that this PDP with staff conditions is consistent with the LUDRs and Comprehensive Plan. Staff supports all requests made by the applicant and recommends approval of this PDP.

Staff Contact Information

Mike Struve, AICP, LEED Green Associate, Planning Team Coordinator

PH: 239-242-3255

Email: mstruve@capecoral.net

City of Cape Coral, Florida
FY 2017 - 2019 Adopted Operating Budget

Asset Management Program Tables

CAPITAL IMPROVEMENT PROGRAM FY2017-FY2022

The budget process includes a review of all departmental requests for capital improvement projects. Those projects with value to the community are ultimately designated as funded capital improvement projects, funded recurring capital improvement projects, or identified but unfunded capital improvement projects.

Funding Source	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY17-21 TOTAL
Capital Facility Expansion Charge	40,587,934	16,340,132	16,340,132	24,114,252	24,114,252	121,496,702
Federal, State, Local Grants	797,900	493,384	1,874,868	646,565	-	3,812,717
Five Cent Gas Tax	121,551	127,628	134,010	140,711	147,746	671,646
General Fund	14,685,610	7,706,230	11,682,020	17,575,765	9,749,610	61,399,235
Police Impact Fees	-	88,179	965,950	-	-	1,054,129
Six Cent Gas Tax	700,000	-	800,000	-	800,000	2,300,000
Stormwater Revenues	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	12,500,000
Tax Increment Funding	482,000	100,000	235,000	115,000	115,000	1,047,000
Utility Special Assessment	12,742,126	56,915,038	56,915,041	67,546,126	67,546,126	261,664,458
Water/Sewer User Fees	21,828,168	23,004,987	25,092,442	28,179,709	21,084,000	119,189,306
Grand Total	94,445,290	107,275,578	116,539,463	140,818,128	126,056,734	585,135,192

Non-Utility Funded Capital Projects

DESCRIPTION	FUNDING SOURCE	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY17-21 TOTAL
Fire Station #11	General Fund	2,569,610	-	-	-	-	2,569,610
Fire Station #12	General Fund	-	274,230	2,661,020	-	-	2,935,250
Fire Station #2	General Fund	-	-	-	261,765	2,269,610	2,531,375
Fire Training/Support Facility	General Fund	-	-	-	2,500,000	-	2,500,000
North Sub Station	Police Impact Fees	-	88,179.00	965,950.00	-	-	1,054,129
Public Safety Training Facility	General Fund	-	-	1,573,000.00	7,350,000.00	-	8,923,000
CRA District Enhancements	Tax Increment Funding	482,000.00	100,000.00	235,000.00	115,000.00	115,000.00	1,047,000
Streetlighting	General Fund	100,000	100,000	100,000	100,000	100,000	500,000
Sidewalks CPF	Five Cent Gas Tax	121,551	127,628	134,010	140,711	147,746	671,646
Fleet Maintenance Facility	General Fund	4,700,000	-	-	-	-	4,700,000
Road Resurfacing	General Fund	6,500,000	6,500,000	6,500,000	6,500,000	6,500,000	32,500,000
Sidewalks CPF - TEA	Federal, State, Local Grants	797,900	493,384	1,874,868	646,565	-	3,812,717
North Area 1 Stormwater	Stormwater Revenues	2,500,000	2,500,000	-	-	-	5,000,000
North Area 3 Stormwater	Stormwater Revenues	-	-	2,500,000	2,500,000	-	5,000,000
North Area 1 Transportation	Six Cent Gas Tax	700,000	-	-	-	-	700,000
North Area 3 Transportation	Six Cent Gas Tax	-	-	800,000	-	-	800,000
North Area 4 Transportation	Six Cent Gas Tax	-	-	-	-	800,000	800,000
North Area 4 Stormwater	Stormwater Revenues	-	-	-	-	2,500,000	2,500,000
Landscaping	General Fund	306,000	312,000	318,000	324,000	330,000	1,590,000
Alley Paving	General Fund	510,000	520,000	530,000	540,000	550,000	2,650,000
TOTAL		19,287,061	11,015,421	18,191,848	20,978,041	13,312,356	82,784,727



NOTICE TO SURROUNDING PROPERTY OWNERS

CASE NUMBER: PDP18-0006

REQUEST: A project approving a Planned Development Project in the City of Cape Coral, Florida entitled "City of Cape Coral Fire Station #2 for certain property described as Lots 1-6 and 23-28 in Block 1047, Unit 24, Cape Coral Subdivision; property located at 521 Nicholas Parkway East; granting a Special Exception to allow a Government Group II Use in a Single Family Residential (R-1B) Zone; granting a deviation from the Land Use and Development Regulations, Section 5.1, from off-street parking requirements; granting deviations from the Engineering and Design Standards, granting development plan approval pursuant to Section 4.2 of the City of Cape Coral Land Use and Development Regulations.

CAPE CORAL STAFF CONTACT: Mike Struve, AICP, LEED Green Associate, Planning Team Coordinator, 239-242-3255, mstruve@capecoral.net

UPCOMING PUBLIC HEARING: Notice is hereby given that the City of Cape Coral Hearing Examiner will hold a public hearing at 9:00 A.M. on Tuesday, September 18, 2018 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.

All interested parties are invited to appear and be heard. All materials presented before the Hearing Examiner will become a permanent part of the record. The public hearing may be continued to a time and date certain by announcement at this public hearing without any further published notice. Copies of the staff report will be available five days prior to the hearing. The file can be reviewed at the 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 A.M. and 4:30 P.M. 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 Hearing Examiner 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.

The News-Press media group

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Please contact us with changes or cancellations as soon as possible, otherwise no further action needed.

TOLL-FREE
888-516-9220

Local #
239-335-0258

Email
FNPLegals@gannett.com

Customer: CITY OF CAPE CORAL_DEPT OF COM

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CAPE CORAL FL 33990
USA

Net Amt: \$371.00

Run Times: 1

No. of Affidavits: 1

Run Dates: 09/08/18

Text of Ad:

NOTICE OF PUBLIC HEARING

CASE NUMBER: PDP18-0006

REQUEST: A project approving a Planned Development Project in the City of Cape Coral, Florida entitled "City of Cape Coral Fire Station #2 for certain property described as Lots 1-6 and 23-28 in Block 1047, Unit 24, Cape Coral Subdivision; property located at 521 Nicholas Parkway East; granting a Special Exception to allow a Government Group II Use in a Single Family Residential (R-1B) Zone; granting a deviation from the Land Use and Development Regulations, Section 5.1, from off-street parking requirements; granting deviations from the Engineering and Design Standards, granting development plan approval pursuant to Section 4.2 of the City of Cape Coral Land Use and Development Regulations.

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hearing impaired, telephone the Flori-
da Relay Service Numbers, 1-800-955-
8771 (TDD) or 1-800-955-8770 (v) for
assistance.

by order of
Rebecca van Deutekom, MMC
City Clerk
REF # PDP18-0006
AD# 3143405 Sept. 8, 2018

Department of Community Development
Planning Division

AFFIDAVIT

IN RE: APPLICATION OF: City of Cape Coral

APPLICATION NO: PDP18-0006

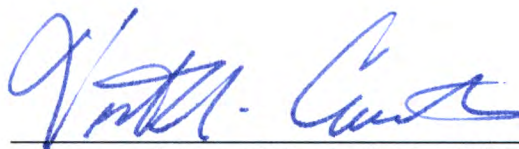
STATE OF FLORIDA)
) §
COUNTY OF LEE)

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 11th day of September, 2018.

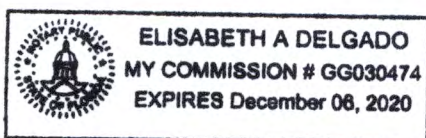


Vincent A. Cautero, AICP

STATE OF FLORIDA
COUNTY OF LEE

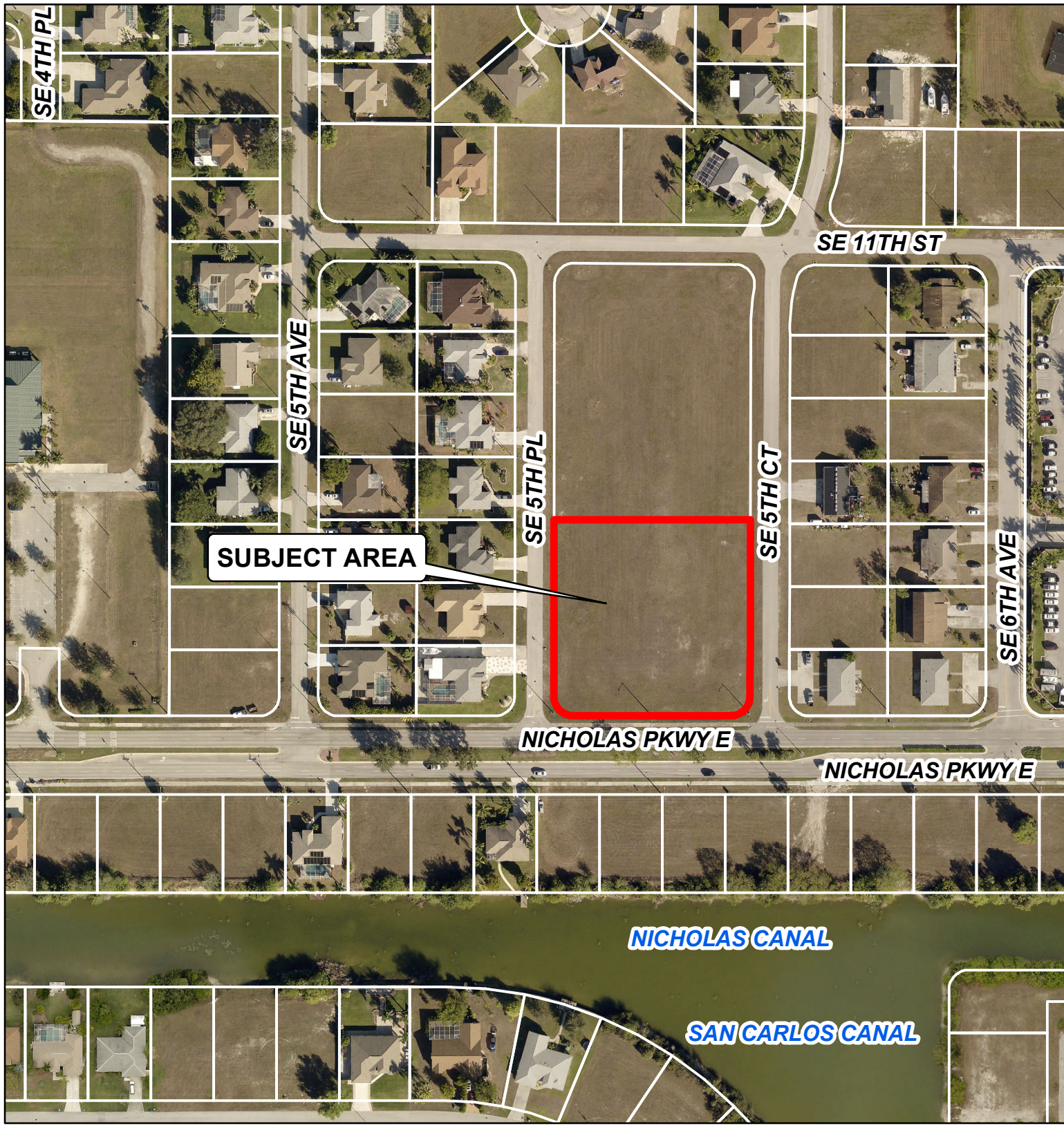
The foregoing instrument was acknowledged before me this 11th day of September, 2018, by Vincent A. Cautero, AICP, who is personally known to me and who did not take an oath.

Exp. Date 12/6/20 Commission # 66030474



Signature of Notary Public

Elisabeth A. Delgado
Print Name of Notary Public

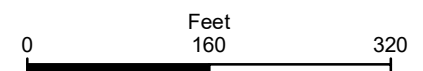


CITY OF CAPE CORAL
Department of
Community Development
Planning Division

Case No. PDP18-0006



SEPTEMBER 4TH, 2018




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 occur. 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. PDP18-0006


LEGEND

 500' Proximity Boundary

 Subject Area

Zoning

 C-1

 P-1

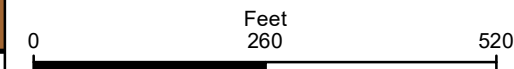
 R-1B

 R-3

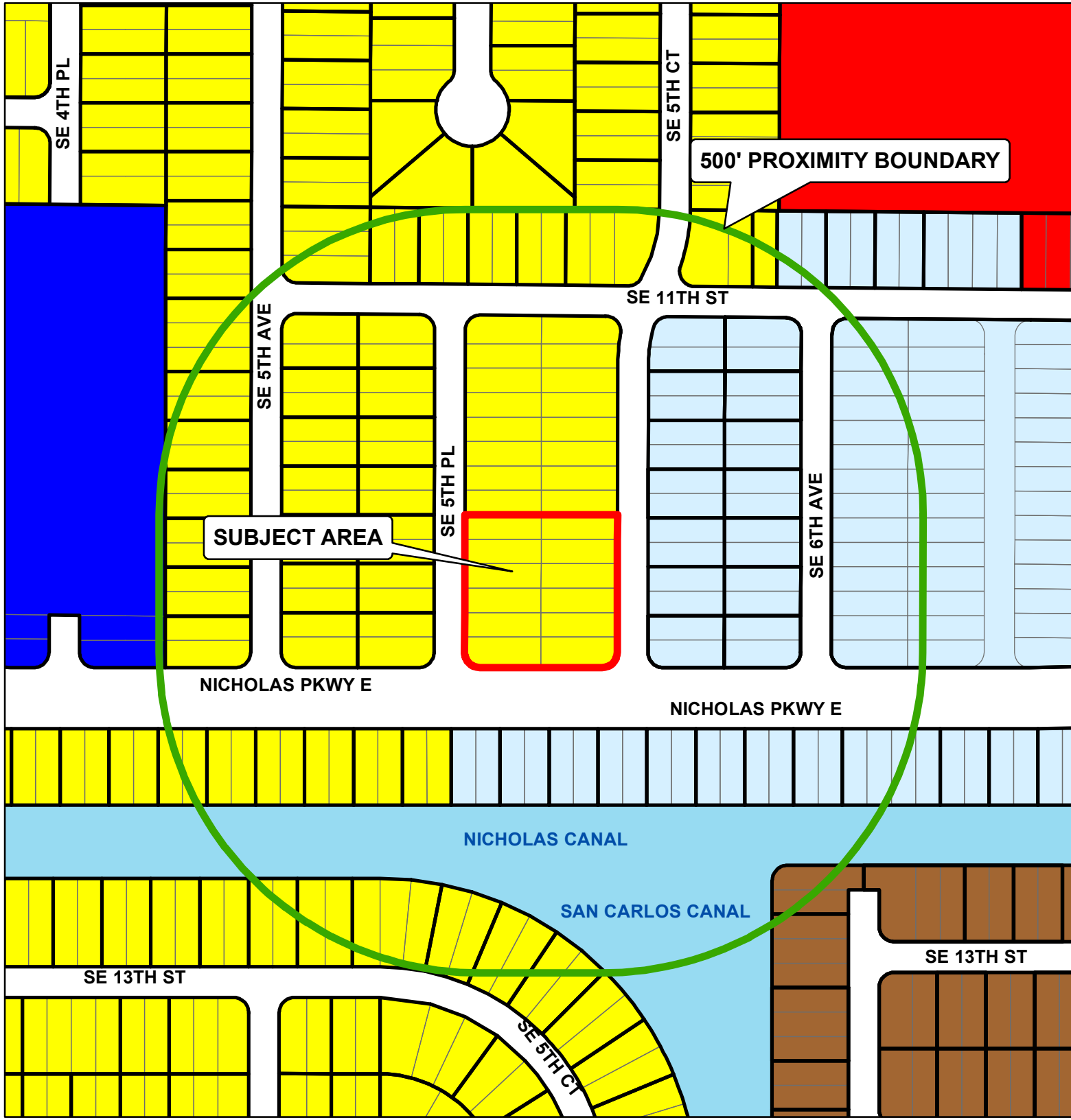
 W

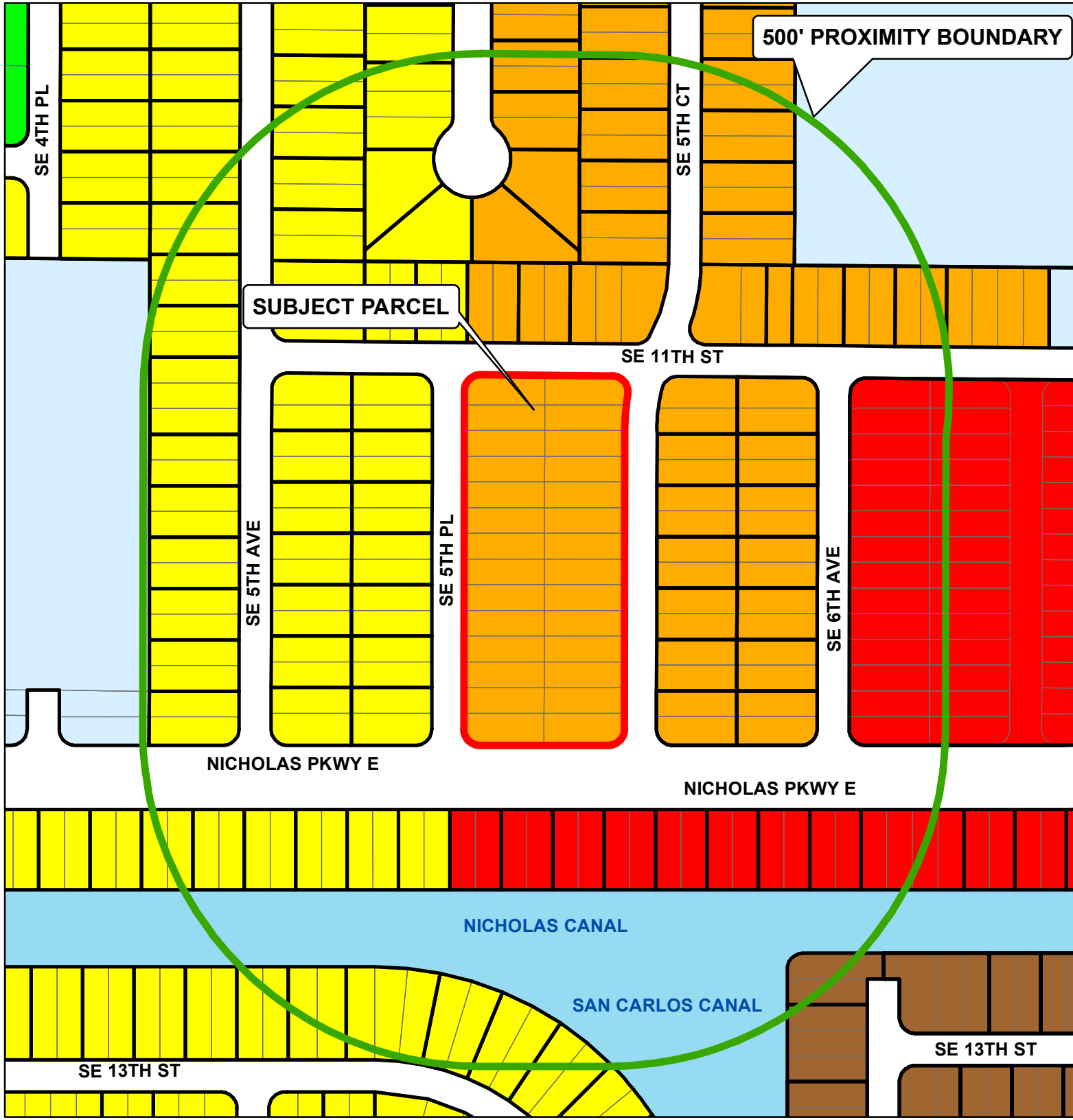


SEPTEMBER 4TH, 2018



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CITY OF CAPE CORAL
Department of
Community Development
Planning Division

CURRENT FUTURE
LAND USE MAP
500' Proximity Boundary

Case No. PDP18-0006

LEGEND

 500' Proximity Boundary

 Subject Parcel

Future Land Use

 SF

 MF

 MX

 CP

 PF

 PK



AUGUST 10TH, 2018



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 occur. Please contact the Department of Community Development with any questions regarding this map product.

