

Mayor

Joe Coviello

Council Members

District 1: John Gunter

District 2: John M. Carioscia Sr.

District 3: Marilyn Stout

District 4: Jennifer I. Nelson

District 5: Dave Stokes

District 6: Richard Williams

District 7: Jessica Cosden



1015 Cultural Park Blvd.
Cape Coral, FL

City Manager

John Szerlag

City Attorney

Dolores Menendez

City Auditor

Andrea R. Butola

City Clerk

Rebecca van Deutekom

AGENDA
COMMITTEE OF THE WHOLE

October 10, 2018

4:30 PM

Council Chambers

PLEDGE OF CIVILITY

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

1. MEETING CALLED TO ORDER

A. MAYOR COVIELLO

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

A. MAYOR COVIELLO, COUNCIL MEMBERS CARIOSCIA,
COSDEN, GUNTER, NELSON, STOKES, STOUT, WILLIAMS

4. BUSINESS:

A. CITIZENS INPUT TIME

A maximum of 60 minutes is set for input of citizens on matters concerning the City Government; 3 minutes per individual.

B. DISCUSSION

(1) 7 Islands CBRE Contract Discussion

(2) Community Values Issues Related to Parking

5. ROUND TABLE DISCUSSION

6. TIME AND PLACE OF FUTURE MEETINGS

A. A Special Meeting of the Cape Coral City Council is Scheduled for
Monday, October 15, 2018 at 2:00 p.m. in Council Chambers

(Attorney-Client Session)

- B. A Regular Meeting of the Cape Coral City Council is Scheduled for Monday, October 15, 2018 at 4:30 p.m. in Council Chambers

7. MOTION TO ADJOURN

GENERAL RULES AND PROCEDURES REGARDING THE CAPE CORAL CITY COUNCIL AGENDA

In accordance with the Americans with Disabilities Act and Section of 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Office of the City Clerk at least forty-eight (48) hours prior to the meeting. If hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8770 (v) for assistance.

Persons wishing to address Council under Citizens Input or the Consent Agenda may do so during the designated times at each meeting. No prior scheduling is necessary. All speakers must have their presentations approved by the City Clerk's office no later than 3:00 PM the day of the meeting.

Any citizen may appear before the City Council at the scheduled PUBLIC HEARING/INPUT to comment on the specific agenda item being considered. No prior scheduling is necessary.

When recognized by the presiding officer, a speaker shall address the City Council from the designated speaker's lectern, and shall state his or her name and whom, if anyone, he or she represents. An address shall only be required if necessary to comply with a federal, state or local law.

Copies of the agenda are available in the main lobby of Cape Coral City Hall and in the City Council Office, 1015 Cultural Park Boulevard. Copies of all back-up documentation are also available for review in the lobby of Council Chambers. You are asked to refrain from removing any documentation. If you desire copies, please request they be made for you. Copies are 15 cents per page. Agendas and back-up documentation are also available on-line on the City website (capecoral.net) after 4:00 PM on the Thursday prior to the Council Meeting.

***PUBLIC HEARINGS DEPARTMENT OF COMMUNITY DEVELOPMENT CASES**

In all public hearings for which an applicant or applicants exist and which would affect a relatively limited land area, including but not limited to PDPs, appeals concerning variances or special exceptions, and small-scale rezonings, the following procedures shall be utilized in order to afford all parties or their representatives a full opportunity to be heard on matters relevant to the application:

1. The applicant, as well as witnesses offering testimony or presenting evidence, will be required to swear or affirm that the testimony they provide is the truth.
2. The order of presentation will begin with the City staff report, the

presentation by the applicant and/or the applicant's representative; witnesses called by the applicant, and then members of the public.

3. Members of the City Council may question any witness on relevant issues, by the applicant and/or the applicant's representative, City staff, or by any member of the public.
4. The Mayor may impose reasonable limitations on the offer of testimony or evidence and refuse to hear testimony or evidence that is not relevant to the issue being heard. The Mayor may also impose reasonable limitations on the number of witnesses heard when such witnesses become repetitive or are introducing duplicate testimony or evidence. The Mayor may also call witnesses and introduce evidence on behalf of the City Council if it is felt that such witnesses and/or evidence are necessary for a thorough consideration of the subject.
5. After the introduction of all-relevant testimony and evidence, the applicant shall have the opportunity to present a closing statement.
6. If a person decides to appeal any decision made by the City Council 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.

