

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

WEDNESDAY, SEPTEMBER 19, 2024

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

Pledge of Allegiance.

A moment of silence was observed.

ROLL CALL: Apking, Botana, Marker, Severson, York, Alternate Martin, and Alternate Sommers were present. Commissioners King and Schwartz were excused.

ALSO PRESENT: Robert Welsh, Council Liaison
Cody Vaughan-Birch, Assistant City Attorney
Anthony Santoro, Senior Planner
Chad Boyko, Principal Planner

APPROVAL OF MINUTES

None

BUSINESS

None

PLANNING AND ZONING COMMISSION PUBLIC HEARING

Ordinance 65 - 24(FLUM24-000001)

WHAT THE ORDINANCE ACCOMPLISHES:

An ordinance of the Mayor and City Council of the City of Cape Coral, Florida, amending the City of Cape Coral, Florida Comprehensive Plan by amending the Future Land Use Map from Commercial/Professional (CP) to Single-Family Residential (SF) land use for property described as Lots 3 and 4, Block 3960, Unit 54, Cape Coral Subdivision; property located at 107 SW 24th Place.

Applicant: Jimmy Masarwa

Address: 107 SW 24th Place

Principal Planner Boyko discussed the following displayed slides:

- Ordinance 65-24 / FLUM 24-000001
- Ord 65-24 / FLUM 24-000001
- Ord 65-24 / FLUM 24-000001: Existing and Proposed FLU
- Findings of Fact
- Analysis – Comp Plan – Future Land Use Element (3 slides)
- Analysis
- Recommendation

Public hearing opened.
No speakers.
Public hearing closed.

Discussion held regarding:

- Commercial zoning established prior to parcel purchase
- Existing residences were built prior to land code change
- Surrounding property does not have city utilities
- Property owner rights and City needs should be balanced

Vice Chair Apking moved, seconded by Commissioner Botana, to recommend denial of Ordinance 65-24 (FLUM24-000001), as presented.

Commission polled as follows: Apking, Botana, York, and Martin voted “aye.” Marker, Severson, and Sommers voted “nay.” Four “ayes.” Three “nays.” Motion carried 4-3.

Senior Planner Anthony Santoro announced that due to a procedural error, Ordinance 66-24 and Ordinance 67-24 would be heard at the October 2, 2024, Regular Planning and Zoning Meeting.

Ordinance 66 – 24

WHAT THE ORDINANCE ACCOMPLISHES:

An ordinance of the Mayor and City Council amending the City of Cape Coral, Florida, Land Development Code, Article 4, Zoning Districts, Chapter 1, General Provisions, Section 4.1.6., Uses by Zoning District – Use Hierarchy, Table 4.1.6, Use Table, regarding the car-wash use; amending Article 5, Development Standards, Chapter 11, Conditional Uses, by creating Section 5.11.17., Car Wash Facilities, establishing conditions for car-wash facilities; amending Article 11, Definitions, Section 11.2., Definitions, regarding car-wash facilities.

Ordinance 67 – 24

WHAT THE ORDINANCE ACCOMPLISHES:

An ordinance of the Mayor and City Council amending the City of Cape Coral, Florida Land Development Code, Article 4, Zoning Districts, Chapter 1, General Provisions, Section 4.1.6., Uses by Zoning District – Use Hierarchy, Table 4.1.6, Use Table, regarding the self-storage facilities use; amending Article 5, Development Standards, Chapter 10, Specific Use Regulations (P* uses in Table 4.4), by eliminating Section 5.10.16. – Self-Service Storage Facility, in its entirety; amending Article 5, Development Standards, Chapter 11, Conditional uses, by creating Section 5.11.18., Self-Service Storage Facility, establishing conditions for self-service storage facilities.

CITIZENS INPUT

No speakers

STAFF UPDATES

None

OTHER BUSINESS

None

MEMBER COMMENTS

None

DATE AND TIME OF NEXT MEETING

A Regular Meeting was scheduled for Wednesday, October 2, 2024, at 9:00 a.m. in Council Chambers.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:25 a.m.

Submitted by,



Stacey Pasek
Recording Secretary