Item Number: 2.C.
Meeting Date: 9/18/2018
Item Type: HEARINGS

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

Case # PDP18-0002*; Address:*(Case to be Re-Noticed): 1521 Del Prado Boulevard North;
Applicant: Xpress Storage Cape Coral, LLC

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:

The applicant requests a Planned Development Project (PDP) to develop a neighborhood storage facility on a 3.14 acre site in the northeastern quadrant of Cape Coral. The applicant is requesting a special exception and three deviations.

LEGAL REVIEW:

EXHIBITS:

See attached "Backup Materials"

PREPARED BY:

Kristin
Kantarze Division- Planning Department- Community Development

SOURCE OF ADDITIONAL INFORMATION:

Chad Boyko, Principal Planner, 239-573-3162, cboyko@capecoral.net

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Backup Materials	Backup Material



PLANNED DEVELOPMENT PROJECT (PDP) APPLICATION

PROPERTY OWNER IS A CORPORATION, LIMITED LIABILITY COMPANY (LLC),
LIMITED COMPANY (LC), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUST

Project Name: Cape Hide-away Storage

Project Number: _____

To help prepare this application, the applicant should obtain copies of the following:

- Land Use and Development Regulations (this document is linked)
 1. Land Development Regulations (Article 4)
 2. Parking Requirements (Article 5.1)
 3. Landscape Ordinance (Article 5.2)
 4. Sign Ordinance (Article 7)
- NFPA 1 Fire Prevention Code
- Engineering Design Standards

The advisory review is conceptual only and any staff comments are subject to change based on detailed information with an application to the City of Cape Coral. Formal review may result in additional changes not noted at this time. The final design or project must comply with the Land Use and Development Regulations, Engineering Design Standards, City Code of Ordinances, Comprehensive Plan and other applicable laws and regulations.

ACKNOWLEDGEMENT

I Stephen A. Wilson, as the owner of this property or the duly Authorized Representative, agree to conform to all applicable laws of the City of Cape Coral and to all applicable Federal, State and County laws, and certify that all information supplied is correct to the best of my knowledge.

In addition, I understand that prior to the issuance of the Certificate of Occupancy for this development, the engineer of record must supply the Department of Community Development with record drawings and a letter of substantial compliance for the project.

In addition, I authorize the staff of the City of Cape Coral to enter upon the property for purposes of investigating and evaluating the request made through this application.

Please note: Advertising fees must be paid in full at least 10 days prior to public hearing or the item may be pulled from the agenda and continued to a future date once the fees have been paid.

(Name of Entity)

*Xpress Storage Cape Coral, LLC by Hide-Away Storage Services, Inc

By: NAME AND TITLE (PLEASE TYPE OR PRINT)

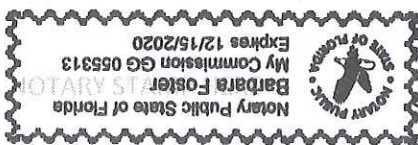
Stephen A. Wilson, President

SIGNATURE

(SIGNATURE MUST BE NOTARIZED)

STATE OF FL, COUNTY OF Manatee

Sworn to (or affirmed) and subscribed before me this 2nd day of February, 2018, by
Stephen A. Wilson who is personally known or produced
as identification.



Exp. Date: _____

Commission Number: _____

Signature of Notary Public: Barbara Foster

Printed name of Notary Public: _____

*Please include additional pages for multiple property owners.

**Authorization to Represent Property Owner(s) –
Property Owner is a Corporation, Limited Liability Company (LLC),
Limited Company (LC), Partnership, Limited Partnership, or Trustee**

Please be advised that

Avalon Engineering Inc

(Name of Authorized Representative(s) and business entity, if any)

is authorized to submit an application and represent me in the hearing(s) to the Planning & Zoning Commission/Local Planning Agency, Board of Zoning Adjustments and Appeals and /or City Council for a Planned Development Project.

Unit 31 & 47 Part 2 Block 2093 Lot 15-30 & 42-57 Subdivision Cape Coral

Or Legal Description: ☐ (described as an exhibit A in Microsoft Word format and attached hereto)

Xpress Storage Cape Coral, LLC by Hide-Away Storage Services, Inc President

** Name of Entity (Corporation, Partnership, LLC, etc)

Title of Signatory

Stephen A. Wilson

Stephen A. Wilson

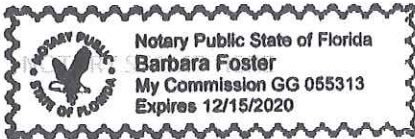
Signature

Name (Please print or type)

(SIGNATURE MUST BE NOTARIZED)

STATE OF FL, COUNTY OF manatee

Sworn to (or affirmed) and subscribed before me this 2nd day of February, 2018, by
Stephen A. Wilson who is personally known or produced
as identification.



Exp. Date: _____

Commission Number: _____

Signature of Notary Public: _____

Printed name of Notary Public: _____

Barbara Foster

*Please include additional pages for multiple property owners.

**Notes:

If the applicant is a corporation, then it is executed by the corp. pres. or v. pres, sec, tres, or a director, .

If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should be signed by the Company's "Managing Member."

If the applicant is a partnership, then a partner can sign on behalf of the partnership.

If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.

If the applicant is a trust, then they must include their title of "trustee."

In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

GENERAL INFORMATION

Project Name: Cape Hide-away Storage
Applicant: Xpress Storage Cape Coral, LLC c/o Stephen A. Wilson
Address: 6791 28th St Circle E, Sarasota, Florida 34243
Phone: 941-755-1166 ext 1001 Fax: N/A E-Mail: steve@hideawaystorage.com

*Property Owner: same

Address _____
Phone _____ Fax _____ E-Mail _____

Authorized Representative Avalon Engineering Inc

Address 2503 Del Prado Blvd Suite 200, Cape Coral, Florida 33904
Phone 239-573-2077 Fax 239-573-2076 E-Mail linda@avaloneng.com

Location

Unit 31 & 47 Part 2 Block 2093 Lot(S) 15-30 & 42-57

Subdivision Cape Coral Strap Number(s) See strap number listing

Legal Description ☐ (Described as Exhibit A in Microsoft Word Format and attached hereto)

Property Address: 1525 Del Prado Blvd North

Plat Book 14 & 23 Page 165 & 127 Current Zoning C-1 and R-1B Future Land Use CP and SF

This application includes the following requests: (Please check all that apply)

<input type="checkbox"/> Subdivision	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Variance
<input type="checkbox"/> Deviation to Landscaping	<input checked="" type="checkbox"/> Deviation to Non-residential Design Standards	<input type="checkbox"/> Deviation to Engineering Design Standards (EDS)	<input checked="" type="checkbox"/> All Other Deviation Requests
<input type="checkbox"/> Borrow Pit	<input type="checkbox"/> Vacation of Plat		

*Please include additional pages for multiple property owners.

PROPERTY and PROJECT DEVELOPMENT DATA

a.	Zoning District	C-1 & R-1B	
b.	Future Land Use Class	CP & SF	
c.	Area of Subject Property	<u>3.14</u> acres	
d.	Type of Development	Neighborhood Storage Facility	
e.	Estimated Number of Employees	<u>N/A</u>	
	Number of Seats in Assembly	<u>N/A</u>	
f.	Parking Spaces Required	<u>8</u>	
g.	Parking Spaces Provided	<u>9</u>	
h.	Parking and Street Area	<u>39,262</u> sq. ft.	<u>28.7</u> % of Site
i.	Ground Floor Building Area	<u>34,904</u> sq. ft.	<u>25.5</u> % of Site
j.	Total Floor Area	<u>78,788</u> sq. ft.	<u>57.6</u> % of Site
k.	Building Heights	<u>41' 4"</u> feet	<u> </u> stories
l.	Total Proposed Impervious Surface Area	sq. ft. <u>75,294</u>	% of Site <u>55.0</u>
m.	Permanent Open Space	sq. ft. <u>61,675</u>	% of Site <u>45.1</u>
	Landscaped Area	<u>61,675</u> sq. ft.	% of Site <u>45.1</u>
n.	Recreation Area	<u>N/A</u> sq. ft.	% of Site <u> </u>

If the proposed project is a multifamily residential development, the following additional data shall be shown on the plans.

N/A

o.	Number of Dwelling Units (du)	<u> </u>
p.	Gross Density (du/acres)	<u> </u>
q.	Number, Type, and Floor Area of each Dwelling Unit:	
1.	Efficiency	<u> </u> Floor Area <u> </u> sq. ft. <u> </u>
2.	1 Bedroom	<u> </u> Floor Area <u> </u> sq. ft. <u> </u>
3.	2 Bedroom	<u> </u> Floor Area <u> </u> sq. ft. <u> </u>
4.	3 Bedroom	<u> </u> Floor Area <u> </u> sq. ft. <u> </u>
5.	4 Bedroom	<u> </u> Floor Area <u> </u> sq. ft. <u> </u>



Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077 Fax: (239) 573-2076
#AA C001936 #EB 0003128

February 23, 2018 / Revised July 3, 2018

Mr. Vince Cautero, Director
Department of Community Development
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, Florida 33990

PROJECT: CAPE HIDE-AWAY STORAGE (Neighborhood Storage Facility)
BLOCK 2093 LOTS 15-30 & 42-57

SUBJECT: PDP LETTER OF INTENT

Dear Mr. Cautero:

On behalf of the property owner and developer, Xpress Storage Cape Coral, LLC, we respectfully request approval of a PDP for the development of a Neighborhood Storage Facility on Block 2093 in NE Cape Coral. The site is located on the southeast corner of Del Prado Blvd North and Diplomat Parkway, abutting an existing gas station with convenience store along the northern property line. This PDP is required due to the re-design of the site for a three-story storage facility with three single-story buildings.

The subject property is located on Del Prado Blvd North, just south of the intersection of Diplomat Parkway. The project area consists of 3.14 acres. The development proposes four (4) storage buildings; one (1) three-story building with an office and three (3) single story building enclosed behind a wall, for a total building square footage of 78,786.

A Special Exception and a Deviation to the Non-Residential Design Standards were approved by the Hearing Examiner on July 11, 2017 for the same use (Neighborhood Storage Facility) but with a different site layout.

The subject parcels are zoned C-1 (Pedestrian Commercial) and R-1B (Single Family) and have a CP (Commercial Professional) and SF (Single Family) Future Land Use Designation. The buildings, driveway, and drive isles will be located within the 2.22 acres zoned commercial. The parcels zoned R-1B (Single Family residential) will contain green space, buffer landscaping, and the surface water management improvements needed for this facility, but these lots were also included in this project because they were undersized and mostly unbuildable, due to the road widening of Del Prado Blvd North.

To the east of the site, across NE 16th Place are parcels zoned R-1B (Single Family Residential) but have a CP (Commercial Professional) Land Use. To the south of the subject parcel are parcels zoned Single Family Residential and have a Single Family Residential Land Use. To the north, is existing commercial uses and to the West is Del Prado Blvd (County ROW).

Within the PDP, the applicant will request approval of a Special Exception use for a Neighborhood Storage Facility on the commercial zoned lots 2.22 acres and the following deviations to the City's Land Use and Development Regulations: A deviation to the Neighborhood Storage Facility Special Regulations for the height of a facility and the use of metal for the construction of the three (3) single story buildings, and a deviation to the Non-Residential Design Standards Section 5.6, for Buildings B, C, and D only.

This PDP will request approval of the following:

❖ **A Neighborhood Storage Use**

A Neighborhood Storage Facility is defined as any building or group of buildings on a common site designed to provide, generally for a fee, separate storage rooms or units for individuals or businesses, and constructed so that overhead doors or individual storage unit doors, that are not visible from adjoining property or from any public right-of-way, provide the only access to the aforesaid storage rooms or units.

❖ **A Special Exception Approval for a Neighborhood Storage Facility in the City's C-1 Zoning District**

A Special Exception was obtained for a Neighborhood Storage Facility use on July 13, 2017 and is required to be established within one year. Since the project had previously obtained site plan approval and is now seeking a PDP to construct a 3-story facility, the applicant request approval of a new Special Exception for a Neighborhood Storage Facility with the site layout now being proposed.

As required by Section 8.8.5 of the Land Use and Development Regulations, the following addresses standards that shall apply to all applications for Special Exception uses

- a. *Generally* - The proposal shall comply with all requirements of the zoning districts in which the property is located, this ordinance, and all other applicable law.

The proposed development complies with all of the dimensional requirements within the City of Cape Coral's C-1 (Pedestrian Commercial) Zoning District.

- b. *Compatibility* - The tract of land must be suitable for the type of special exception use proposed by virtue of its location, shape, topography and the nature of surrounding development.

A Neighborhood Storage Facility is a low intensity commercial use. This type of low intensity commercial use can act as a buffer between a major right-of-way planned for commercial development and residential development. The proposed development will utilize a large portion of Block 2093.

- c. *Minimum lot frontage; access.* Minimum lot frontage on a street shall be sufficient to permit properly spaced and located access points designed to serve the type of special exception use proposed. Wider spacing between access points and intersecting street right-of-way lines should be required when the lot has more than the minimum required frontage on a street. All access points shall be specifically approved by the Board.

The site has frontage on two streets, Del Prado Blvd North and NE 16th Place. The only access into the facility is from a shared driveway off Del Prado Blvd North.

- d. *Building location; setbacks.* All buildings shall be located an adequate distance from all property lines and street right-of-way lines. Greater building setback lines may be required when the lot has more than the minimum lot area required or when deemed necessary to protect surrounding properties.

The building setbacks on all sides exceeds the minimum building setback requirement within the City's C-1 Zoning District. The setbacks range from 10 feet on the north side of the building adjacent to an existing commercial use to 279 feet on the southern property line adjacent to vacant residential zoned parcels. These wider building setbacks provide more separation and more green space for landscaping to screen this project from the surrounding properties.

- e. *Screening and buffering.* A continuous strip of properly maintained landscaped area should be provided along all property lines and along all streets serving the premises. Such continuous strip of properly maintained landscaped area may, however, be allowed to contain walkway(s) and driveway entrances. The Board shall also require that the premises be permanently screened from adjoining and contiguous properties by a fence, evergreen hedge and/or other approved enclosure when deemed appropriate to buffer the special exception use from surrounding uses.

Landscaping is provided on all property lines, with buffer yards provided along the eastern and southern property lines.

❖ **Three (3) Deviations to the City's Land Use and Development Regulations**

Deviation # 1 - Deviation to Section 2.7.7.D.5.f.

The applicant requests a deviation to Section 2.7.7.D.5.f. that states "A neighborhood storage facility shall not be located in a metal building. In addition, the following exterior building materials shall not be used on any neighborhood storage facility exterior wall that is visible from adjoining property or from any public right-of-way: vinyl or plastic siding; corrugated, reflective, or metal panels; smooth, scored, or split-faced block; any translucent material other than glass" in order to have the three single story storage buildings be constructed of metal.

History of this project - This development was originally submitted, reviewed by staff and heard by the Hearing Examiner under the existing LUDR requirements for a Neighborhood Storage Facility use, prior to the approval of Ordinance 15-17 on April 3rd, 2017. Ordinance 15-17 modified the special regulations for a Neighborhood Storage Facility within the C-1 Zoning District. Under the regulations at the time of our original submittal there was requirements on the type of building materials provided for the predominant exterior building walls only, so the buildings proposed internally within the site and screened by an 8 foot high wall would not of required a deviation to be constructed of metal.

DEVIATION QUALIFICATIONS

As permitted by Section 4.2.4.K, deviations may be approved in a PDP provided that the PDP demonstrates unique and innovative design which would be enhanced by the approval of such deviation(s) and that the intent of such regulations to protect the health, safety, and welfare of the public would be served by the approval of the deviation.

The main focus of this development is on the 3-Story Storage Facility. This building will have the appearance of an office building and will meet all of the City's requirements for Non-Residential Design Standards buildings. Except for the signing on the building indicating that the use was for storage, the adjacent residents and the residents utilizing Del Prado Blvd will see a new three story building that has the appearance of being an office building. The three (3) metal buildings are located behind the entrance gate and enclosed with an 8 foot high opaque wall. The height of the metal buildings range from 8' 4" (lowest eave) to the peak of the roof being 10' 3", which would not be visible from behind the wall if standing on the sidewalk at NE16th Place or Del Prado Blvd Extension. (See site line exhibit provided).l

Deviation # 2 - Deviation to Section 2.7.7.D.5.i.

The applicant requests a deviation to Section 2.7.7.D.5.i. that states" The maximum building height of any newly constructed neighborhood storage facility shall be two stories or 35 feet; whichever is less", in order to construct a 3-story storage facility with a maximum height of 42'4".