Item Number: B.(1)
Meeting Date: 10/10/2018
Item Type: DISCUSSION

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

7 Islands CBRE Contract Discussion

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/Staff Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

LEGAL REVIEW:

EXHIBITS:

Seven Islands Development Plan Memo
Memo to City Manager
Presentation

PREPARED BY:

Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Seven Islands Development Plan Memo	Backup Material
<input type="checkbox"/> Memo to City Manager	Backup Material
<input type="checkbox"/> Presentation	Backup Material

MEMORANDUM

CITY OF CAPE CORAL
DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Mayor Coviello and Council Members

FROM: John Szerlag, City Manager 
Vincent A. Cautero, Community Development Director 
Connie Barron, Public Affairs Manager 

DATE: October 4, 2018

SUBJECT: Seven Islands Development Plan – Phase II (CBRE)

Executive Summary

City Council approved the Development Plan for Seven Islands prepared by CPH, Inc. on November 14, 2016 (Resolution 206-16). The approval selected Design Concept Plan D-1, which consists of a mix of land use including Residential; Hotel/Resort; Commercial; and public amenities such as a park and marina. The next phase of the project involves identifying and determining options for development of the property in accordance with the D-1 concept plan.

Staff recommends City Council retain the services of CBRE to perform tasks to attain this goal. CBRE is the world's largest commercial real estate services provider. They have 450 offices in 100 countries with several offices in Florida, including two in Southwest Florida (Tampa and Naples).

Scope of Services

CBRE will provide a wide range of real estate services to assist the City in moving forward the development of the Seven Islands. These services include developing a feasibility analysis; creating the official solicitation document (e.g. Memorandum of Offering, Request for Proposal); reviewing proposals from potential investors/developers; and, providing analysis and options for City staff and Council consideration.

Estimated Costs

The contract proposal from CBRE has a monthly cost for CBRE services of \$7,500. However, the contract with CBRE is a "no out-of-pocket cost" contract for the City.

CBRE will earn a commission up to 3 percent payable by the investor/developer when they achieve a commissionable outcome. This could include a sale, lease or public-partnership associated with the property and approved by City Council. The City will be reimbursed for any of the monthly costs paid to CBRE at that time. CBRE's interests will be aligned with the City's interests, and achieving the highest and best outcome will be mutually beneficial to both parties.



VAC/RC:eh (memo seven islands development plan 10-04-2018.docx)

C: Victoria Bateman, Finance Director
Wanda Roop, Procurement Manager

MEMORANDUM

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

TO: John Szerlag, City Manager

FROM: Vincent A. Cautero, Community Development Director 
Connie Barron, Interim Assistant City Manager 

DATE: October 2, 2018

SUBJECT: Seven Islands Redevelopment Project – CBRE

BACKGROUND

On November 14, 2016, Resolution 206-16 was approved by City Council, which accepted the Vision Plan for the Northwest Cape and Seven Islands developed by CPH, Inc. and affirmed their selection of the D-1 Concept for the Seven Islands project. The resolution directed City staff to proceed with a recommended work plan to determine the best development options for the properties to include a potential sale or public-private partnership proposals.

RECOMMENDATION

Staff is recommending the City engage CBRE for commercial real estate services for the Seven Islands Project in northwest Cape Coral. The City will piggyback on CBRE's existing state contract to advance development opportunities for the property.

CBRE is the world's largest commercial real estate services provider. They have extensive experience working with local governments, including several cities in the state of Florida. CBRE has eight offices in Florida, with two in Southwest Florida – Tampa and Naples.

Partnering with CBRE will provide the City a range of options and recommendations for moving forward with the Seven Islands development plan.

FUNDING

The cost for this work will be \$7,500 per month (\$90,000 annual), although these costs can be offset by any commission CBRE earns based on the contract terms with the City. Funds are available in the Government Services account of the General Fund.

Please let us know if you have any additional questions.

Commercial Real Estate

Development Advisory Services

October 10, 2018

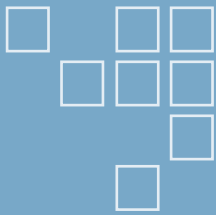


WELCOME TO
THE CITY OF
CAPE CORAL

CBRE

CBRE

Local and Global Market Presence



FLORIDA MARKET PRESENCE

- Established in 1978
- Florida's leading commercial real estate service provider
- Eight offices throughout Florida
- 900± commercial real estate professionals throughout Florida

SOUTHWEST FLORIDA MARKET PRESENCE

- Tampa presence for over 35 years
- 236± employees
- Full range of commercial real estate services
- Professionals with in-depth local market knowledge
- Naples office opened over two years ago



CBRE

CBRE IS **THE WORLD'S LARGEST** COMMERCIAL REAL ESTATE SERVICES PROVIDER.

80,000

Employees



450

Offices

SALES

25,575 \$217.3B

Transactions Value

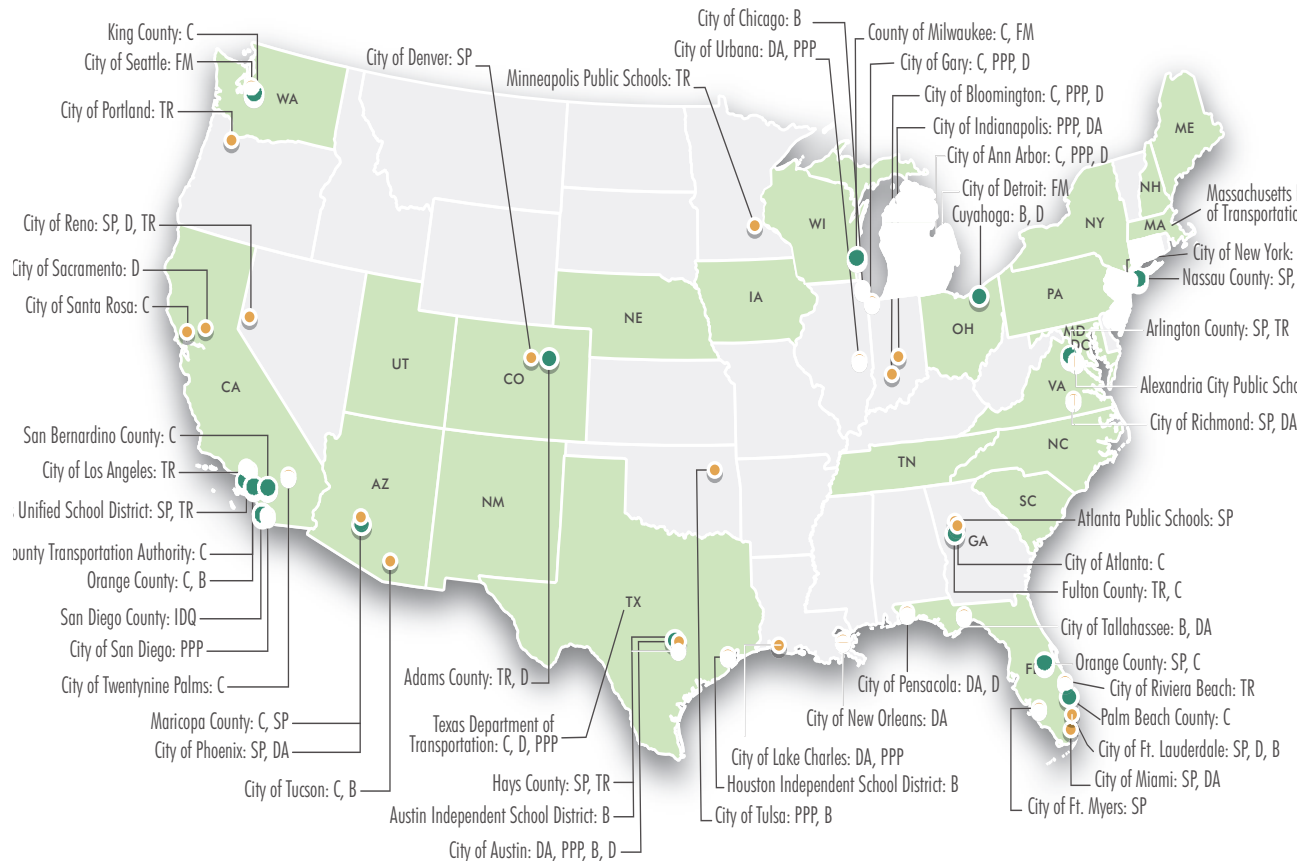
LEASING

62,525 \$120.3B

Transactions Value



CBRE: PUBLIC INSTITUTIONS AND EDUCATION SOLUTIONS



The services we most frequently provide our state and local government clients include the following:

- Acquisition and disposition of government property
- Real estate portfolio planning and management
- Evaluation and structure of public-private partnerships
- Development advisory and financial modeling
- Special purpose buildings: City Hall/laboratory and data centers/government centers
- Economic development studies
- Highest and best-use studies
- RFP development, distribution, and analysis
- Energy/sustainability consultations
- Asset valuations
- Construction cost estimating
- Facility management
- Construction / project management
- Tenant Representation
- Landlord Representation

Understanding the Project



7 Islands Concept

DESIGN CONCEPT PLAN D-1

As a result of significant community input and visioning, City Council approved Concept D-1 as its preferred redevelopment concept for 7 Islands.