History of this project - This development was originally submitted, reviewed by staff and the Hearing Examiner under the existing LUDR requirements for a Neighborhood Storage Facility use, prior to the approval of Ordinance 15-17 on April 3rd, 2017. Ordinance 15-17 modified the special regulations for a Neighborhood Storage Facility within the C-1 Zoning District. Under the regulations at the time of our original submittal there was no maximum height regulations, so the 3-Story Building that is being proposed would not of required a deviation for a height of 42'4".

DEVIATION QUALIFICATIONS

As permitted by Section 4.2.4.K, deviations may be approved in a PDP provided that the PDP demonstrates unique and innovative design which would be enhanced by the approval of such deviation(s) and that the intent of such regulations to protect the health, safety, and welfare of the public would be served by the approval of the deviation.

This 3-Story Storage Building will be the first of its kind in Cape Coral, providing more storage until space in less land area, and providing a building that has the appearance of being a multi-story office building with all of the architectural requirements for a commercial building.

40% of the site will be designated for open space, with trees and trees with shrubs provided around the building and the perimeter of the site.

Deviation # 3 - Deviation to Section 5.6

The applicant requests a deviation from all requirements associated with LUDR, Section 5.6, "Non-residential Design Standards" for all sides of building B, C, and D.

DEVIATION QUALIFICATIONS

As provided in Section 5.6.10 of the City's Land Use and Development Regulations Deviations from architectural requirements for non-residential buildings may be requested if the deviation will not be contrary to the public interest and will be in harmony with the general intent and purpose of the section and where either of the following applies:

- 1) conditions exist that are not the result of the applicant and which are such that a literal enforcement of the regulations involved would result in unnecessary or undue hardship; or
- 2) literal conformity with the regulations would inhibit innovation or creativity in design.

The deviation is being sought based on a unnecessary or undue hardship. In determining whether the requested deviation should be approved as the result of unnecessary or undue hardship, the following factors were considered:

- 1) *Are site constraints present (like shape, topography, dimensions, or area of the properties) that would interfere or impede with the implementation of the nonresidential design standards?*

The site is 3.14 acres, is flat and is rectangular in shape. There are no physical features associated with the site that would interfere with complying with the architectural standards.

- 2) *Are other regulations or locational factors present that make compliance with this section (i.e., the nonresidential design standards) impossible or impractical?*

The architectural deviations are sought for the buildings that will not be visible from outside the development. The sides of each of these buildings are screened by either a buffer wall or the three - story storage facility. All of the walls visible from a street or visible from the outside of the facility will comply with City architectural requirements.

This type of use provides access to individual storage units within a building by the use of roll up doors. These roll up doors are provided on the sides of the building which are not visible to the outside of the facility and which are accessed only after entering through the entrance gate. No individual storage unit can be accessed from the front or side of the building facing a street or an adjacent parcel. The roll-up doors will occupy the vast majority of these building walls, providing limited space to accommodate the required architectural enhancements on these building walls.

- 3) *What effect will the requested deviation would have on the community appearance?*

The requested deviation is anticipated to have little, if any, negative effect on community appearance because the building walls in question will not be visible to the public. The building walls visible from a street or adjacent property will meet the design standards.

- 4) *Will the approval of the deviation protect the health, safety, and welfare of the public while ensuring a high level of overall aesthetic appeal and interest in the City?*

The health, safety, and welfare of the public will be served by the approval of this deviation as only building walls interior to the development and not visible to the public would be granted relief from the non-residential design standards.

- 5) *What affect would the deviation have on the relative visibility and character of equipment or loading areas which are otherwise required to be screened along with constraints on alternative location of such equipment or loading areas?*

There will be no negative affect as loading activities occurring at individual storage units will be screened from all streets by an 8 foot high opaque wall that surrounds the single story storage buildings.

Minimum Deviation, Pursuant to LUDR Section 5.6.10.E

The applicant has requested the minimum deviation as the deviation requested is for architectural elements required for each wall of a building and all other requirements within Section 5.6 will be provided for within this development.

Comprehensive Plan Consistencies:

The City of Cape Coral's Commercial Professional Land Use specifics a variety of commercial and professional zoning categories which when applied to parcels with this Land Use are determined to be consistent with the City's Comprehensive Plan - Future Land Use Element Policy 1.15.c.

C-1 is a compatible zoning to the Commercial Professional (CP) Land Use.

Policy 1.16: Land development regulations, whether adopted or revised subsequent to the adoption of this plan, will address the location and extent of both residential and nonresidential land uses in accordance with the Future Land Use Map and the policies and description of types, sizes, densities, and intensities of land use contained in the "Future Land Use Map" section of this Element.

The City has specified this site for commercial development.

Policy 1.17: Land development regulations, whether adopted or revised subsequent to the adoption of this plan, will address buffering and open space requirements, and will protect existing residential land uses from incompatible land uses.

Landscape buffering is required on the east and south sides of the project. Additional green space and plantings are provided along these property lines.

Policy 8.3: Commercial developments shall be designed to minimize negative impacts on surrounding residential uses and the land development regulations shall provide for adequate buffering between commercial and residential uses.

The design should ensure adequate screening of unsightly views of commercial developments (such as loading docks, rooftop equipment, service entrances, trash containers, parking areas and exterior storage) through the extensive use of landscaping, berms, fencing, concealment, architectural features, open space, setbacks, and/or building orientation.

Special attention was made in the design of this site to properly screen all unloading and loading processes of this development from the adjacent neighborhoods.

Cautero/Cape Hide-Away Storage
PDP Letter of Intent
February 23, 2018
Revised July 3, 2018
Page 7

Ensure that the placement of any noise generating activities such as ingress/egress, parking, deliveries, air conditioning equipment and dumpster collections are designed to minimize any adverse noise effects.

There is only one entrance into the facility with the access provided on Del Prado Blvd North. The air conditioning equipment will be placed and screened as to not be visible from outside the facility. No rooftop equipment is being considered. The dumpster will be located within the facility not visible from the right-of-ways.

Traffic and parking should not adversely affect neighborhood quality.

Access into the facility will not be from a local street within the neighborhood. No entrance to the facility will be provided from the local street.

This facility is strategically located to serve the area. The facility will be aesthetically pleasing and provide a convenient, safe and comfortable storage option to homeowners and businesses.

Should you or your staff have questions or need additional information regarding this project, please feel free to contact me.

Sincerely,

AVALON ENGINEERING, INC.

A handwritten signature in cursive script, appearing to read "Linda Miller".

Linda Miller, AICP
Senior Planner

Cape Hide-Away Storage
Block 2093 Lots 15-30 & 42-57

Protected Species Assessment

Section 05 & 06, Township 44S, Range 24E
Cape Coral, Florida

January, 2018

Prepared by:

Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904

INTRODUCTION

This 3.14 acre parcel is located at the southeast corner of Del Prado Blvd North and Diplomat Parkway. Adjacent properties consist of the following: to the north: C-1 (existing gas station with convenience store), to the south: Vacant Single Family Lots, to the east: ROW - NE16th Place and to the west: ROW (Del Prado Blvd North). The parcel is located in Section 05 & 06, Township 44S, Range 24E, Cape Coral, Florida.

SITE CONDITIONS

A site inspection was conducted by Scott Tucker on 1/31/2018. The weather was clear with temperatures in the 50's.

VEGETATION CLASSIFICATIONS

The table below displays the (#1) vegetative associations found on the subject parcel. These vegetative associations were identified using the Florida Land Use Cover Classification System. (FLUCCS) and are shown on the table below. Also included is a description of each FLUCCS association below.

FLUCCS CODE	DESCRIPTION	APPROXIMATE ACREAGE
192	Inactive lands with street patterns but without structures (routinely mowed).	3.14
TOTAL ACREAGE		3.14

SURVEY METHOD

To provide at least 100% visual coverage, ten centered transects were completed at 30' intervals within the construction area. This method was selected to examine for the presence or absence of protected or listed species within the entire construction area.

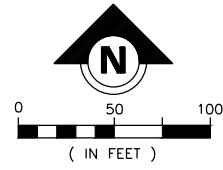
If a sign or sighting was observed, an aerial photograph was marked depicting the approximate location. The attached scale aerial map depicts the results of this survey. Other listed protected species which could occur on the subject parcel according to City of Cape Coral which were surveyed for are as follows:

SPECIES	SCIENTIFIC NAME	OBSERVED
Burrowing Owl	Athene cunicularia	None
Gopher Tortoise	Gopherus polyphemus	None

RESULTS

The Protected Species Survey revealed the presence of no species listed by either the U.S. Fish & Wildlife Service (USFWS) or by the Florida Fish & Wildlife Conservation Commission (FFWCC).

Attachment: Transect Line Map



➔ PROTECTED SPECIES TRANSECT
LINE 05/24/17

THIS PLAN IS INTENDED FOR CONCEPTUAL PURPOSES ONLY. IT IS NOT A FINAL DESIGN. IT MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL AND REGULATORY CONSTRAINTS. NOT FOR CONSTRUCTION.

DATE BY REVISION DESCRIPTION

AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE #3128 (239) 573-2077

Cape Hide-Away Storage
1825 DEL PRADO BOULEVARD NORTH
(turn R at 30' & 45-46' and 2000' (turn L at 47-48'))
Cape Coral, Florida

DEVELOPER:
Hide-Away Storage Services
6791 28th Street Circle E
Sarasota, Florida 34243
Phone: (941) 755-1166

**TRANSECT
MAP**

#18-123

1 of 1

Cape Hideaway Storage PDP 18-0002 Legal Description (updated 5/16/2018):

Lots 42 through 57, Block 2093, CAPE CORAL UNIT 47 Part 2 as recorded in Plat Book 23 at Pages 112 through 127, inclusive, of the Public Records of Lee County, Florida.

TOGETHER WITH:

Lots 15 through 30, Block 2093, CAPE CORAL UNIT 31 as recorded in Plat Book 14 at Pages 149 through 165, inclusive, of the Public Records of Lee County, Florida.

LESS AND EXCEPT:

That portion of Lots 17 through 30, Block 2093, CAPE CORAL UNIT 31 taken by Resolution 21-07 for right-of-way of Del Prado Boulevard as recorded in Instrument Number 2007000168184 of the Public Records of Lee County, Florida.

ALSO LESS AND EXCEPT:

That portion of Lots 15 and 16, Block 2093, CAPE CORAL UNIT 31 taken by Stipulated Order of Taking for right-of-way of Del Prado Boulevard as recorded in Instrument Number 2008000018589 of the Public Records of Lee County, Florida.

Said Parcels more particularly described as follow;

COMMENCING at the Northwest corner of Lot 40 of said Block 2093, Cape Coral Unit 47 Part 2 as recorded in Plat Book 23 at Pages 112 through 127, inclusive, of the Public Records of Lee County, Florida; Thence run S 00°21'01" E along the West line of Lots 40&41 of said block 2093, for 85.15 feet to the Southwest corner of Lot 41 of Said block 2093, to the POINT OF BEGINNING; Thence Run N 89°38'59" E along the South line of said Lot 41, a distance of 125.00 feet to the intersection with the Westerly Right-of-Way line of NE 16th Place of said Unit 47 Part 2; Thence run S 00°21'01" E along said Westerly Right-of-Way line, a distance of 660.00 feet to the Southwest corner of Lot 57, Block 2093 of said Unit 47 Part 2; Thence Leaving said Westerly Right-of-Way line run S 89°38'59" W along the South line of said Lot 57, a distance of 125.00 feet to the Southwest corner of Said Lot 57, Thence Run S 00°21'01" E along the West line of lot 58 of said Block 2093 Unit 31 as recorded in Plat Book 14 at Pages 149 through 165, inclusive, of the Public Records of Lee County, Florida, a distance of 14.85 feet; Thence run N 89°43'14" W along the South line of Lot 15 of Block 2093, a distance of 7.84 feet; Thence run along an arc having a radius of 2,286.60 feet to which a radial line bears S 84°51'58" W (delta 02°01'02"), (chord bearing N 06°08'33" W)(chord 80.50 feet) for 80.50 feet to an intersection with the South line of Lot 17 of said Block 2093 Unit 31; Thence run N 89°43'09" W along the South line of said Lot 17, a distance of 31.23 feet to an intersection with the Easterly Taking Right-of-Way Line of Del Prado Boulevard North (Instrument # 2007000168184); Thence run along the non-tangent arc having a radius of 2,255.60 feet (delta 05°04'11"), (chord bearing N 09°45'55" W)(chord 199.51 feet) being Easterly Right-of-Way of said Del Prado Boulevard North, for 199.58 feet; Thence continue along said Right-of-Way line, N 12°18'01" W a distance of 56.62 feet; Thence run along said Right-of-Way on an arc having a

radius of 2,033.40 feet (delta $06^{\circ}31'16''$), (chord bearing N $09^{\circ}02'22''$ W)(chord 231.31 feet) for 321.44 feet to an Intersection with South line of Lot 29 of said Block 2093 Unit 31, Thence run N $89^{\circ}44'38''$ W along said South line of Lot 29 a distance of 13.50 feet; Thence run N $00^{\circ}21'15''$ W a distance of 80.01 to intersection with North Line of Said Lot 30; Thence run S $89^{\circ}43'14''$ E along the North Line of said Lot 30, a distance of 140.01 feet to the Northeast corner of said Lot 30; Thence run N $00^{\circ}21'01''$ W along the East line of Lot 31 of said Block 2093 a distance of 34.85 feet to the POINT OF BEGINNING.

Said Parcels contains 3.14 Acres More or Less.

Bearings are based on the Westerly Right-of-Way line of NE 16th place, being S $00^{\circ}21'01''$ E.

P:\CAD\2018\18-123\18-123_PDP-COVER.dwg, 1 COVER SHEET AND, 5/17/2018 11:48:08 AM, Avalon Engineering Inc.

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DEL PRADO BOULEVARD NORTH

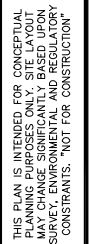
2093

NE 16th PLACE

NE 17th AVE

28	29
	30
R1-B/CP	
25	
3534	
	35
R1-B/SF	
20	
	40
15	3534
R1-B/SF	45
UNIT 47	P2
10	

PDP # 18-0002



DATE	BY	REVISION DESCRIPTION
02/22/18	JS	REVISED POP INITIAL SUBMITTAL
05/17/18	JS	POP 1ST RESUBMITTAL

AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

DEVELOPER:
Hide-A-Way Storage Services
6791 28th Street Circle E
Sarasota, Florida 34243
Poul Feikema
Phone: (941) 755-1166

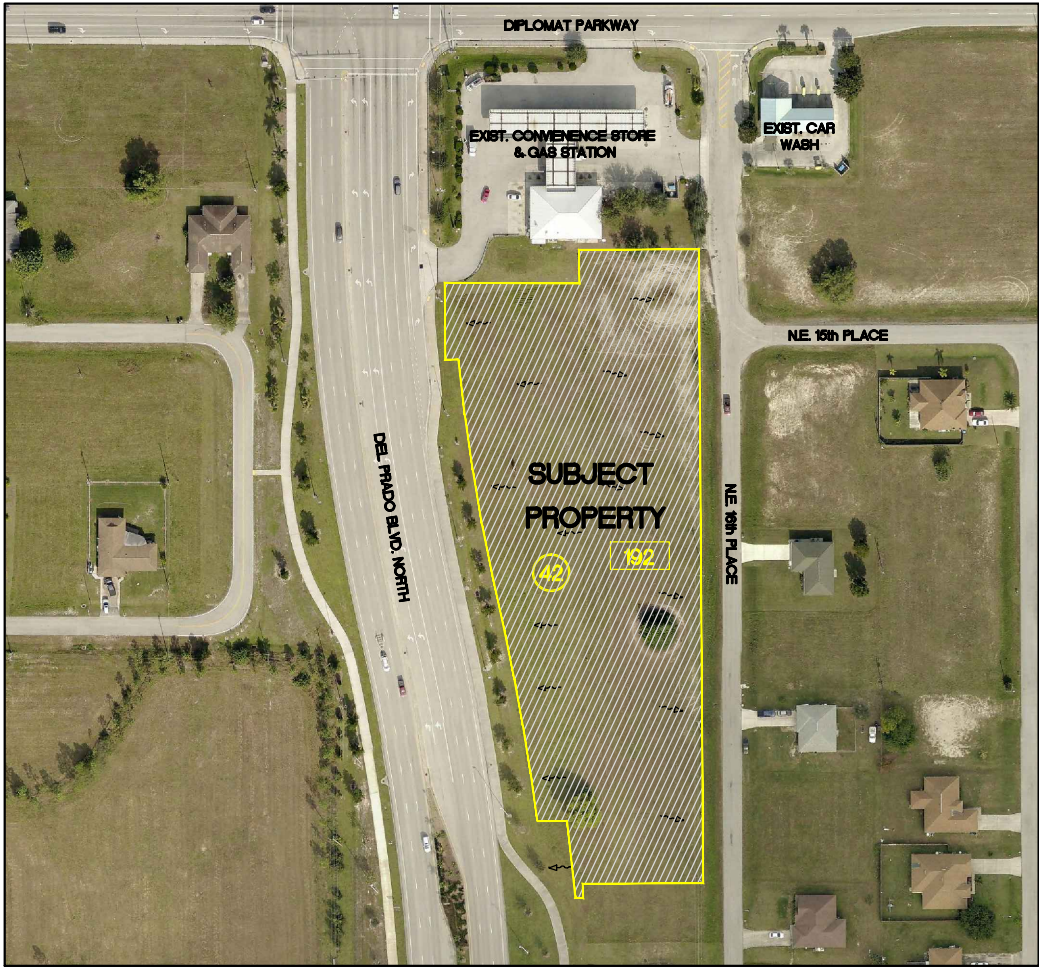
**Cape Hide-Away
Storage**
1525 Del Prado Boulevard North
Cape Coral, Florida

COVER SHEET AND
LOCATION MAP

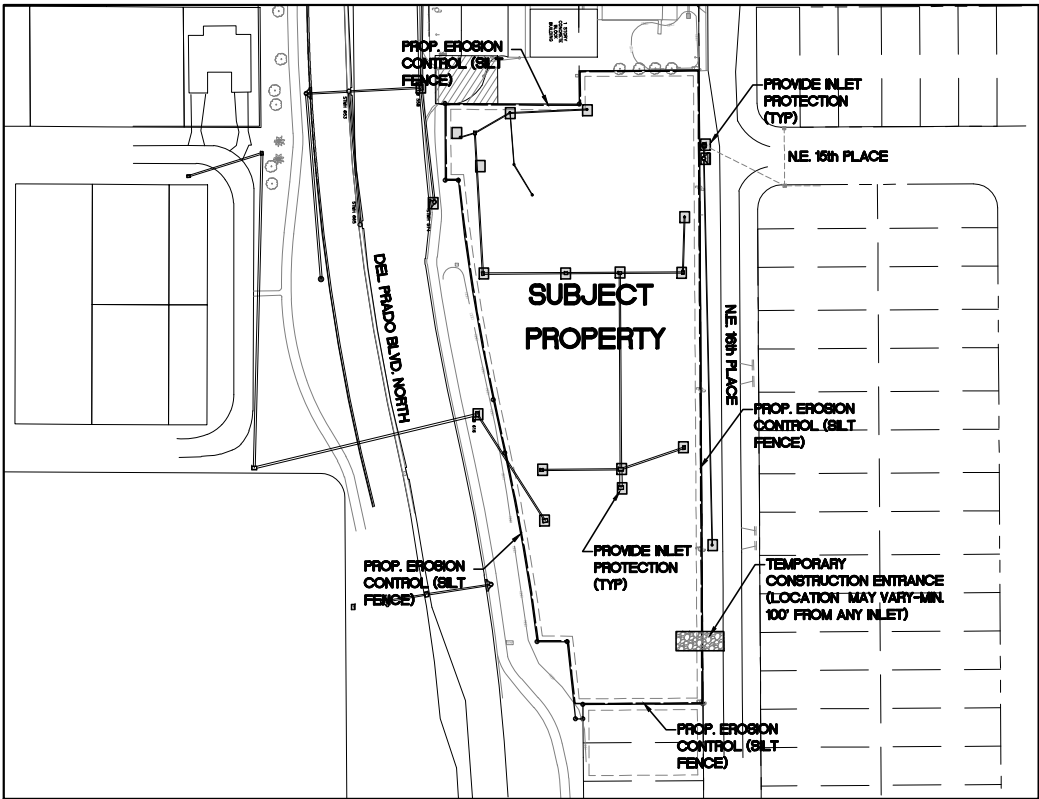
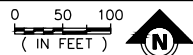
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1 OF 7

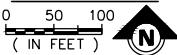
Jack Schrager, P.E.
FL. LICENSE# 24070



EXISTING SURFACE HYDROLOGY

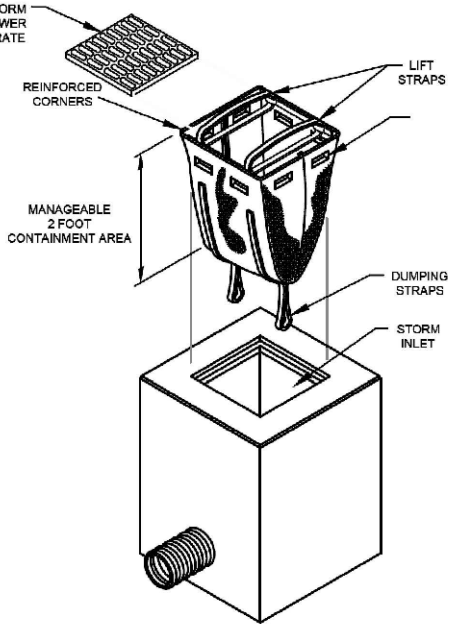


B.M.P. MAP



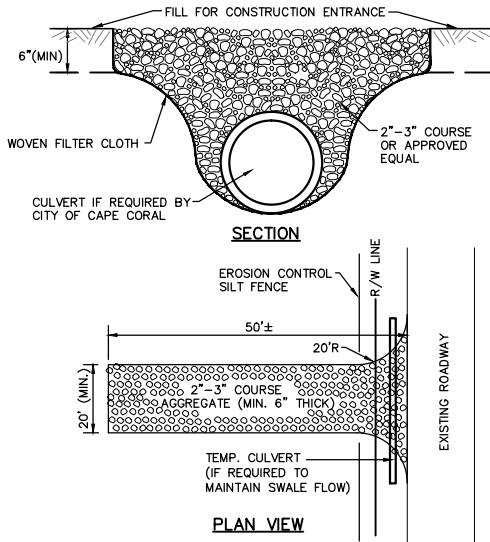
EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL ADHERE TO THE SEQUENCE OF OPERATIONS FOR EROSION CONTROL IMPLEMENTATION HEREON. ANY DEVIATION FROM THIS SEQUENCE DEEMED NECESSARY BY THE CONTRACTOR SHALL BE APPROVED BY THE OWNER.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH THE CONSTRUCTION ACTIVITIES RELATED TO EROSION CONTROL AS SHOWN OR NOTED HEREON SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AS WELL AS THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR THIS SITE, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
4. OIL AND GREASE ABSORBING MATERIALS SHALL BE READILY AVAILABLE ON-SITE AND SHALL BE PROMPTLY USED TO CONTAIN AND/OR CLEAN UP ALL FUEL OR CHEMICAL SPILLS OR LEAKS.
5. DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DRY, EXPOSED AREAS ON A REGULAR BASIS. SPRAYING OF PETROLEUM BASED OR TOXIC LIQUIDS FOR THIS IS PROHIBITED.
6. ALL CITY RIGHT-OF-WAYS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE PERMANENTLY SODDED PRIOR TO THE COMPLETION OF THE PROJECT.
7. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION AREAS HAVE PERMANENTLY CEASED SHALL BE PERMANENTLY SEEDED OR SODDED, AS SHOWN ON THE ATTACHED PLAN, WITHIN FOURTEEN DAYS.
8. ALL VEHICLES SHALL BE CLEANED AT THE CONSTRUCTION SITE PRIOR TO EXITING.
9. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT ROADWAYS BY VEHICLES EXITING THE SITE SHALL BE CLEANED OR REMOVED IMMEDIATELY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPT REMOVAL OF ALL ACCUMULATED SILT IN THE STORM SEWER SYSTEM AND ALONG SILT FENCES.
11. SILT FENCES SHALL BE PLACED AROUND ANY STOCKPILES USED ON THIS SITE.
12. ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO ENSURE COMPLIANCE WITH THE U.S.E.P.A.; FLORIDA DEP AND LOCAL GOVERNING AGENCY STORM WATER POLLUTION REGULATIONS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.
13. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE WITHIN THIRTY DAYS AFTER STABILIZATION OF ALL SURFACES.
14. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THE PLANS.
15. WHENEVER DIRT, ROCK OR OTHER MATERIALS ARE EXPORTED FOR USE OFF OF THE PRIMARY CONSTRUCTION SITE, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT EPA STORMWATER PERMITTING REQUIREMENTS ARE MET. PRIOR TO ANY EXPORT OF MATERIALS, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A WRITTEN AGREEMENT WITH ANY LANDOWNER WHO WILL RECEIVE EXPORTED MATERIALS, STATING THAT THE SITE WILL BE PROPERLY PERMITTED WHEN REQUIRED AND DESCRIBE THE EROSION CONTROL MEASURES WHICH WILL BE USED. AT A MINIMUM, EROSION CONTROL MEASURES MUST CONSIST OF PERIMETER CONTROLS (SYNTHETIC BALES OR SILT FENCES) ON ALL DOWNSLOPE AND SIDESLOPE BOUNDARIES OF ANY DISTURBED AREAS, PLUS PROVISIONS FOR RE-VEGETATION AFTER THE FILL MATERIALS ARE IN PLACE.
16. PRIOR TO CONSTRUCTION FILTER FABRIC SILT FENCE, OR OTHER APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED ACROSS THE SWALE AT THE LOWEST DISTURBED POINT TO PREVENT EROSION MATERIAL FROM LEAVING THE CONSTRUCTION AREA, INCLUDING ANY VACANT AREAS USED FOR INGRESS AND EGRESS. ALTERNATIVE USES COULD BE GEO-HAY, WADDLES, TERRA TUBES, SEDIMENT LOGS, ETC.
17. ALL AFFECTED STORMWATER PIPES, INLETS AND CATCH BASINS SHALL BE PROTECTED BY EROSION CONTROL DEVICES TO PREVENT CONSTRUCTION RELATED EROSION MATERIAL FROM ENTERING THE STORMWATER SYSTEM. SHOULD THE EROSION CONTROLS NOT BE INSTALLED AND/OR FAIL THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE ENTIRE SYSTEM AS DEEMED NECESSARY BY THE ENGINEER AND GOVERNING AGENCY.
18. THE EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION PROCESS AND SHALL REMAIN IN PLACE UNTIL STABILIZED WITH SOD AND THE VACANT AREAS ARE SEEDED AND MULCHED.
19. REFER TO FDOT EROSION AND SEDIMENT CONTROL MANUAL & DETAILS.
20. ALL DEWATERING SHALL BE IN ACCORDANCE WITH S.F.W.M.D. CRITERIA.



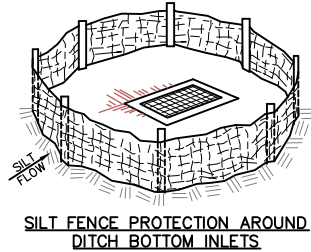
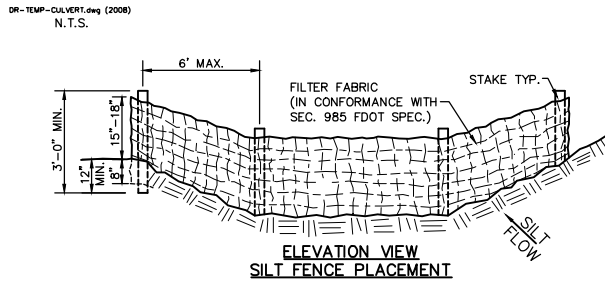
DANDY SACK MAY BE SUBSTITUTED FOR SIMILAR PRODUCT

TM
DANDYSACK
NTS

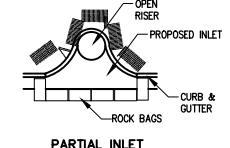
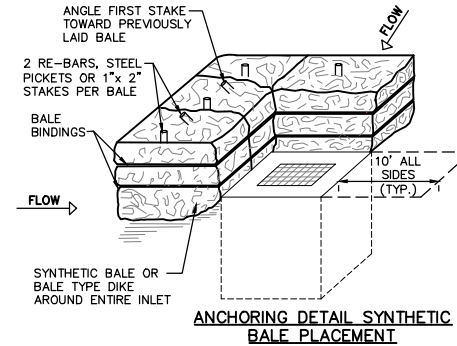


- NOTE:
- 1.) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R/W. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - 2.) WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC R/W.
 - 3.) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED W/ CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

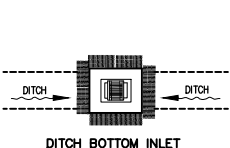
TEMP. CULVERT • CONSTRUCTION ENTRANCE



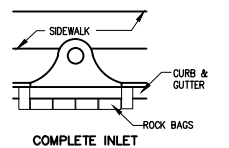
SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS



PARTIAL INLET



DITCH BOTTOM INLET



COMPLETE INLET

EROSION CONTROL
DR-EROSION-CONTROL-1.dwg
N.T.S.

LEGEND

- SURFACE HYDROLOGY
- EROSION CONTROL (SILT FENCING, TYP.)
- INLET PROTECTION

SOILS

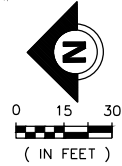
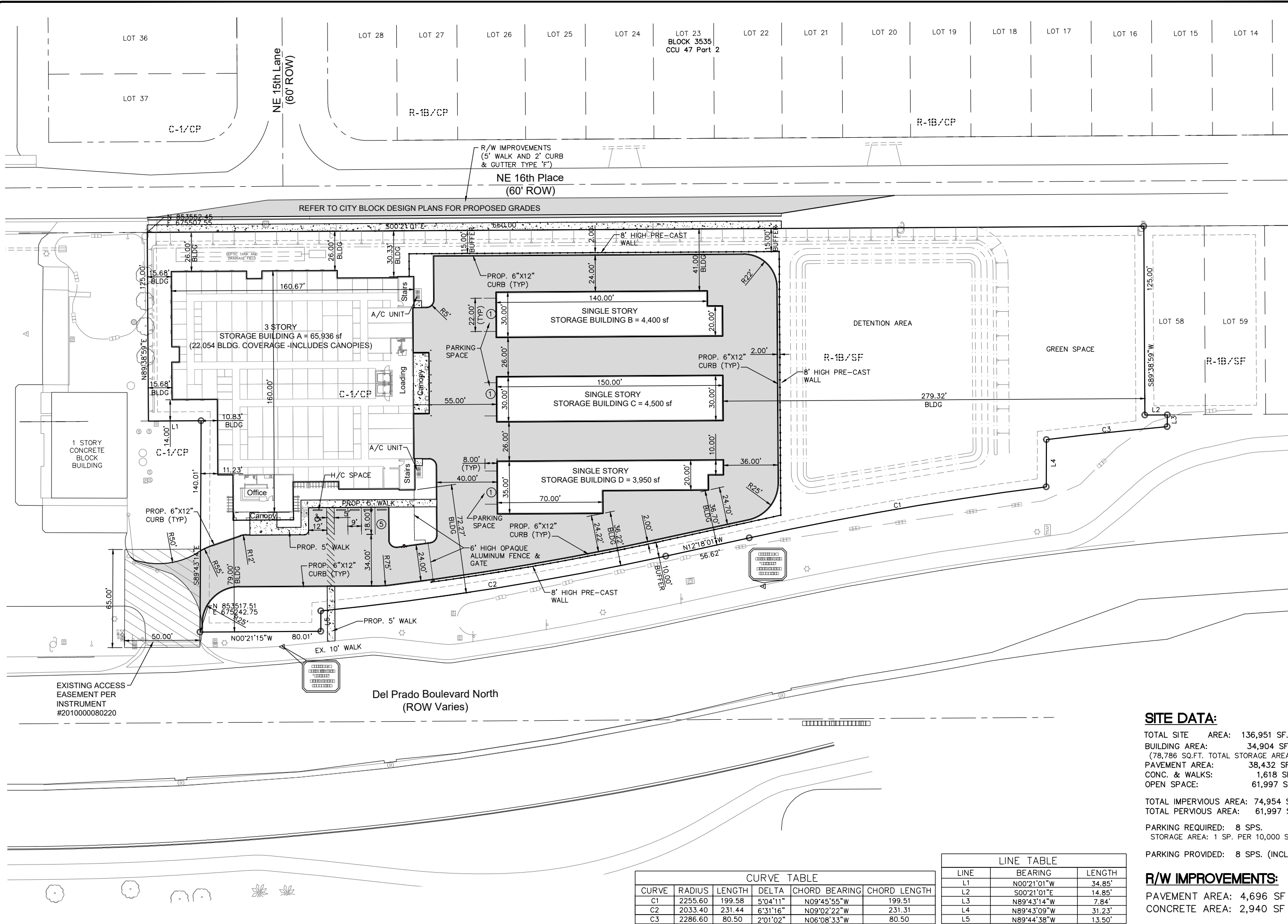
- WABASSO SAND, LIMESTONE SUBSTRATUM

FL.U.C.C.S.

- INACTIVE LANDS WITH STREET PATTERNS BUT WITHOUT STRUCTURES (CLEARED)

PROJECT SITES WITHIN CITY OF CAPE CORAL:
CONTRACTOR TO REFER TO CITY OF CAPE CORAL
ENGINEERING DESIGN STANDARDS FOR ADDITIONAL
EROSION CONTROL DETAILS (SHEET M-1 THRU M-27)
AS REQUIRED.

P:\CAD\2018\18-123\PD\PLAN.dwg, 3 MASTER, 5/17/2018 11:48:26 AM, Avalon Engineering Inc.



THIS PLAN IS INTENDED FOR CONCEPTUAL DESIGN ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.

DATE	BY	REVISION DESCRIPTION
02/22/18	JS	REVISED FOR INITIAL SUBMITTAL
05/17/18	JS	REVISED FOR 1ST RESUBMITTAL

DEVELOPER:
AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

DEVELOPER:
AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

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DEVELOPER:
AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

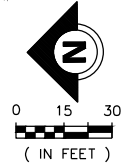
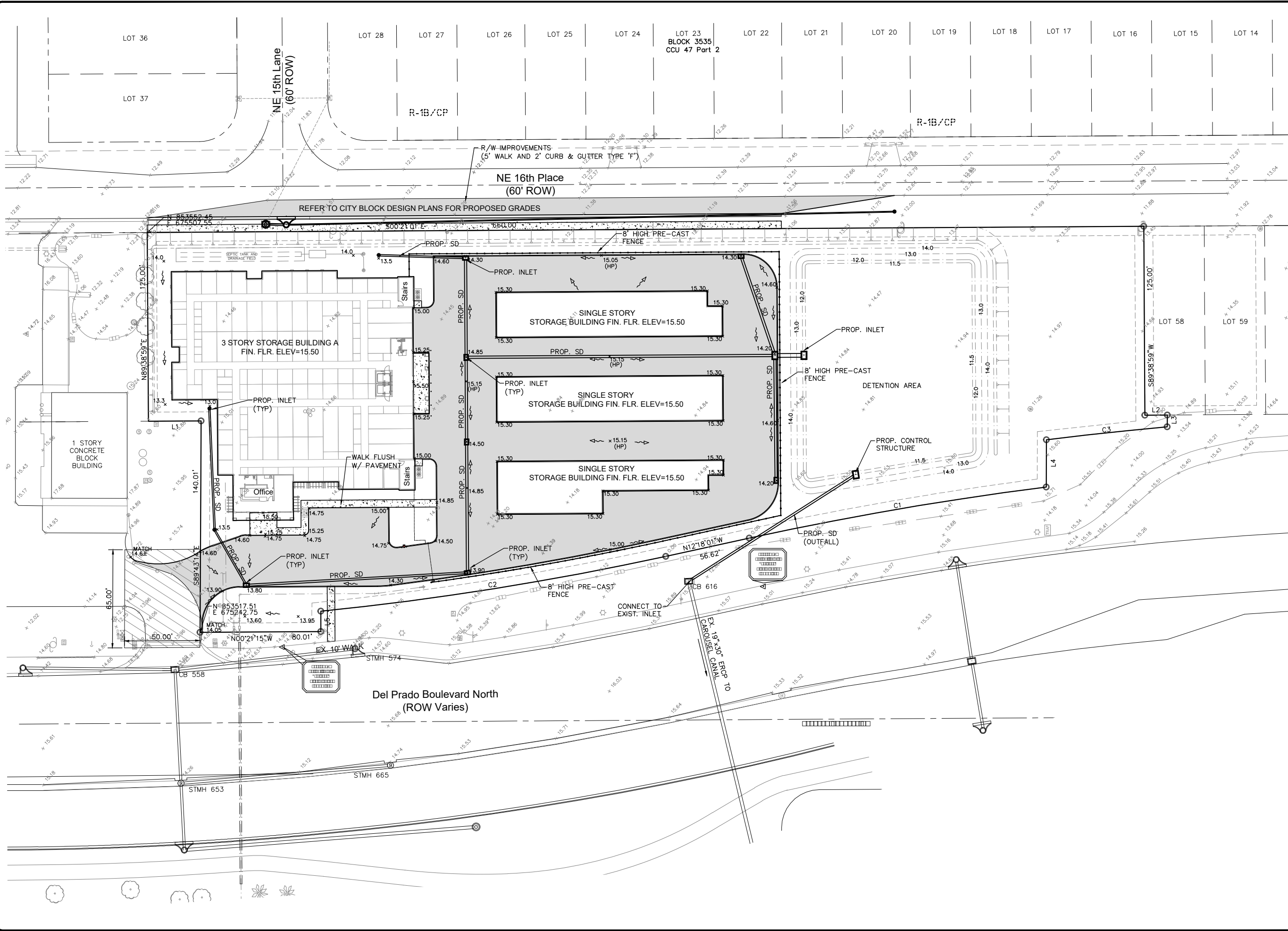
SITE DATA:			
TOTAL SITE AREA:	136,951 SF.	3.14 AC.± (100%)	
BUILDING AREA:	34,904 SF.	0.80 AC± (26%)	
(78,786 SQ.FT. TOTAL STORAGE AREA)			
PAVEMENT AREA:	38,432 SF	0.88 AC± (28%)	
CONC. & WALKS:	1,618 SF	0.04 AC± (1%)	
OPEN SPACE:	61,997 SF	1.42 AC± (45%)	
TOTAL IMPERVIOUS AREA:	74,954 SF	1.72 AC± (55%)	
TOTAL PERVIOUS AREA:	61,997 SF	1.42 AC± (45%)	
PARKING REQUIRED:	8 SPS.		
STORAGE AREA:	1 SP. PER 10,000 SF. (78,786 SF)		
PARKING PROVIDED:	8 SPS. (INCL. 1 H/C)		

R/W IMPROVEMENTS:
PAVEMENT AREA: 4,696 SF 0.11 AC±
CONCRETE AREA: 2,940 SF 0.07 AC±

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2255.60	199.58	5°04'11"	N09°45'55"W	199.51
C2	2033.40	231.44	6°31'16"	N09°02'22"W	231.31
C3	2286.60	80.50	2°01'02"	N06°08'33"W	80.50

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'01"W	34.85'
L2	S00°21'01"E	14.85'
L3	N89°43'14"W	7.84'
L4	N89°43'09"W	31.23'
L5	N89°44'38"W	13.50'

P:\CAD\2018\18-123\18-123\18-123 M-PGD-PLAN.dwg, 4 PAVING GRADING & 5/17/2018 11:48:37 AM, Avalon Engineering Inc.