RESIDENTIAL

MF / Condo / Apartment	924 Units
SF / Fish Houses	71 Units
Total Units	995 Units

HOTEL / RESORT

Meeting Space	240 Rooms
	25,000 SF

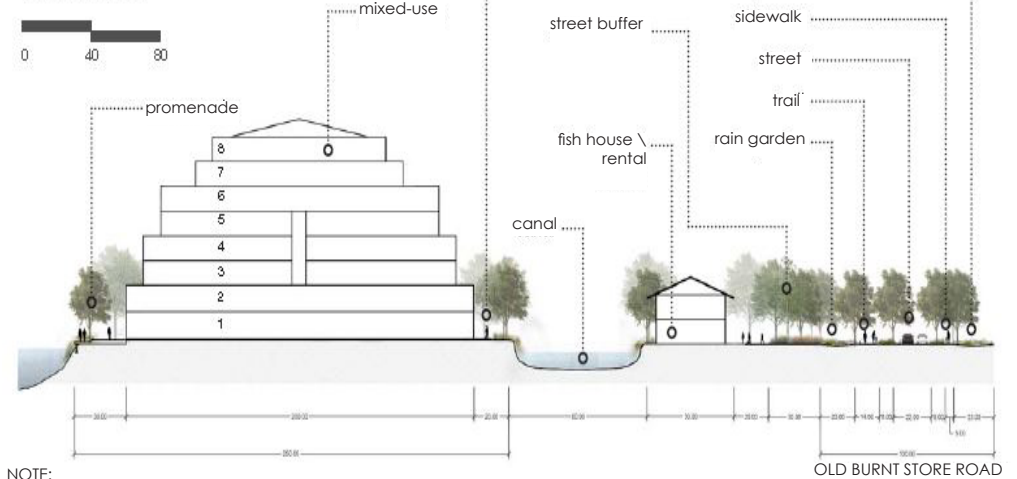
COMMERCIAL

45,000 SF

AMENITIES

Community Center
Park
Public Marina + Launch
Boat Slips/Marina

SECTION



NOTE:

- + Cross Section illustrates greatest number of floors proposed
- + Overall concept consists of 1-8 story buildings



CBRE Marketing Capabilities



The Power of the Platform: CBRE Local Marketing Capabilities PR/Advertising

- » Press release on new listing
- » Social media campaign

Virtual Events

- » Launch 360 degree virtual tours
- » Virtual tours to decision makers

Collateral

- » Project fact packages

Direct Mail

- » Flyer mailing to brokers

Email Campaigns

- » E-mail blasts
- » Bi-weekly digital brochure mailer
- » Broker blast
- » CBRE Global Corporate Services and specialty services groups

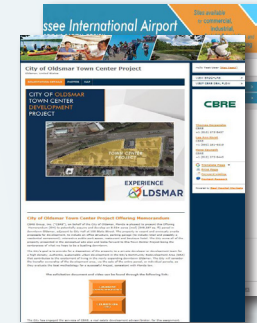
SAMPLE EMAIL CAMPAIGNS



SAMPLE PROPERTY BROCHURE



SAMPLE WEBSITE



CBRE DEAL FLOW

CBRE Deal Flow offers a simple process to set-up, launch and execute listings. Sellers get consistent investor activity reports; investors have a simple CA signing process and virtual deal room experience; and your deals “flow” through the stages of a disposition.

Deal Flow features a map that shows where interested capital is coming from across the world, enabling us to better track interest and enhance strategic reporting with Sellers.

www.cbredealfow.com



Development Advisory Process



DEVELOPMENT ADVISORY PROCESS

Most development advisory projects are comprised of tasks split into two phases:

1) Pre-RFP and 2) Market Engagement / Project Execution

Phase 1: Pre-RFP



Formulation - Vision for the project, early capital commitments are made by the public sector.



Feasibility - Financial analysis and objectives evaluated, tested and confirmed.



Planning - Site evaluation, political assessments, master planning, phasing and budgets, business plan.

Phase 2: Market Engagement / Project Execution



Procurement (RFI / RFQ / RFP) - A carefully crafted solicitation sent to potential private-sector partners that highlights project vision and goals, agency risk / reward profile, public financing options, and potential transaction structures.



Partner Selection - Proposals from private-sector valuated and partner is selected.



Implementation - Design completed and partner fulfills agreement. Agency and Partner(s) manage communications and political process.



Operation - Monitoring and contract maintenance.