THIS PLAN IS INTENDED FOR CONCEPTUAL DESIGN ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL SURVEY DATA AND FOR OBTAINING ALL NECESSARY SURVEY, ENVIRONMENTAL AND REGULATORY DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY, ENVIRONMENTAL AND REGULATORY DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY, ENVIRONMENTAL AND REGULATORY DATA.

DATE	BY	REVISION DESCRIPTION
02/22/18	JS	REVISED FOR INITIAL SUBMITTAL
05/17/18	JS	REVISED FOR 1ST RESUBMITTAL

AYALON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

DEVELOPER:
Hide-Away Storage Services
6781 28th Street Circle E
Sarasota, Florida 34243
Phone: (941) 755-1166

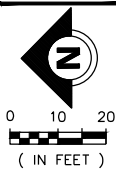
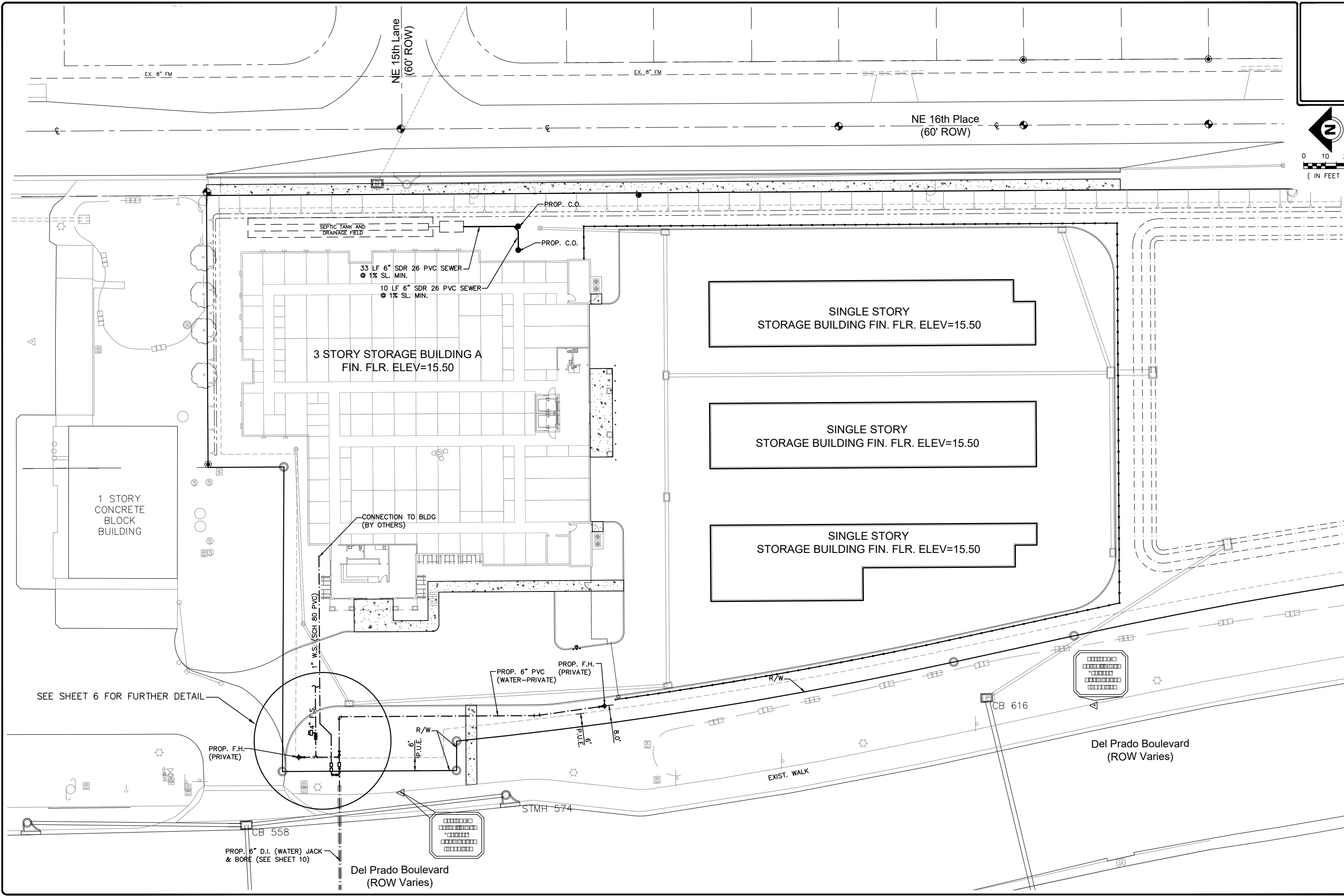
Cape Hide-Away Storage
1525 Del Prado Boulevard North
Cape Coral, Florida

PAVING, GRADING, & DRAINAGE PLAN

118-123/PDP

Jack Schrager, P.E.
FL. LICENSE # 24070

P:\CAD\2018\18-123\DPD-PLOT\18-123 M-UTIL.dwg, 5 UTILITY, 5/17/2018 11:48:45 AM, Avalon Engineering Inc.



THIS PLAN IS INTENDED FOR CONCEPTUAL DESIGN ONLY. IT IS NOT TO BE USED FOR PERMITS OR CONSTRUCTION. THE USER MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL AND REGULATORY CONSTRAINTS. "NOT FOR CONSTRUCTION"

DATE	BY	REVISION DESCRIPTION
07/22/18	US	REVISED FOR INITIAL SUBMITTAL
05/17/18	US	REVISED FOR 1ST RESUBMITTAL

DEVELOPER:
Cape Hide-Away Storage Services
6791 28th Street, Circle E
Sarasota, Florida 34243
Phone: (941) 755-1166

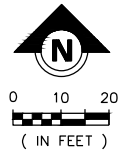
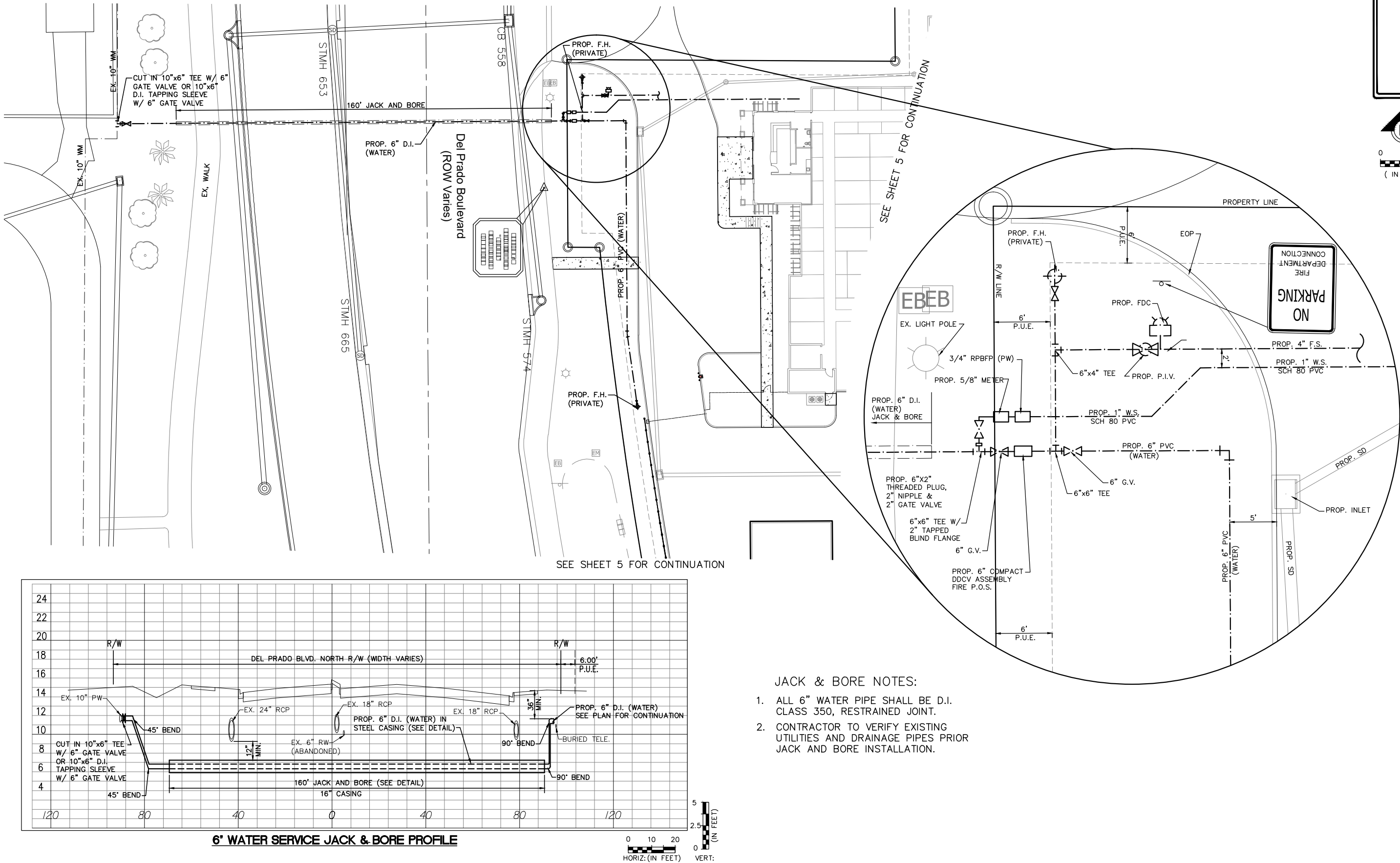
AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

UTILITY PLAN

18-123/DPD

5 of 7

Jack Schrager, P.E.
FL. LICENSE # 24070



THIS PLAN IS INTENDED FOR CONCEPTUAL DESIGN ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE PLAN SHALL BE BASED UPON SURVEY, ENVIRONMENTAL AND REGULATORY CONSTRAINTS. "NOT FOR CONSTRUCTION"

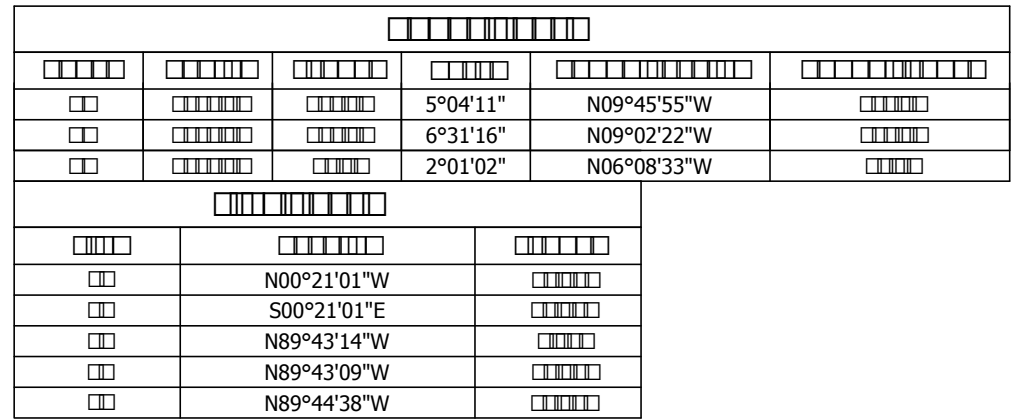
DATE	BY	REVISION DESCRIPTION
02/22/18	US	REVISED FOR FINAL SUBMITTAL
05/17/18	US	FOR 1ST RESUBMITTAL

AVOLON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

DEVELOPER:
Cape Hide-Away Storage Services
6791 28th Street Circle E
Sarasota, Florida 34243
Phone: (941) 755-1166

Cape Hide-Away Storage
1525 Del Prado Boulevard North
Cape Coral, Florida

UTILITY PLAN



項目	項目	項目	項目	項目	項目
項目	項目	項目	項目	項目	項目
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QUESTION	ANSWER	MARKS	TOTAL MARKS
Q1	A	10	10
Q2	B	10	20
Q3	C	10	30
Q4	D	10	40
Q5	E	10	50
Q6	F	10	60
Q7	G	10	70
Q8	H	10	80
Q9	I	10	90
Q10	J	10	100

1. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
3. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED, UNLESS OTHERWISE SHOWN.
4. NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER (PFS-M).
5. ELEVATIONS SHOWN ARE IN REFERENCE TO THE NATIONAL GEODETIC DATUM OF 1929 (NGVD 29) AND ARE BASED ON CITY OF CAPE CORAL BENCHMARK (203-24-01).
6. THE NATIONAL FLOOD INSURANCE INFORMATION:
COMMUNITY NUMBER: 125095
PANEL NUMBER: 12071 C 0265
SUFFIX: F
EFFECTIVE DATE: 08/28/2008
FIRM ZONE: X
BASE FLOOD ELEVATION: N/A
(FIRM PANEL LISTED ABOVE SHOULD BE CONSULTED FOR VERIFICATION OF FIRM-RELATED INFORMATION)
7. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF N 166 PLACE, BEING 510' 21" E.
8. DATE OF LAST FIELD WORK: MAY 10, 2018.
9. RECORDING INSTRUMENTS LISTED HEREON SHOULD BE CONSULTED AND REVIEWED FOR ADDITIONAL INFORMATION.
10. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF AN UP TO DATE TITLE COMMITMENT.
11. ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE SIGNING SURVEYOR AND MAPPER'S WRITTEN CONSENT.
12. DRAINAGE AND UTILITY EASEMENTS SHOWN REFLECT CURRENT STRAPPING CONSTRUCTION AS SHOWN ON LEE COUNTY PROPERTY APPRAISER'S WEBSITE (WWW.LEEPAO.COM).



Lots 42 through 57, Block 2093, CAPE CORAL UNIT 47 Part 2 as recorded in Plat Book 23 at Pages 112 through 127, inclusive, of the Public Records of Lee County, Florida.

Lots 15 through 30, Block 2093, CAPE CORAL UNIT 31 as recorded in Plat Book 14 at Pages 149 through 165 inclusive, of the Public Records of Lee County, Florida.

LESS AND EXCEPT:

That portion of Lots 17 through 30, Block 2093, CAPE CORAL UNIT 31 taken by Resolution 21-07 for right-of-way of Del Prado Boulevard as recorded in Instrument Number 2007000168184 of the Public Records of Lee County, Florida.

ALSO LESS AND EXCEPT

That portion of Lots 15 and 16, Block 2093, CAPE CORAL UNIT 31 taken by Stipulated Order of Taking for right-of-way of Del Prado Boulevard as recorded in Instrument Number 2008000018589 of the Public Records of Lee County, Florida.

Said Parcels more particularly described as follow;

COMMENCING at the Northeast corner of Lot 40 of said Block 2093, Cape Coral Unit 7 Florida; Thence run S 2°28'00"E along Plant Street 23 pages 112 through 127, inclusive, of the Public Records of Lee County, Florida; Thence run S 41° 41' 41" distance of 1250 feet to the POINT OF BEGINNING, Thence Run N 89°58'57"E along the South Line of said Lot 41, a distance of 1250 feet to the intersection with the Westerly Right-of-Way line of NE 16th place of said Unit 4 Part 2, Thence run S 0°02'10"E along said Westerly Right-of-Way line, a distance of 6600 feet to the intersection with the Northerly Right-of-Way line of SE 1st Avenue of said Unit 4 Part 2, Thence run S 89°58'57"E along the South line of said Lot 57, a distance of 125 feet to the Southeast corner of said Lot 57, Thence Run S 0°02'10"E along the West line of lot of said 58 of said Block 2093 Unit 31 as recorded in Plat Book 14 at Pages 149 through 165, inclusive, of the Public Records of Lee County, Florida; a distance of 14.85 feet to the intersection with the Northerly Right-of-Way line of SE 1st Avenue of said Unit 4 Part 2, Thence along an arc having a radius of 2,286.60 feet by which a radial line bears S 84°51'SW "W (delta 02°10'02") (chord bearing N 06°08'31") (W chord 80.50 feet) for 80.50 feet to an intersection with the South Line of lot 17 of said Block 2093 Unit 31; Thence run N 89°43'09"W along the South Line of said Lot 17, a distance of 31.23 feet to the intersection with the Northerly Right-of-Way line of SE 1st Avenue of said Unit 4 Part 2, Thence run 2007000168184; Thence run along the non-tangent arc having a radius of 2,255.60 feet (delta 05°04'11") (chord bearing N 09°45'55") (W chord 199.51 feet) being Easterly Right-of-Way of said Del Prado Boulevard North, for 199.58 feet; Thence continue along said Right-of-Way line, N 12°18'00"E a distance of 56.62 feet; Thence run 2007000168184; Thence run along the non-tangent arc having a radius of 2,255.60 feet (delta 05°04'11") (chord bearing W 23°13'E) for 321.44 feet to an Intersection with South Line of Lot 20 of said Block 2093 Unit 31; Thence run N 89°48'43"W along said South Line of Lot 29 a distance of 13.50 feet; Thence run N 0°21'15"W a distance of 80.01 to intersection with North Line of Said Lot 30; Thence run S 89°44'14"E along the North Line of said Lot 30, a distance of 13.50 feet to the intersection with the Northerly Right-of-Way line of SE 1st Avenue of said Unit 4 Part 2; Thence along the East Line of Lot 31 of said Block 2093 a distance of 34.85 feet to the POINT OF BEGINNING.