DEVELOPMENT ADVISORY KEY ADVANTAGES

- » Transfers risk from the agency to a private sector partner
- » Reduces agency capital burden; generates revenue
- » Allows agency access to the best practices (construction management, private sector procurement) and market knowledge (feasibility, competitive pool) of the private sector
- » Allows for development / re-purposing of under-or-non-performing assets
- » Produces incremental cash flow, increased amenities, and synergistic development
- » Increases the chance for success and speed of project delivery

THE BENEFITS OF BEING REPRESENTED BY A DEVELOPMENT ADVISOR

An advisor's focused management of the process will:

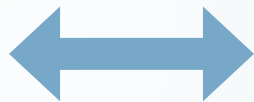
- » Broaden the pool of potential developers
- » Ensure the execution of a competitive yet feasible transaction
- » Minimize the project risk
- » Help keep the project on time, within budget and in line with the project's mission

Offering Memorandum Process and Timeline



PROCESS

- » Create developer solicitation
- » Pre-marketing begins
- » Release solicitation
- » Receive bid responses
- » Short list proposers
- » Award to selected developer



TIMELINE

- » Contract approval – end of 2018
- » Early 2019
- » Mid-February, 2019
- » June, 2019
- » July, 2019
- » September, 2019

Next Steps



Hire CBRE

Prepare project goals and solicitation format (RFQ / RFP)

Assemble consulting team members and allied professionals

- a. Site engineer
- b. Land use attorney
- c. Architect

Complete site assessment of Concept D-1 including economic model

- a. Create a value proposition for the buyer
- b. Confirm timing and condition of site on delivery to buyer

Profile ideal buyer

- a. Single developer
- b. Multiple developers

Prepare developer solicitation and marketing materials



CBRE Compensation Agreement



FEE FOR DEVELOPMENT ADVISORY SERVICES

The City shall pay CBRE a monthly retainer of \$7,500. The RFQ timeline is expected to be 12 -15 months, therefore CBRE's fee will be paid on a monthly basis. The total fee to be paid to CBRE for Development Advisory Services shall be paid by the Developer and equal to three percent (3%) of the "Total Value of the Project." Total Value of the Project is defined as all hard and soft costs of the project including but not limited to; the value of the land plus infrastructure, design, and construction costs as proposed by Developer.

The Developer shall pay the fee within Thirty (30) days of execution of all development agreements between the City and Developer. CBRE shall credit back to the City any monthly retainer previously paid at such time as CBRE is paid by Developer. CBRE will specify the three percent (3%) fee arrangement and payment terms in any Offering Memorandum ("OM") issued by CBRE on the City's behalf and stipulate that said fee is to be paid by the developer as a condition for consideration of the Developer's proposal by the City.

SERVICE	PAID BY	AMOUNT	TIMING
Consulting services for marketing, RFQ process and bid analysis	City	\$7,500 / Month	Payable monthly as services are rendered
Development advisory brokerage	Developer	3% of total project cost	30 days of execution of development agreement

SCENARIO/EXAMPLE:

One of two outcomes occur:

1. The City selects a qualified Developer, and CBRE earns a commission of 3%. In this case, the monthly retainer is credited back to the City in lieu of the earned commission.
2. Economic Development Initiatives In many cases, the public entity seeks to target and attain certain economic development goals of the City. This can manifest itself as housing, retail, revitalization efforts for blighted areas, job growth, etc. When CBRE is engaged to assist in achieving these broader goals our compensation is calculated not just on the value of the land being sold or leased, but the broader economic activity generated by CBRE's efforts. In this case, the 3% success fee is based upon the total project value including land, infrastructure, and all hard and soft costs of the development. For example, if the Developer plans a \$10M development investment, CBRE would be paid a success fee of 3% or \$300,000 by the Developer.

Your CBRE Team



LEE ANN KORST

T: +1 850 251 9319

leeann.korst@cbre.com

CBRE, Inc. | Licensed Real Estate Broker

JOB TITLE: First Vice President, Southeast Regional Manager, (PIES)

EXPERIENCE: Lee Ann has 20 years of experience in commercial real estate. Currently, she manages contracts for the States of Florida, Tennessee and South Carolina. She has managed the State of Florida account since 2011 and led the CBRE team responsible for the Real Estate Optimization Plan that identified \$70 million to \$100 million in annual savings for the State. Since 2014, she has co-led CBRE's team in creating a comprehensive strategic plan for the State of South Carolina's 8.1 million-square-foot portfolio of 360 owned and leased properties.