Said Parcels contains 3.14 Acres More or Less.
Bearings are based on the Westerly Right-of-Way line of NE 16th place, being S 00°21'01" E

CERTIFICATIONS:

TO:

Cape Coral Xpress Storage, LLC
Harrison & Kirkland, P.A.
Chicago Title Insurance Company
R. Jay Taylor

Field Book: 94 - Page(s): 1-3

Boundary and Topographic Survey
Lots 15-30, Block 2093, CCU 31 and
Lots 42-57, Block 2093 CCU 47 Part 2
 lying in Sections 5&6, Township 44 South,
 Range 24 East, Cape Coral, Lee County, Florida.

SECTIONS 5&6, TOWNSHIP 44S, RANGE 24E	Prepared for: Hide-Away Storage
---------------------------------------	---------------------------------

Jeffrey D. Stouten




I hereby certify that, to the best of my knowledge and belief, the survey represented hereon, made under my direction on **January 10, 2016** is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Nicholas Parkway West, Suite F, Cape Coral, FL 33914

3324 Nicholas Parkway West, Suite F, Cape Coral, FL 33991
Phone: (239) 673-9541 Fax: (239) 424-8181


0 673-9541 Fax: (239) 673-9542
www.scisurvey.com

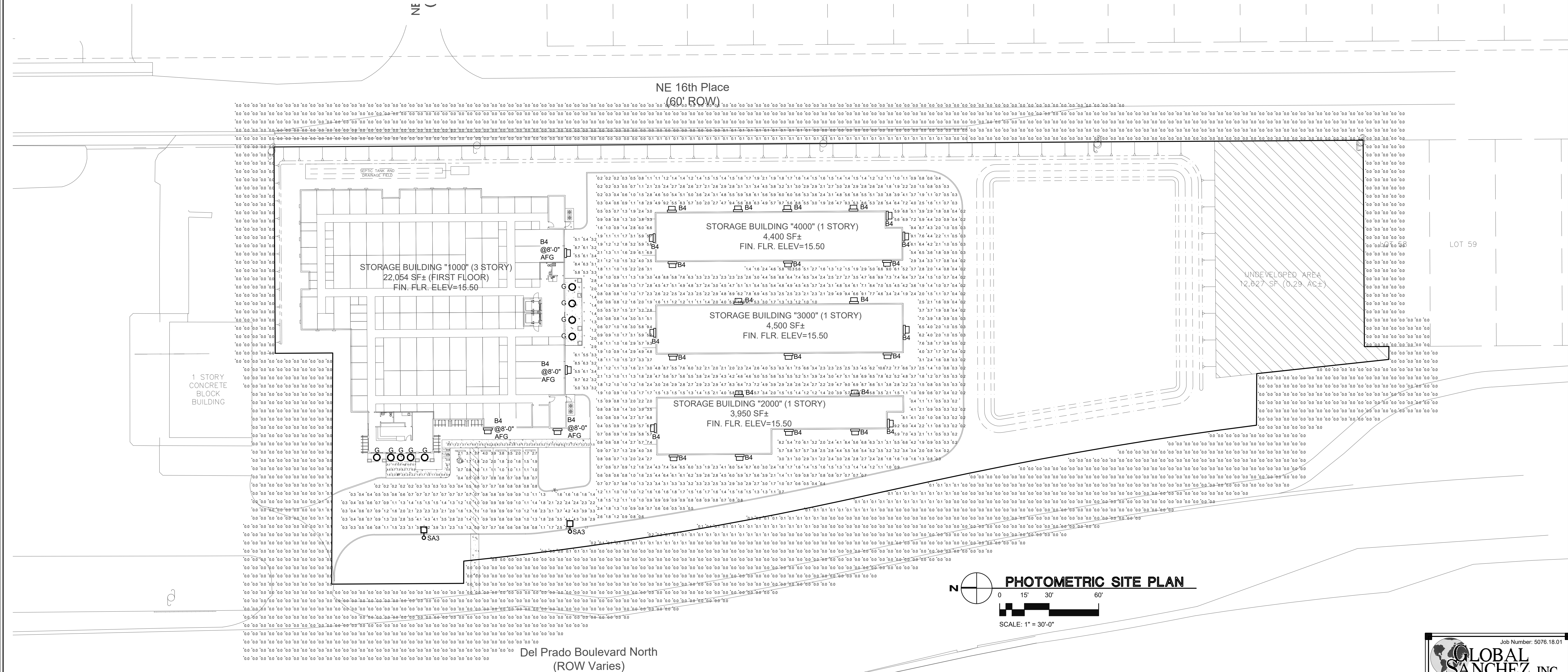
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO.6584

LUMINAIRE SCHEDULE					
Symbol	Qty	Label	Lumens	LLF	Description
	29	B4	N.A.	1.000	HUBBELL: TRP-30L4K-035-4-LJ-FINISH (7FT MOUNTING HEIGHT UNLESS OTHERWISE NOTED)
	2	SA3	N.A.	1.000	HUBBELL: ASL-A-8L-4K-210-3-EHS-VOLTAGE-COLOR DIRECT BURIAL SMOOTH ROUND COMPOSITE POLE 16FT AFG
	8	G	N.A.	1.000	LITEFRAME LF6LEDG4-6LFLEDG4-30K-WT 6" ROUND OPEN LED DOWNLIGHT WITH CLEAR REFLECTOR

GENERAL NOTES	
1. DO NOT SCALE FROM THESE DRAWINGS.	
2. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2014 NATIONAL ELECTRICAL CODE (NEC).	
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES TO ASSURE PROPER CLEARANCES FOR EQUIPMENT AND TO KEEP THE JOB PROGRESSING.	
4. PROVIDE REVISED PHOTOMETRICS FOR ANY SUBSTITUTE FIXTURES.	

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min
ENTRY/PARKING	Illuminance	Fc	1.5	4.3	0.2	21.5:1	7.5:1
PARKING-ADA	Illuminance	Fc	2.8	11.9	0.2	59.5:1	28.0:1
DRIVE AISLES	Illuminance	Fc	2.0	6.3	0.6	10.5:1	3.3:1
LOADING AREA	Illuminance	Fc	4.5	8.7	1.2	7.3:1	3.8:1
SIDEWALK-ENTRY	Illuminance	Fc	4.6	14.8	0.3	49.3:1	15.3:1
SIDEWALK-GATE	Illuminance	Fc	4.5	7.6	0.8	9.5:1	5.6:1
LIGHT TRESPASS	Illuminance	Fc	0.0	0.2	0.0	N/A	N/A

ELECTRICAL SYMBOL LEGEND	
 AREA/SITE LIGHTING FIXTURE. SEE LUMINAIRE SCHEDULE.	
ABBREVIATIONS	
A AMPERE	NF NON-FUSED
AFF HEIGHT ABOVE FINISHED FLOOR	P POLE
AFG HEIGHT ABOVE FINISHED GRADE	PH PHASE
ETR EXISTING TO REMAIN	REL RELOCATED
GFI GROUND FAULTY CIRCUIT INTERRUPTING TYPE WIRING DEVICE	REM TO BE REMOVED
KW KILOWATT	REP REPLACE WITH NEW
LTG LIGHTING	U.N.O. UNLESS NOTED OTHERWISE
MTR MOTOR	VA VOLT AMPERE (POWER)
N.I.C. NOT IN CONTRACT	WP WEATHERPROOF ENCLOSURE



Job Number: 5076.18.01

GLOBAL SANCHEZ, INC.
BUILDING SYSTEMS ENGINEERING
info@global-sanchez.com CA# 6237

Bradenton: 816 Manatee Ave. E, Suite 18
Bradenton, FL 34208
Phone: 941-758-2551

Tampa: 3825 Henderson Blvd., Suite 103
Tampa, FL 33629
Phone: 813-281-0001

REVISIONS	

DRAWN BY	P.FEIKEMA
----------	-----------

5/11/2018

Studio x 2 architects, pa
510 7th Street East
Bradenton, Florida . 34208
941 . 747 . 0220
www.studiox2architects.com

Studio x 2 architects, pa
AA26002289

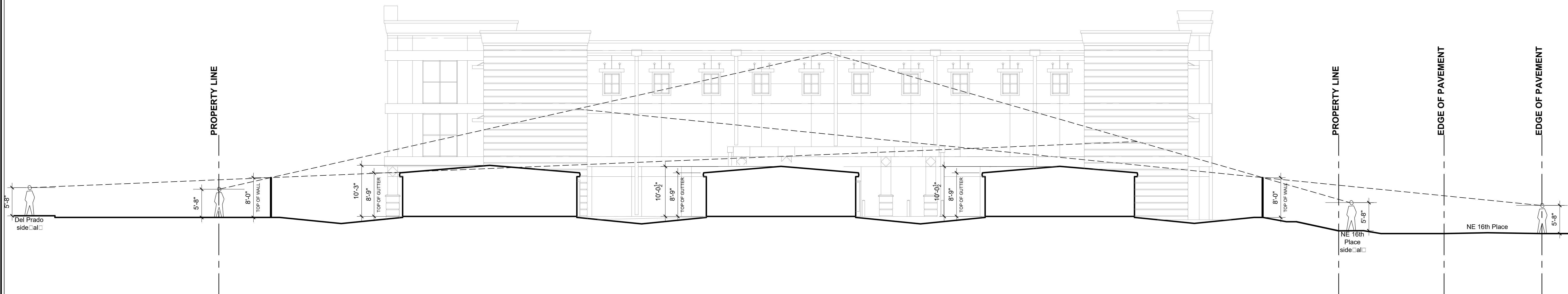
Hide-Away Storage Del Prado Boulevard Photometric Site Plan

1533 Del Prado Boulevard North, Cape Coral, Florida 33909

2016038

SL1.1

of -
DATE 05/11/18



1 SITE CROSS SECTION
SCALE: 1" = 10'-0"



REVISIONS	
DRAWN BY	CS3
SEAL	
CHESTER C. SCOTT III ART1553	TIM HUE LONG-FORSILING ART1548

Studio X 2
architects, pa
510 7th Street East
Bradenton, Florida . 34208
941 . 747 . 0220
www.studiox2architects.com



**Hide-Away Storage
Del Prado Boulevard
Fence and Gate Elevations**
1533 Del Prado Boulevard North, Cape Coral, Florida 33909

JOB NO	20016028
A1.4	of 15
DATE	02/18/2018



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



GLAZING AREA = $1035/2892 = 0.36$

2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

DRAWN BY: CS3

CHESTER C SCOTT III AR11553

SEAL

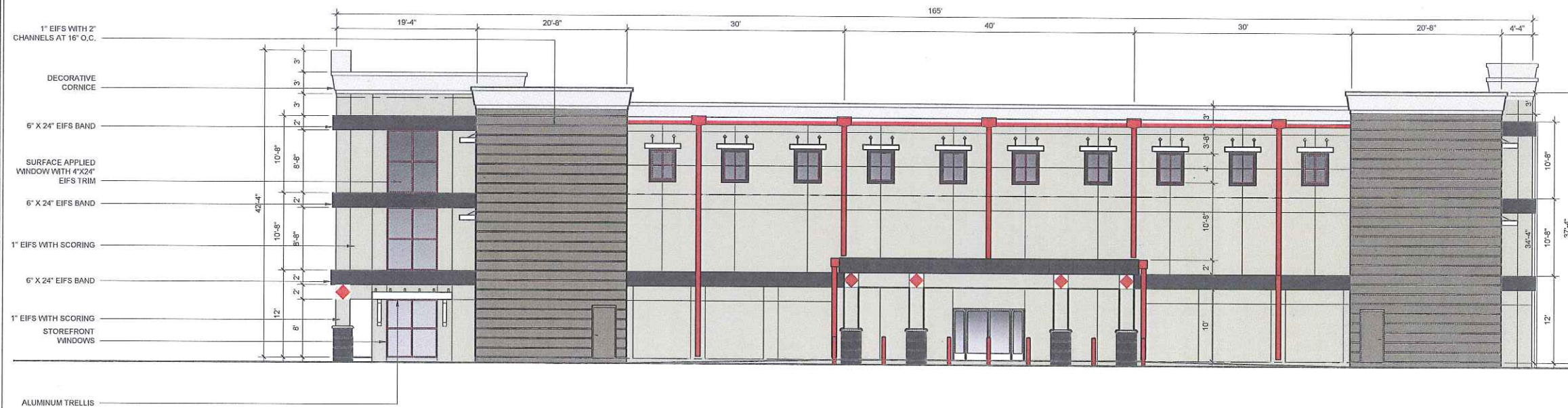
TINA HUE LONG-FORSLUND AR15468

Studio x 2
architects, pa
510 7th Street East
Bradenton, Florida . 34208
941 . 747 . 0220
www.studiox2architects.com

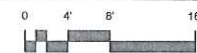


**Hide-Away Storage
Del Prado Boulevard
Building 1000 Elevations**

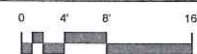
20016028
JOB NO
Aa5.1
of 15
DATE 02/18/2018



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS
DRAWN BY CS3

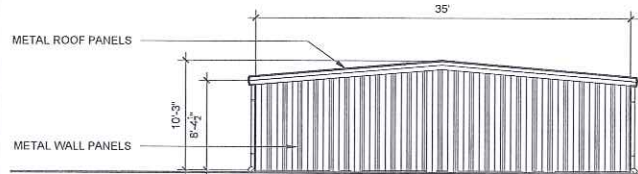
SEAL
CHESTER C SCOTT III ART1193
TINA HUE LONG FORSLUND ART248

Studio x 2
architects, pa
510 7th Street East
Bradenton, Florida 34208
941.747.0220
www.studiox2architects.com

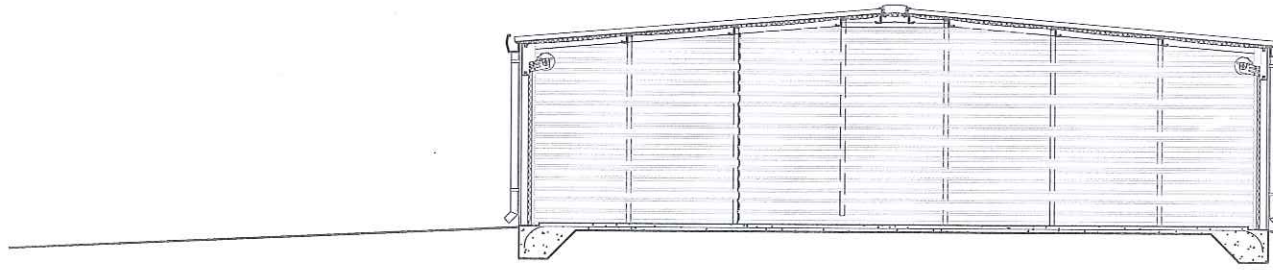
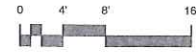
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Hide-Away Storage
Del Prado Boulevard
Building 1000 Elevations
1533 Del Prado Boulevard North, Cape Coral, Florida 33909

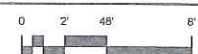
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of 15
DATE 02/18/2018



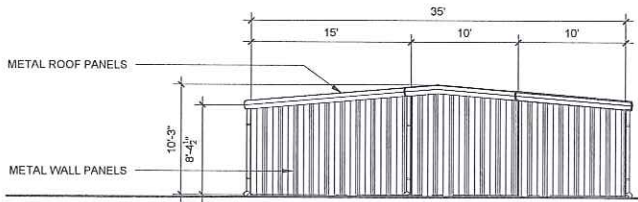
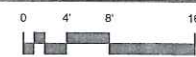
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



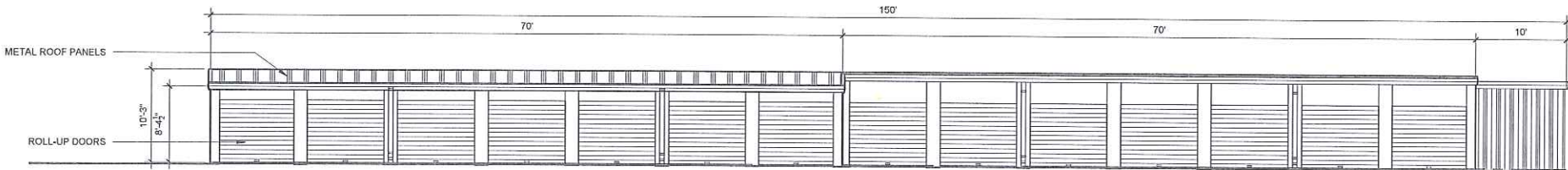
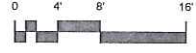
5 CROSS SECTION
SCALE: 1/4" = 1'-0"



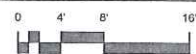
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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JOB NO. 20016028
Ab5.1
of 15
DATE 02/18/2018



Avalon Engineering, Inc.

2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077 Fax: (239) 573-2076
#AA C001936 #EB 0003128

February 22, 2018

Mr. Vince Cautero, Director
Department of Community Development
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, FL 33990

PROJECT: CAPE HIDEAWAY STORAGE
BLOCK 2093 LOTS 15-30 & 42-57

SUBJECT: TRAFFIC GENERATION STATEMENT

Dear Mr. Cautero,

Included herewith are the traffic generation calculations for the above referenced project. As the project creates less than 300 vehicle trips, peak hour of the generator, a traffic impact statement will not be necessary.