EDUCATION/LICENSES:

- » Licensed Real Estate Sales Person, Florida
- » Oglethorpe University, Master of Business Administration,
- » Illinois State University, Bachelor of Science in Management and Quantitative Methods

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JEFFREY GAGE

T: +1 239 330 7665

jeffrey.gage@cbre.com

CBRE, Inc. | Licensed Real Estate Broker

JOB TITLE: Senior Vice President, CBRE | Capital Markets Investment Properties

EXPERIENCE: Jeffrey Gage, CCIM, SIOR, MRICS, is a Senior Vice President based in CBRE's Naples, FL office providing leading edge real estate services for clients on a local, regional and global basis. Jeff's approach is strategic and with passion. By exploring and understanding the client's needs, he develops and executes a customized plan that delivers the desired outcome, on time, and on budget.

His strong background in finance, engineering, construction, development and project management, mitigates risk, and helps Jeff deliver creative solutions supported by his in-depth understanding of market fundamentals. Since 1985 Jeff has negotiated lease and sale transactions in excess of 8.5 million sq. ft. with a market value of over \$2 billion.

EDUCATION

- » Union College; Bachelor of Science; Engineering, Business, Economics

Your CBRE Team



MICHAEL MCSHEA
T: +1 202 585 5775
michael.mcshea@cbre.com

CBRE, Inc. | Licensed Real Estate Broker

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JOB TITLE: Executive Vice President, Public Institutions & Education Solutions (PIES)

EXPERIENCE: Mike has more than 20 years of experience providing development advisory, strategic planning, brokerage and other associated real estate services to clients including government entities nationwide. His current and recent state clients include Florida, Maryland, South Carolina, Alabama, Arizona, Michigan, Colorado and Pennsylvania.

EDUCATION/LICENSES:

- » Bachelor of Science in Business and Management, University of Maryland



SARAH FRIEDFELD
T: +1 202 585 5645
sarah.friedfeld@cbre.com

JOB TITLE: National Business Development Manager, CBRE | Public Institutions & Education Solutions (PIES)

EXPERIENCE: Sarah has over 10 years of experience leading business development and project implementation on topics ranging from international aid to commercial real estate. With a background in international development consulting, project management, and US federal government contracting, Sarah brings a keen eye for detail, process, and strategy for accomplishing complex tasks. Her approach includes interviews, research, and analysis to ensure that proposed solutions deliver exceptional outcomes for taxpayers and public entities. Since joining CBRE, Sarah has delivered winning proposals for the City of Oakland, City of San Diego, State of California, State of Tennessee, Metropolitan Washington Airports Authority, Arlington County, and others. Her current assignments include the strategic planning and marketing of a 22-acre redevelopment site in downtown Mobile, AL, and supporting the sale of 424 acres and the ground lease of another 228 acres, all in Northern Virginia adjacent to Dulles International Airport.

EDUCATION & ACHIEVEMENTS

- » Bachelor of Arts, International Affairs, James Madison University
- » Master of Business Administration, George Washington University
- » Licensed Real Estate Salesperson, Virginia
- » CBRE 2018 Employee of the Year, Washington, DC

Your CBRE Team



TESS FLEMING

T: +1 904 633 2607
tess.fleming@cbre.com

CBRE, Inc. | Licensed Real Estate Broker

JOB TITLE: Client Services Specialist, Public Institutions & Education Solutions (PIES)

Experience: Tess Fleming joined CBRE in May 2015, and serves as Client Services Specialist for the Public Institutions and Education Solutions group (PIES), out of CBRE's Jacksonville Florida office, and supports the SE region. Tess is responsible for creating client proposals, presentation development, request for proposals, and offering memorandums for public sector clients. Tess has created marketing materials for the City of Miami, City of Mobile, City of Ft. Lauderdale, RFP development for Las Olas Marina and Miami Riverside Center. Tess brings more than 10 years in real estate experience, and 20 years of account management and administrative support

EDUCATION/LICENSES:

- » Associate of Arts, Florida State College of Jacksonville
- » BAS, Supervision and Management, Florida State College of Jacksonville
- » Real Estate License – State of Florida

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Thank You



PRESENTED BY:

LEE ANN KORST

SE Regional President
CBRE | Public Institutions &
Education Solutions
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CBRE, Inc. | Licensed Real Estate
Brokers

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WELCOME TO
THE CITY OF
CAPE CORAL

CBRE

Item Number: B.(2)
Meeting Date: 10/10/2018
Item Type: DISCUSSION

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

Community Values Issues Related to Parking

REQUESTED ACTION:

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/Staff Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

LEGAL REVIEW:

EXHIBITS:

Memo
Staff Presentation

PREPARED BY:

Vincent Cautero Division- Department- Community Development

SOURCE OF ADDITIONAL INFORMATION:

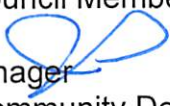


ATTACHMENTS:

Description	Type
<input type="checkbox"/> Memo	Backup Material
<input type="checkbox"/> Staff Presentation	Backup Material

MEMORANDUM

CITY OF CAPE CORAL
DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Mayor Coviello and Council Members

FROM: John Szerlag, City Manager 
Vincent A. Cautero, Community Development Director 
Robert Pederson, Planning Manager 

DATE: October 5, 2018

SUBJECT: Community Values Issues – Residential Parking Requirements

Background

In March 2018, the City Council considered several community value issues related to parking in residential neighborhoods. Staff has prepared draft language to amend the LUDR parking requirements in accordance with the general direction provided by Council at the March COW meeting. We are also working to incorporate changes into the draft Land Development Code.

As evidenced by public input at the March COW meeting, communications to staff, and comments to Council members, there are differing points of view on this subject.

Following discussion, there were three areas in which Council gave a general sense of direction:

1. Prohibit parking on the grass;
2. Limit parking of boats in the rear yard to no more than one boat (maybe two); and
3. Draft regulations to allow pickup trucks and possibly light vans with lettering or graphics to park in residential areas.

These three topics will be discussed in greater detail at the October 10 COW meeting.

Specific Issues

Grass Parking: The draft LDC has language prohibiting parking on the grass in residential zoning districts, including multi-family. Staff has also drafted changes to the current LUDR to prohibit parking on the grass.

Boat Parking: We are seeking Council direction on whether to limit boats parking in backyards to one or two boats. A related question is whether boats parked or stored in backyards should be on a trailer (this is not currently required).

By way of background, there was no Council direction to change other aspects of the current requirements (such as permitting boats in side yards, driveways, etc.).

Commercial Vehicles: As previously noted, Council discussed changing the current regulations to allow some vehicles currently classified as commercial vehicles to be parked in residential zoning districts. Discussions at the March COW focused on pickup trucks with graphics or wraps, pickup trucks with ladder racks or other racks, light vans with graphics or wraps, and light vans with ladder racks or other racks.

We have prepared a Powerpoint presentation to illustrate each example for discussion at the October 10 COW. We are seeking Council direction on these issues to prepare the ordinance changes accordingly.

We are available to discuss this further at your convenience.

JS/VAC/RP(memo_community values issues - residential parking requirementsr_10-04-18.docx)

The background features abstract, overlapping green geometric shapes in various shades of lime and forest green, creating a modern, layered effect.

Community Values Issues: Parking in Cape Coral

**Committee of the Whole Meeting
October 10, 2018**

Executive Summary

- ▶ **Parking in residential areas is a frequent issue for Code Compliance**
- ▶ **Typically addressed in homeowner's docs and covenants elsewhere**
- ▶ **Cape Coral = pre-platted. Parking regs in the City land use regulations**
- ▶ **Parking issues were discussed at the March 26, 2018 COW.**
- ▶ **We are seeking Council direction to finalize any changes to the current parking requirements**
- ▶ **Desired changes will be incorporated into LDC update**

March COW Discussion and Direction

- ▶ **Parking in Residential Neighborhoods**
- ▶ **Trailers – no consensus to change current regs**
- ▶ **Recreational Vehicles – no consensus to change current regs**
- ▶ **Boat Parking - no consensus to change current location regs - discussion about reducing the number of boats that may be parked in the back yard (to 1 or 2)**
- ▶ **Commercial Vehicles – consensus for further discussion**
- ▶ **Parking on the Grass – direction to consider prohibiting parking on the grass**

Parking Boats in Rear Yards

- ▶ **Maximum # of Boats Allowed - 1 or 2?**
- ▶ **Should boats (requiring registration) in rear yards be required to be on a trailer?**

Prohibit Parking on the Grass

- **Language to prohibit parking on the grass in all residential zoning districts is included in the draft LDC**

Commercial Vehicle Parking in Residential Zoning

Discussion at the March COW focused on:

- ▶ **Pickup trucks with graphics/wraps**
- ▶ **Pickup trucks with ladder racks**
- ▶ **Pickup trucks with utility boxes**
- ▶ **Light vans with graphics or racks**

Examples for Discussion & Direction

- ▶ **The following slides show examples of each specific issue**
- ▶ **We are requesting Council direction on “where to draw the line” for allowable parking in residential neighborhoods**
- ▶ **Staff recommends that any change to current requirements be uniform for all residential zoning districts (i.e., single and multi-family districts) except for Agriculture**

Pickup Trucks

- ▶ LUDR defines “Pickup Truck”
- ▶ Motor vehicle with a permanently mounted open cargo box.
- ▶ Up to 17,500 lbs. GMVW
- ▶ Up to 82” in height
- ▶ No more than 6 wheels

This definition covers up to one-ton pickups (F350, Ram 3500, and Chevy 3500)



What are Light Vans?

- ▶ LUDR defines “Light Van”
- ▶ Motor vehicle w/ rectangular bulk
- ▶ Carrying capacity up to 9 passengers
- ▶ Up to one-ton

This definition covers most cargo vans and Sprinters, Transit, etc.



Examples for Discussion



Pickup with racks



Pickup w/ graphics, ladder rack, & utility boxes

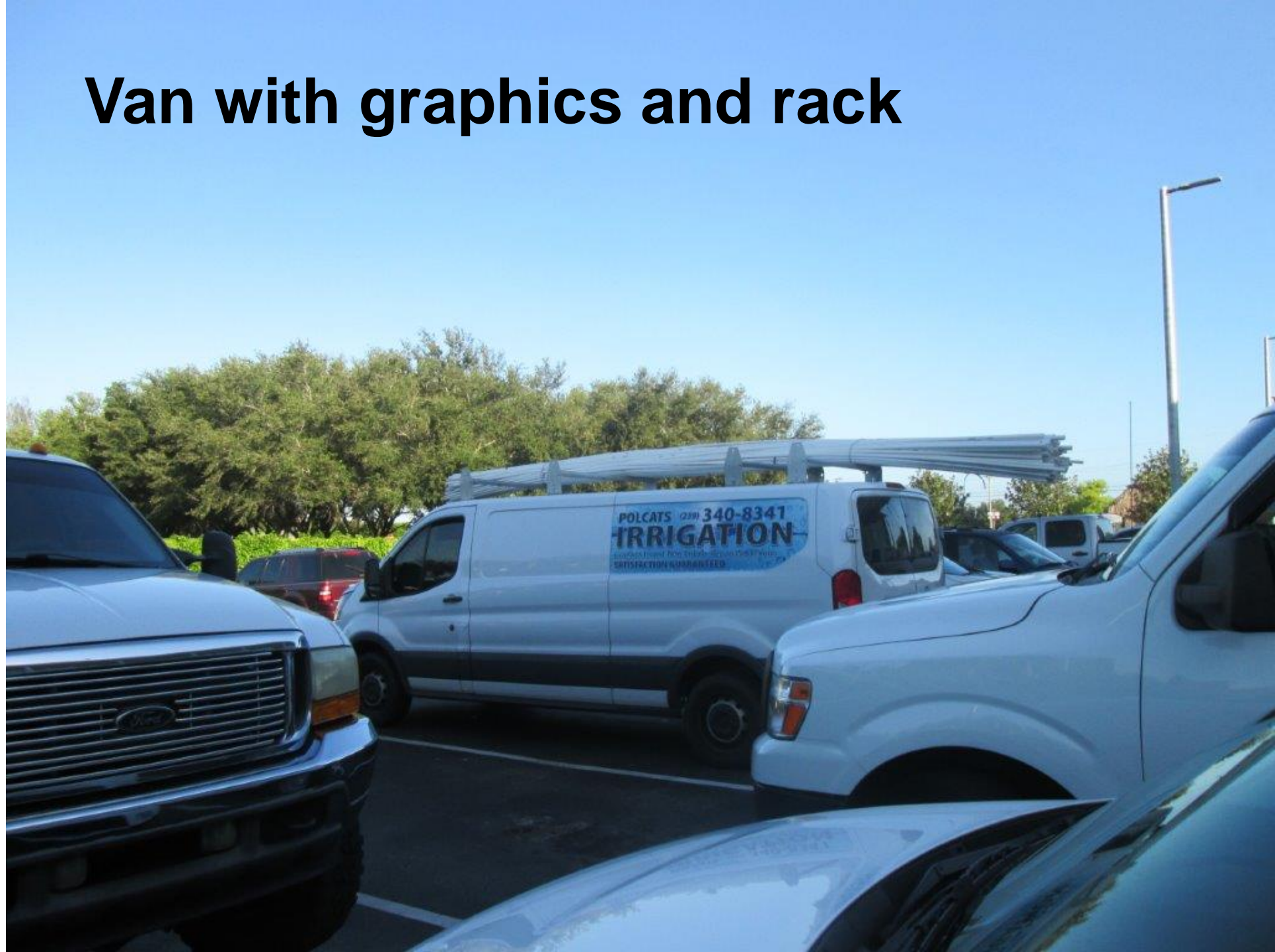
Van with graphics





Cargo van with ladder rack

Van with graphics and rack



Thank you

Q and A

&

Council Direction