Source: I.T.E. Trip Generation Manual, 9th Edition
Land Use: (151) Neighborhood Storage Facility
Gross Floor Area: 78,786 square feet

A.M. Peak Hour of the Generator:
0.28 Average Rate per 1,000 SF

11.47 vehicles entering 52%
10.59 vehicles exiting 48%
22.06 TOTAL VEHICLES

P.M. Peak Hour of the Generator:
0.29 Average Rate per 1,000 SF

12.11 vehicles entering 53%
10.74 vehicles exiting 47%
22.85 TOTAL VEHICLES

If you should have any questions or require additional information, please feel free to call me.

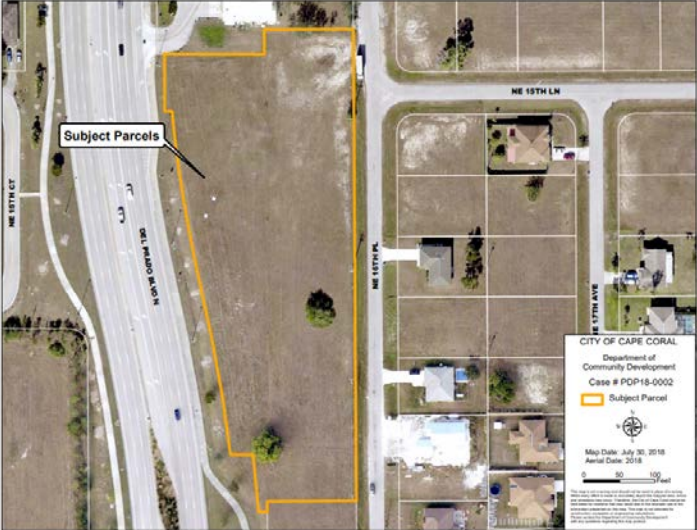
Sincerely,

AVALON ENGINEERING, INC.

Linda Miller, AICP
Senior Planner

PLANNING DIVISION STAFF REPORT
PDP18-0002 – CAPE HIDE-AWAY STORAGE

SITE LOCATION 1521 Del Prado Boulevard North. Site is at the intersection of Del Prado Boulevard North and Diplomat Parkway East.	APPLICANT/PROPERTY OWNER Xpress Storage Cape Coral, LLC
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SUMMARY OF PDP REQUESTs The applicant requests approval of a Planned Development Project (PDP) entitled “Cape Hide-Away Storage” to develop a neighborhood storage facility on a 3.14 acre site in the northeastern quadrant of Cape Coral. The applicant requests the following approvals: <ol style="list-style-type: none"> 1) Special exception for a “neighborhood storage facility”, 2) Deviation from LUDR, Section 2.7.7.D.5.f, 3) Deviation from LUDR, Section 2.7.7.D.5.i, and 4) Deviation from LUDR, Section 5.6. 	
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MAP SOURCE

STAFF RECOMMENDATION: **Approval with conditions.**

Positive Aspects of Application:	Site has frontage on a major arterial. Proposed use will generate low levels of traffic, noise, and light. The site has adequate size for a neighborhood storage facility. Existing single-family homes are separated by a two-lane street.
Negative Aspects of Application:	Residential properties are on two sides of the site.
Mitigating Factors:	The development will be screened and buffered from nearby residential properties.

SITE INFORMATION

Location: 1521 Del Prado Boulevard North.
Unit 31. Block 2093. Lots 15-30 and 42-57.
Southeast intersection of Del Prado Boulevard North and Diplomat Parkway East.

STRAP Number: 06-44-24-C2-02093.0230

Site Area: 3.14 acres

Site:	Future Land Use	Zoning
Current:	Commercial/Professional	Pedestrian Commercial (C-1) / Single-Family Residential (R-1B)
	Surrounding Future Land Use	Surrounding Zoning
North:	CP	C-1
South:	Single-Family Residential (SF)	R-1B
East:	CP and SF	C-1 and R-1B
West:	SF	R-1B

Urban Service

Area: Transition

City Water/Sewer: Yes

Access Road: The site has frontage on two streets – Del Prado Boulevard North and NE 16th Place. Access from Del Prado Boulevard would be via an existing driveway currently used by a gas station north of the site. Access via NE 16th Place will be limited to emergency vehicles.

PROJECT REQUESTS

The Cape Hide-Away Storage PDP includes the five following requests for approval:

- 1.Special exception for a “Neighborhood Storage Facility”,
- 2.Deviation from LUDR, Section 2.7.7.D.5.f,
- 3.Deviation from LUDR, Section 2.7.7.D.5.i,
- 4.Deviation from LUDR, Section 5.6, and
- 5.Development Plan approval.

PROJECT DESCRIPTION

The applicant is seeking PDP approval for a development that will include a neighborhood storage facility along with associated parking, landscaping, and water management system. A neighborhood storage facility is defined in the City LUDR as:

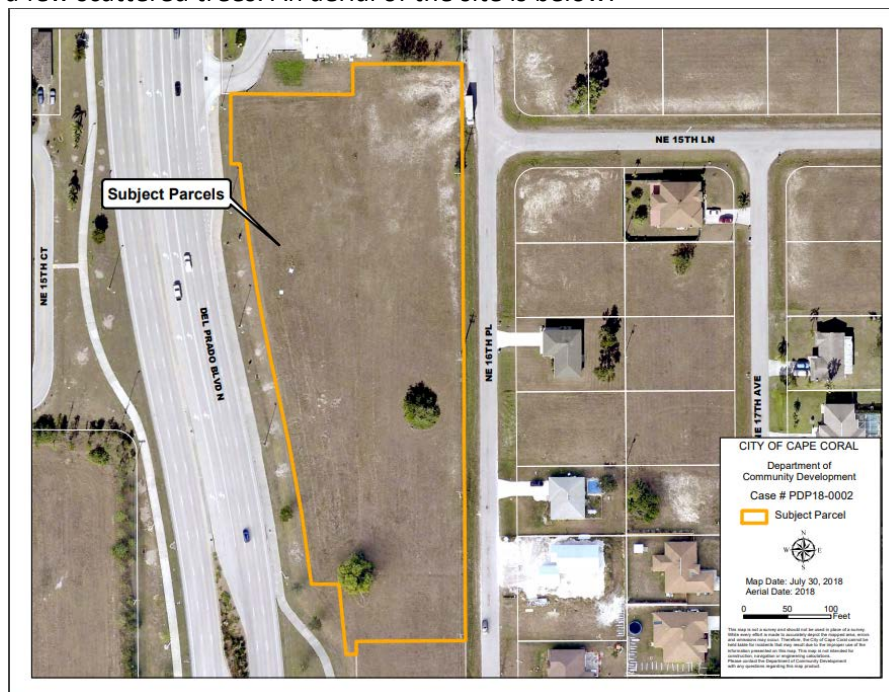
“any building or group of buildings on a common site designed to provide, generally for a fee, separate storage rooms or units or businesses, and constructed so that overhead doors or individual

storage unit doors that are not visible from adjoining property or from any public right-of-way and provide the only access to the aforesaid storage rooms or units.”

The neighborhood storage facility will consist of one 22,054 sq. ft. three-story storage building and three additional storage buildings that range from 3,9050 sq. ft. to 4,500 sq. ft. All four buildings total 34,904 sq. ft. The development will have access from Del Prado Boulevard via a driveway that is shared with the development to the north. The development will also include an 8’ high pre-cast wall that will be on the east, west, and south sides of the neighborhood storage facility. All individual storage units will be screened from adjacent properties by either a buffer wall or the wall of a storage building. LUDR, Section 2.7.7.5 has several special regulations for neighborhood storage facilities that include restrictions on outdoor storage, lighting, and regulations regarding building aesthetics.

FINDINGS OF FACT

The 3.14 acre site in northeastern Cape Coral¹. The site has two separate future land use and zoning designations. 2.2 acres of the site has a future land use designation of Commercial/Professional (CP) and the zoning is Pedestrian Commercial (C-1). The remaining 0.94 acres, the southern portion of the site, has a future land designation of Single-Family Residential (SF) and the zoning designation is Single-Family Residential (R-1B). The applicant seeks approval of a special exception for the northern 2.2 acre portion of the site, while the remaining portion of the site will be utilized as a stormwater retention area and is not included in the special exception request. The site has frontage along Del Prado Boulevard to west and NE 16th Place² to the east. The surrounding area is a convenience store with gas pumps to the north, single-family residences and scattered undeveloped lots to the east and south, and Del Prado Boulevard to the west. The site is in the Urban Services Transition Area and municipal utilities are available. Most of the site is cleared, the only vegetation is a few scattered trees. An aerial of the site is below:



¹ The special exception is limited to 2.2 acres.

² A principal arterial and local road, respectively.

ANALYSIS

Special Exception

The applicant seeks a special exception use for 2.2 acres to build and operate a neighborhood storage facility. The LUDR defines a special exception as "A use which is essential to or would promote the public health, safety, or welfare in one or more districts, but which would impair the integrity and character of the district in which it is located, or in adjoining districts unless restrictions or conditions on location, size, extent and character of performance are imposed in addition to those imposed in this ordinance." Staff reviewed this application based on LUDR, Section 2.7.7 (C-1 zoning district) and Section 8.8.5, which provides standards for review and applicability.

1. Generally

C-1 zoning is consistent with the Commercial/Professional future land use designation. Special regulations for neighborhood storage facilities require sites to have a minimum of three acres. While the special exception will only cover 2.2 acres, the total site including water management facilities exceeds the minimum size threshold. The C-1 district has additional regulations regarding loading or unloading of materials, access, storage of materials etc. The development will be required to meet these regulations prior to occupancy of the storage facility and during the operation of the business.

2. Compatibility

The site comprises 48% of Block 2093.³ The remainder of the block consists of a gas station, north of the site, and seven single-family residential parcels to the south. One of the parcels south of the site is developed with a single-family home, while the remaining parcels are undeveloped. Single-family homes are to the east of the site and are separated by a two-lane local street. A combination of buildings and a buffer wall will screen individual storage unit doors and loading activities from nearby properties. Additionally, the applicant is proposing to install perimeter landscaping to further buffer and soften the appearance of the buildings. The applicant has also submitted landscape plans that show a Buffer 'C' along the southern retention area.

A Traffic Generation Statement submitted by the applicant states that the development will generate 19 A.M. peak hour trips and 20 P.M. peak hour trips. This is a minimal number of trips for a commercial development with frontage along a major arterial. All vehicles entering and exiting the site will use the access from Del Prado Boulevard. The lack of ingress or egress onto local streets should result in minimal impact to surrounding homes.

The applicant has submitted a Photometric Plan that demonstrates light levels will not exceed 0.3 footcandles. This level of illumination should not be disruptive to residents. Additional regulations in the LUDR restrict the height for outdoor lighting to 15 feet and to shield the light from nearby properties.

Noise associated with this use should be low compared to several uses allowed in the C-1 zoning district. The neighborhood storage facility use does not include outdoor storage, repairs, or involve fabrication that could generate noise.

³ Total area of Block 2093 is 6.5 acres. The site is 3.14 acres.

The site will be lined by buildings on all four sides. Visible building walls will include reliefs and offsets. The buildings will have varied roof lines and decorative parapets. Windows will be limited so storage areas within buildings will not be visible to the public. The applicant has requested deviations from the Non-Residential Design Standards, however, the walls of the storage facilities will be internal and not visible to the public. The applicant has also indicated that all landscaping will be placed on the exterior of the storage facility to allow more visual buffering.

Based on the factors discussed in this section, which include the separation of the site from existing single-family homes, the small number of trips generated, and landscape buffering, staff finds that the use should be compatible with the surrounding area.

3. *Minimum Lot Frontage; Access*

The site has 570 feet of frontage along Del Prado Boulevard, however, the area covered by the special exception has 410 feet of frontage. The site also has frontage along NE 16th Avenue, a local street. The only entrance available to the public will be on Del Prado Boulevard, which is a shared driveway. A secondary access for fire trucks or emergency vehicles will be on NE 16th Ave, however, this will not be available to customers. The applicant will be required to meet the City parking standard for the storage facility.

4. *Building Location; Setbacks*

All buildings will have a minimum front setback of 25 feet from the eastern property line and a 10-foot setback from the north, south, and west property lines.

5. *Screening and Buffering*

The applicant's Development Plan shows perimeter landscaping along the east, south, and west sides of the project. The southern end of the project is the stormwater retention area and a buffer is shown along this retention area. The eastern side of the development is separated from R-1B zoning by only a two-lane road, therefore, a Buffer "C" will be required along. The development will also require landscaping along rights-of-way and will be required to provide a minimum of one tree per 1,000 feet of development.

A combination of buildings and a buffer wall around the development's perimeter will screen storage unit doors from public streets and nearby properties. All loading activities will be screened from view by building walls and the buffer wall.

Special Exception Recommendation

Planning staff finds the applicant's request for a special exception is consistent with LUDR, 8.8.5 and recommends approval with the following conditions:

1. The project shall be generally consistent with the following plans submitted by the applicant:
 - a. Master Development Plan
 - b. Photometric Plan
 - c. Landscape Plan

2. The development shall not be built without the proposed eight-foot wall surrounding the development as shown on the Master Development Plan.
3. A certificate of use shall not be issued for any building until Buildings “B”, “C”, and “D” have been constructed, the wall along NE 16th Place has been installed, and all landscaping on the site has been installed and inspected by the City.

Deviation from LUDR, Section 2.7.7.D.5.f

LUDR, Section 2.7.7.D.5.f states that “a neighborhood storage facility shall not be located in a metal building. In addition, the following exterior building materials shall not be used on any neighborhood storage facility exterior wall that is visible from adjoining property or from any public right-of-way: vinyl or plastic siding; corrugated, reflective, or metal panels; smooth, scored, or split-faced block; any translucent material other than glass”.

The applicant is requesting the deviation to allow three single-story buildings constructed of metal. The applicant states that a previous neighborhood storage facility was approved under a set of regulations. The previous regulations only prohibited metal for predominant exterior building walls. The applicant states the new design of the project will be focused on the three-story storage building that will be designed similar to an office building. The applicant states that the one-story metal buildings will be screened by an eight-foot high opaque wall. The height of the metal buildings will range from 8’4” to 10’3”.

Analysis and Recommendation

Deviations requested within a PDP are reviewed according to the standards set forth in LUDR, Section 4.2.4.K., which state the following:

“To provide design flexibility in developing land through the PDP process, deviations from the City of Cape Coral Land Use and Development Regulations which relate to standards of the zoning district of the site in question, including, but not limited to, area, dimensional, and other standards, may be approved in a PDP development order by the City Council provided that the PDP demonstrates unique and innovative design which would be enhanced by the approval of such deviation(s) and that the intent of such regulations to protect the health, safety, and welfare of the public would be served by the approval of the deviation.”

As discussed previously, the applicant states in their letter of intent that the buildings will be built behind an eight-foot opaque wall that will screen the buildings from view. Additionally, the applicant has submitted a sight line exhibit that shows the buildings being adequately screened from view by the wall.

Unique and Innovative Design

LUDR, Section 4.2.4.K provides examples of what may constitute a unique and innovative design. Such examples include dedication of open space for recreational use, the setting aside of land for conservation purposes or providing areas for public assembly. Planning staff finds that the applicant has demonstrated adequate justification for the deviation request as the applicant proposes to build a wall that screens the buildings from view. The construction of the wall and associated buildings is a unique design that will provide visual relief to the surrounding neighborhoods.

Health, Safety and Welfare of Public

Planning staff finds that the applicant's requested deviation does not have a specific negative impact on the health, safety or welfare of the public, and the development's design including the wall and landscaping may slightly enhance the health, safety and welfare of the community by screening the smaller buildings from view. The wall and landscaping should increase the compatibility between the development and community.

Planning staff finds that the applicant's request for a deviation from LUDR, Section 2.7.7.D.5.f meets both criteria found in LUDR, Section 4.2.4.K and staff recommends approval.

Deviation from LUDR, Section 2.7.7.D.5.i

LUDR, Section 2.7.7.D.5.i states that "the maximum building height of any newly constructed neighborhood storage facility shall be two stories or 35 feet; whichever is less". The applicant is requesting the deviation to construct a three-story storage facility with a maximum height of 42'4".

The applicant states that the three-story storage facility will be the first of its kind in Cape Coral, providing more storage in less land area, while providing a building that is similar to an office building in appearance. The applicant also states that the building height will allow the development to have 40% open spaces with trees and shrubs provided around the building and the perimeter of the site.

Analysis and Recommendation

Deviations requested within a PDP are reviewed according to the standards set forth in LUDR, Section 4.2.4.K., which state the following:

"To provide design flexibility in developing land through the PDP process, deviations from the City of Cape Coral Land Use and Development Regulations which relate to standards of the zoning district of the site in question, including, but not limited to, area, dimensional, and other standards, may be approved in a PDP development order by the City Council provided that the PDP demonstrates unique and innovative design which would be enhanced by the approval of such deviation(s) and that the intent of such regulations to protect the health, safety, and welfare of the public would be served by the approval of the deviation."

As discussed previously, the applicant states in their letter of intent that the three-story storage building will be designed to look like an office building rather than a more traditional storage building.

Unique and Innovative Design

LUDR, Section 4.2.4.K provides examples of what may constitute a unique and innovative design. Such examples include dedication of open space for recreational use, the setting aside of land for conservation purposes or providing areas for public assembly. Planning staff finds that the design of the three-story to resemble an office or retail building qualifies as unique or innovative design. The architectural design will make the building similar to other office or retail buildings along Del Prado Boulevard. Planning staff also finds that the C-1 district does not have a maximum building height, even though the special regulations for neighborhood storage facilities restrict height to a maximum of 35 feet. The three-story building will also provide a denser development that allows for approximately 40% open space, even though the open space will not be available for recreational use.

Health, Safety and Welfare of Public

Planning staff finds that the applicant's requested deviation does not have a specific negative impact on the health, safety or welfare of the public, and the development's design such as enhanced architectural elements may slightly improve the health, safety and welfare of the community by providing a building that looks like similar to commercial buildings along the Del Prado Boulevard corridor.

Planning staff finds that the applicant's request for a deviation from LUDR, Section 2.7.7.D.5.i meets both criteria found in LUDR, Section 4.2.4.K and staff recommends approval.

Deviation from LUDR, Section 5.6

LUDR, Section 5.6 requires all non-residential developments to follow the "Non-Residential Design Standards". The applicant is requesting the deviation for all sides of the three one-story storage buildings.

The applicant states that adherence to these standards would be an undue hardship because the buildings will be screened by an opaque eight-foot wall and the buildings will not be visible to the public. The buildings will only be visible on the interior of the development by customers utilizing the facility.

Analysis and Recommendation

LUDR, Section 5.6.10 addresses deviations from architectural requirements for nonresidential buildings. Such requests may be approved by the Hearing Examiner provided the deviation will not be contrary to the public interest and will be in harmony with the general intent and purpose of this section and where either of the following applies:

1. Conditions exist that are not the result of the applicant and which are such that a literal enforcement of the regulations involved would result in unnecessary or undue hardship;
2. Literal conformity with the regulations would inhibit innovation or creativity in design.

The applicant states they are requesting the deviation from LUDR, Section 5.6 due to the hardship criterion.

Are site constraints present (like shape, topography, dimensions, or area of the properties) that would interfere or impede with the implementation of the nonresidential design standards?

Staff response: No. The site has over 3 acres and is flat and has the shape of a rectangle. There are no physical features associated with the site that would interfere with complying with the architectural standards.

Are other regulations or locational factors present that make compliance with this section (i.e., the nonresidential design standards) impossible or impractical?

Staff response: Two factors are present that make compliance with this section impractical.

The first factor is regarding the visibility of the buildings from outside the development. Deviations are sought to the sides of buildings that will not be visible from outside the development. These walls will be screened by a buffer wall

and landscaping. Building walls, such as the walls on the three-story building, visible from a street will comply with City architectural requirements.

The second factor is regarding the nature of the development. Most building walls facing the interior to the development will be lined with roll-up, overhead doors. These doors provide access to individual storage units. Because these doors take up most these building walls, limited space and, therefore, limited opportunity exists to meet the required architectural enhancements on these building walls.

What effect will the requested deviation would have on the community appearance?

Staff response: The requested deviation is anticipated to have little, if any, negative effect on community appearance for the following reasons.

- The building walls in question will not be visible to the public.
- Building walls visible from a street or adjacent property will meet the design standards.

What affect would the deviation have on the relative visibility and character of equipment or loading areas which are otherwise required to be screened along with constraints on alternative location of such equipment or loading areas?

Staff response: There will be no negative affect as loading activities occurring at individual storage units will be screened from all streets by building walls and a buffer wall that lines the perimeter of the facility.

Will the approval of the deviation protect the health, safety, and welfare of the public while ensuring a high level of overall aesthetic appeal and interest in the City?

Staff response: The health, safety, and welfare of the public will be served by the approval of this deviation as only building walls interior to the development and not visible to the public would be granted relief from the nonresidential design standards.

Planning staff finds that the applicant's request for a deviation from LUDR, Section 5.6 meets the criteria found in LUDR, Section 5.6.10 and staff recommends approval.

Comprehensive Plan

Policy 1.15 - Commercial/Professional (CP)

Intensities of use in the CP land use classification shall not exceed a floor to lot area ratio (FAR) of 1.0. Density, as permitted within the Flexible Development Overlay District (see below), shall not exceed 16 units per acre. (Note: Zoning districts compatible with this classification may also be used in conjunction with the Mixed Use (MX) future land use classification. When used in conjunction with the MX Classification, densities, intensities and other parameters, as described for these districts may differ from those described for the CP Classification.) Permitted uses will ultimately depend upon the zoning district of the subject parcel. Generally, three zoning districts are found in the Commercial/Professional future land use classification. However, the City may develop additional zoning districts, compatible with the CP future land use classification, in the future.

The Pedestrian Commercial (C-1) District is designed to facilitate a broad variety of large or small commercial uses. Uses allowed in the C-1 District range from a variety of small or neighborhood-based commercial uses to larger retail or service uses, which may serve a relatively large trade area and, which may be developed as major shopping facilities. As many

commercial uses have the potential to generate relatively high levels of vehicular trips from customers and sometimes delivery vehicles, preferred locations for the C-1 District have direct access onto arterial or collector roads and adequate depth (a minimum of 250 feet) for larger- scale development.

Staff Response: The sites zoning has the preferred depth for the C-1 district and the development will meet several recommendations found in the CP designation such as meeting the maximum FAR and providing sole access from an arterial roadway.

Policy 8.3

“Commercial developments shall be designed to minimize negative impacts on surrounding residential uses and the land development regulations shall provide for adequate buffering between commercial and residential uses. The design should ensure adequate screening of unsightly views of commercial development (such as loading docks, rooftop equipment, service entrances, trash containers, parking areas and exterior storage) through the extensive uses of landscaping, berms, fencing, concealment, architectural features, open space, setbacks, and/or building orientation. Ensure that the placement of any noise generating activities such as ingress/egress, parking, deliveries, air conditioning equipment and dumpster collections are designed to minimize any adverse noise effects. Traffic and parking should not adversely affect neighborhood quality. Noise, safety and overall maintenance of commercial properties should be carefully monitored.”

Staff Response: The development will have several feature that should minimize negative impacts on surrounding residential uses such as limited access, an eight-foot half opaque wall, and perimeter landscaping. Additionally, the traffic and noise generated by the development should be minimal.

General Standards and Requirements for PDPs

This project was also evaluated for compliance with general standards and requirements found in LUDR, Section 4.2 that is provided below.

- A. *Environmental control standards:* The authorized representative reported the results of an environmental survey that was conducted on August 1, 2017. No state or federally protected species were reported nor sensitive lands were found. The project complies with the four standards in LUDR, Section 5.4.
- B. *Maintenance of improvements:* A landscape plan was submitted as part of the PDP application. Full compliance with the City landscaping regulations will be verified when a site plan for the project is submitted.
- C. *Consistency with Comprehensive Plan:* This project is consistent with several policies and goals in the Comprehensive Plan that are discussed in greater detail elsewhere in this report.
- D. *Financial Responsibility:* This standard is not applicable as the owner will not be required to provide a statement of financial responsibility for this project.
- E. *Dimensional requirements:* The project is compliant with dimensional requirements for the C-1 District.
- F. *Maximum density:* This project does not involve a residential use. As a result, this standard is not applicable.
- G. *Minimum parcel size:* The C-1 District requires a minimum of three acres for a Neighborhood Storage Facility Use. The site has an area of 3.14 acres and meets this criterion.

- H. *Time limitation:* Substantial construction is required to commence within two years from the date of project approval or within one year to the last permit approval for all appropriate regulatory bodies, whichever is less.
- I. *Ownership requirements:* The property owners have signed the PDP application as required by the City.
- J. *Special exceptions:* The Special Exception, with conditions recommended by staff, meets the five standards for evaluating this use.
- K. *Deviations:* Three deviations are requested. The deviations have been justified adequately by the applicant, meet the deviation standards in the LUDR, and staff recommends approval.
- L. *Underground Utilities:* This project will involve new construction and utilities will be placed underground.

Economic Development Master Plan Analysis

The amendment is not directly supported or in conflict with the City Economic Development Master Plan. The site is not within an Economic Opportunity Area nor will the amendment result in addition or deletion of potential multi-family housing.

Concurrency Review

The project will meet concurrency requirements for solid waste, drainage, potable water, sewer, and transportation. Details are provided in Table 4.

Table 2. Information on Design Capacity, Usage, and Concurrency Status for Various Services.

SERVICE	FACILITY DESIGN CAPACITY	USAGE	STATUS
Solid Waste	1,836 Tons	1,384 Tons	Capacity exists
Drainage	NA	NA	NA
Potable Water	30.1 MGD ⁴	9.4 MGD	Capacity exists
Sewer	28.4 MGD	12.8 MGD	Capacity exists
Roads			
Del Prado Blvd	Level of Service D	14,500 AADT	Capacity exists
NE 16 th PI	Level of Service D	No data	Capacity exists

Public Notification

This case will be publicly noticed as required by LUDR, Section 8.3.2.A and 8.3.4 as further described below.

Publication: A display ad will be prepared and sent to the *News-Press* announcing the intent of the petitioners as described within this report. The ad will appear in the *News-Press* a minimum of 10 days prior to the public hearing scheduled before the Hearing Examiner.

Written notice: Property owners located within 500 feet from the property lines of the PDP will receive written notification of the scheduled public hearing. These letters will be mailed to the aforementioned parties a minimum of 10 days prior to the public hearing scheduled before the Hearing Examiner.

Posting of a Sign: A large sign identifying the case and providing salient information will be posted on the property, as another means of providing notice of the request.

RECOMMENDATION

Staff finds that this PDP is consistent with the City LUDRs and Comprehensive Plan. Staff supports all requests and recommends approval of the PDP.

Staff Contact Information

Chad Boyko, AICP, Principal Planner

PH: 239-573-3162

Email: cboyko@capecoral.net

The News-Press media group

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TOLL-FREE
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239-335-0258

Email
FNPLegals@gannett.com

Customer: CITY OF CAPE CORAL_DEPT OF COM

Ad No.: 0003143406

Address: 1015 CULTURAL PARK BLVD
CAPE CORAL FL 33990
USA

Net Amt: \$382.07

Run Times: 1

No. of Affidavits: 1

Run Dates: 09/08/18

Text of Ad:

NOTICE OF PUBLIC HEARING

CASE NUMBER: PDP18-0002

REQUEST: The applicant requests a Planned Development Project (PDP) to develop a neighborhood storage facility on a 3.14 acre site in the northeastern quadrant of Cape Coral. The applicant is requesting a special exception and three deviations.

LOCATION: 1521 Del Prado Boulevard North

CAPE CORAL STAFF CONTACT: Chad Boyko, Principal Planner, 239-573-3162, cboyko@capecoral.net

PROPERTY OWNER(S): Xpress Storage Cape Coral, LLC

AUTHORIZED REPRESENTATIVE: Avalon Engineering Inc

UPCOMING PUBLIC HEARING: Notice is hereby given that the City of Cape Coral Hearing Examiner will hold a public hearing at 9:00 A.M. on Tuesday, September 18, 2018 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.

All interested parties are invited to appear and be heard. All materials presented before the Hearing Examiner 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.

After Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the City Council who will review the recommendation and make a final decision. You will receive another public hearing notice when this case is scheduled for a City Council hearing.

DETAILED INFORMATION: The case report and colored maps for this application are available at the City of Cape Coral website, www.capecoral.net/publichearing (Click on 'Public Hearing Information', use the case number referenced above to access the information); or, at the Planning Division counter at City Hall, between the hours of 7:30 AM and 4:30 PM

HOW TO CONTACT: Any person may appear at the public hearing and be heard, subject to proper rules of conduct. You are allowed sufficient time to write or appear at the public hearing to voice your objections or approval. Written comments filed with the Director will be entered into the record. Please reference the case number

above within your correspondence and mail to: Department of Community Development, Planning Division, P.O. Box 150027, Cape Coral, FL 33915-0027. 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.

by order of
Rebecca van Deutekom, MMC
City Clerk
REF # PDP18-0002
AD# 3143406 Sept. 8, 2018



NOTICE TO SURROUNDING PROPERTY OWNERS

CASE NUMBER: PDP18-0002

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APPEALS: If a person decides to appeal any decision made by the Hearing Examiner 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.



Department of Community Development
Planning Division

AFFIDAVIT

IN RE: APPLICATION OF: XPRESS STORAGE CAPE CORAL LLC

APPLICATION NO: PDP18-0002

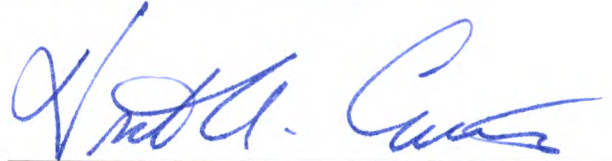
STATE OF FLORIDA)
) §
COUNTY OF LEE)

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 11th day of September, 2018.

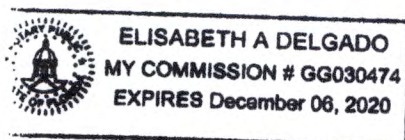


Vincent A. Cautero, AICP

STATE OF FLORIDA
COUNTY OF LEE

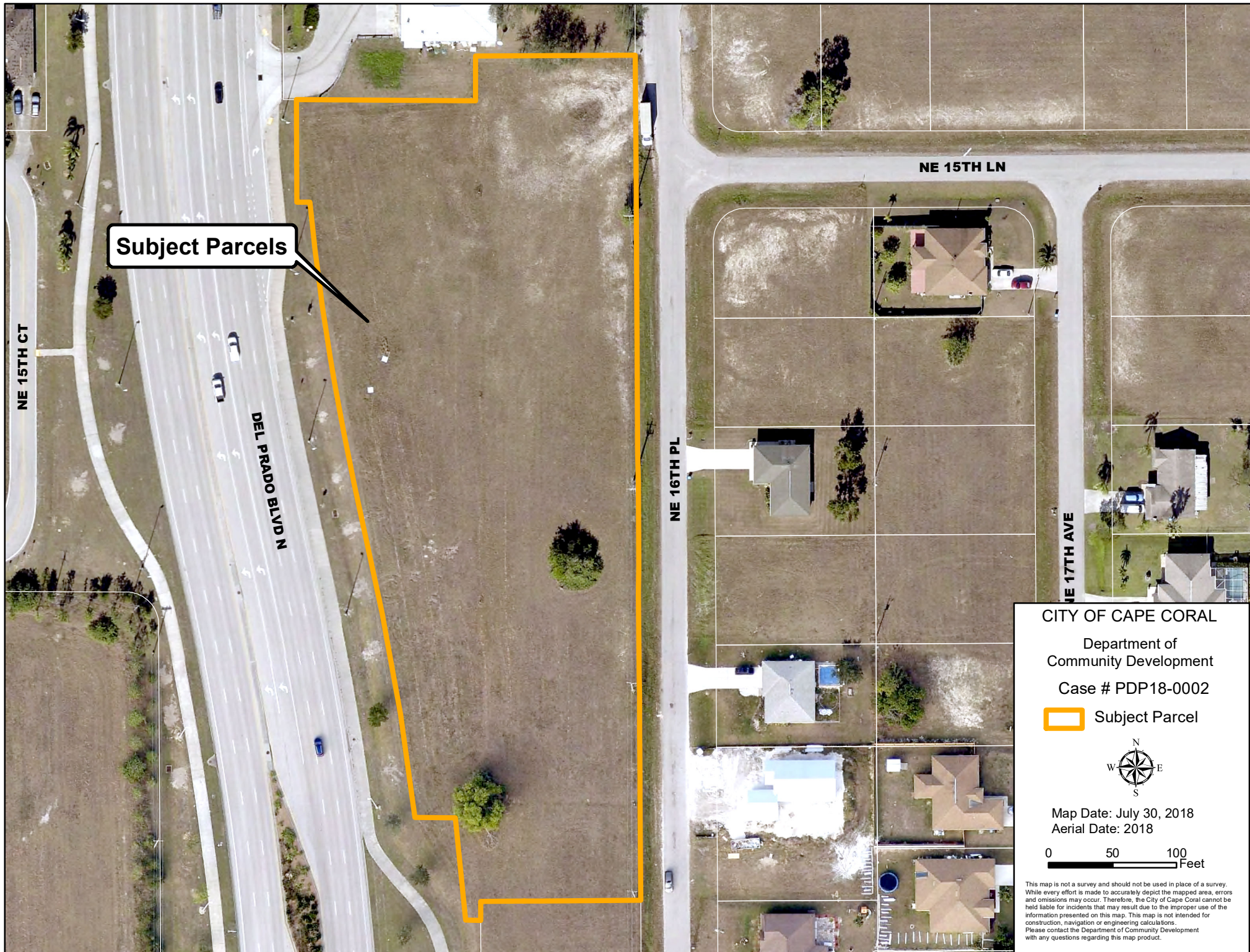
The foregoing instrument was acknowledged before me this 11th day of September, 2018, by Vincent A. Cautero, AICP, who is personally known to me and who did not take an oath.

Exp. Date 12/6/20 Commission # 66030474



Elisabeth A. Delgado
Signature of Notary Public

Elisabeth A. Delgado
Print Name of Notary Public



Subject Parcels

NE 15TH CT

DEL PRADO BLVD N

NE 16TH PL

NE 15TH LN

NE 17TH AVE

CITY OF CAPE CORAL

Department of
Community Development

Case # PDP18-0002



Subject Parcel



Map Date: July 30, 2018
Aerial Date: 2018

0 50 100 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

ZONING MAP 500 Proximity Boundary

Case No. PDP18-0002

Legend

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



JULY 30, 2018

0 100 200 300 400 Feet

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KRKA



Item Number: 3.A.
Meeting Date: 9/18/2018
Item Type: OTHER BUSINESS

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

Hearing Examiner Schedule 2019 Approval

REQUESTED ACTION:

STRATEGIC PLAN INFO:

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

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:
WHAT THE ORDINANCE ACCOMPLISHES:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:

Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Hearing Examiner Schedule 2019 Approval	Backup Material



NOTICE TO THE PUBLIC 1st and 3rd Tuesday

PUBLIC HEARINGS WILL BE HELD BY THE HEARING EXAMINER, BEGINNING AT 9:00 A.M., ON THE DATES NOTED BELOW. THE HEARINGS WILL BE HELD IN COUNCIL CHAMBERS, 1015 CULTURAL PARK BOULEVARD, CAPE CORAL, FLORIDA.

Tuesday, January 8, 2019 * 1st is a holiday
Tuesday, January 22, 2019
Tuesday, February 5, 2019
Tuesday, February 19, 2019
Tuesday, March 5, 2019
Tuesday, March 19, 2019
Tuesday, April 2, 2019
Tuesday, April 16, 2019
Tuesday, May 7, 2019
Tuesday, May 21, 2019
Tuesday, June 4, 2019
Tuesday, June 18, 2019
Tuesday, July 2, 2019
Tuesday, July 16, 2019
Tuesday, August 6, 2019
Tuesday, August 20, 2019
Tuesday, September 10, 2019 * the 3rd is a holiday
Tuesday, September 24, 2019*
Tuesday, October 1, 2019
Tuesday, October 15, 2019
Tuesday, November 5, 2019
Tuesday, November 19, 2019 – reserve chambers
Tuesday, December 3, 2019
Tuesday, December 17, 2019 – reserve chambers

Rebecca van Deutekom, MMC
City Clerk

Display Ad

Publish: December 30, 2018

DRAFT

Item Number:	4.A.
Meeting Date:	9/18/2018
Item Type:	DATE AND TIME OF NEXT MEETING

**AGENDA REQUEST
FORM**
CITY OF CAPE CORAL



TITLE:

Tuesday, October 2, 2018, at 9:00 a.m., in Council Chambers

REQUESTED ACTION:

STRATEGIC PLAN INFO:

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

If Yes, Priority Goals Supported are listed below.

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

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

WHAT THE ORDINANCE ACCOMPLISHES:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:

Division- Department-

SOURCE OF ADDITIONAL INFORMATION: