MEETING MINUTES

Vincent Cautero, Community Development Director, gave an introduction and overview of the project. It was proposed that the next workshop (Workshop #3 - Land Assembly, Redevelopment & Repurpose/March 2016) be combined so that the Planning and Zoning Commission can participate and be brought up to date.

Richard Cannone, project consultant with Calvin, Giordano and Associates gave a recap of the first workshop on Format, Zoning & Land Development Process and outlined the objectives for today’s workshop on Special Zoning Districts, Consolidating Districts & Updating District Regulations.

Mr. Cannone then gave a PowerPoint presentation as attached.

Mr. Cannone concluded by informing those in the audience that a dedicated website http://capercoral.cgasolutions.com will be set up for the project where all interested persons could stay in the loop, along with a dedicated email address where comments could be submitted capecoralrewrite@cgasolutions.com.

Mr. Cannone then took a series of questions from the audience as summarized below:

PUBLIC COMMENTS

1. In neighborhood commercial you showed residential/single family use with an asterisk so is the incorporation of residential/single family into neighborhood commercial being contemplated? Yes possibly. The intent is to allow for a structural conversion of commercial properties that is more along the lines of a live/work unit. The intent is not to build new residential it is more along the lines of a retrofit.
2. Can you please describe the floating zone?
   It is not an overlay typically it is more of a specific district, but right now we just want to throw out ideas and see what the community is comfortable with. It may evolve into something different.

3. Retrofitting single family homes in certain areas such as Cape Coral Parkway where you have a concentration of homes and enabling them to have an office with clients with 3 or 4 parking spaces is a way to broaden and increase commercial space in the community; there may be some value to this if it is done with discretion. It may be a good approach.
   The intent would be to limit the uses in these areas to businesses such as an attorney or engineer or those businesses without a lot of trips or customers and limited foot traffic; on the other hand limiting uses such as nightclubs or a 24-hour urgent care center.

4. Can you please describe the non-residential standards?
   Non-residential standards would likely focus more on a form based code where you eliminate FAR and focus more on height. The aim would be to provide greater flexibility to property owners. For example departing from the landscaping and going with a points based system that provides flexibility to commercial property owners.

5. Are you also looking at residential standards for the form based code? There is nothing right now in terms of standards for residential meanwhile there are many standards for non-residential standards.
   More so in terms of the landscaping but we may also look at the possibility of height regulations. Right now the charge is not to get into specific architectural standards for residential structures but we will get into accessory uses, accessory structures, landscaping, and height as it relates to sea level rise.

6. In terms of height are you considering things like for every ½ setback you get an extra foot of height. What about sky exposure?
   No, because in the mixed use you would want to create more of an urban environment. Also with sky exposure if you are talking 40-60 feet we could take a look at that approach.

7. Is there any consideration for incentives for folks to come in and assemble lots and discourage commercial use of single family lots.
   This will be presented in the next Workshop #3 where we will talk about bonuses, waivers and land assembly and adding to the block.

8. Are you looking at both saltwater and freshwater (canals) for the proposed marine industrial area? As most of our saltwater areas residential are you looking at eliminating residential?
   We can look at both saltwater and freshwater. We can also look at overlays to promote redevelopment of these areas. We would look at non-conformities within these areas and incentives to relocate uses that may not be conducive to the waterfront (such as a waterfront auto body shop). With the potential for sea level rise if there are repetitive loss residential areas these areas may be more appropriate for marine industry rather than residential.
CITY OF CAPE CORAL

Community Workshop 2
Consolidate Districts, Specialized Zoning Districts & Update District Regulations
February 4, 2016
Land Development Code Rewrite Goals

• Create a “Land Development Code”
• Be “user-friendly”, easy to read, understand, and interpret for all users, including citizens, staff, developers, businesses, and elected and appointed officials;
• Be simpler, flexible and more easily administered by staff;
• Incorporate innovative and creative approaches to land-use regulations;
Land Development Code Rewrite Goals

- Illustrated, with considerable graphics depicting the requirements, recommendations, and concepts detailed in the code;
- Be able to create unique and distinctive gateways and major thoroughfares in the City; and
- Rectify any zoning and/or land use map inconsistencies
1. Update land development regulation use groups;
2. Revise the current non-residential design standards
3. Create a Planned Unit Development (PUD) zoning district option;
4. Develop a strategy of conversion of existing single-family dwellings into a viable commercial usage;
5. Update of all zoning districts to be current with today’s development practices and types of development;
6. Create a new “mixed use town center” type of zoning district;
7. Create a new “business park” type zoning district;
8. Create an alternative zoning district for the Commercial Activity Center (CAC) land use (currently only Marketplace Residential exists);
9. Develop a strategy for lot and parcel consolidation for the existing small, platted residential lots adjacent to four and six lane roads;
10. Incorporate dumpsters and other methods of garbage facilities into existing development that have site constraints;
11. Develop a strategy for setbacks on waterfront parcels;
12. Create a “master plan” in lieu of a detailed site plan for PDPs and a PUD;
13. Modify the existing subdivision process to create a more streamlined process;
14. Consolidate existing zoning districts;
15. Update/revise definitions of key terms; and
16. Revise the Transfer of Development Rights (TDR) program.
Code Format, Development Review & Processes (12/08/16)

Specialized Zoning Districts, Consolidate Districts & District Regulations (02/04/16)

Land Assembly, Redevelopment & Repurpose (March 2016)

Streetscape/Urban Design/Public Spaces (Apr/May 2016)

Community Meetings
1. Consolidation of Zoning Districts
2. Specialized Zoning Districts
3. Update of District Regulations
1. Consolidation of Zoning Districts
Future Land Use Element

- 21 Future Land Use Categories
  - 6 Residential
  - 5 Mixed Use
  - Commercial Activity Center
  - Pine Island Road
  - Commercial/Professional
  - Highway Commercial
  - Industrial
Existing Zoning Districts

Approximately 115 square miles, only 40-45% developed.

Currently have 10 “Categories” with 20 Districts.
• 6 Residential Districts
• 14 Nonresidential Districts
  • 10 Commercial/Industrial Districts

63% of the City is Residential where only 4% of City is Commercial or Industrial.

No true Planned Unit Development (PUD) District
Proposed Zoning Districts

3 “Categories” with 17 Districts.

Residential
• Six (6) Residential

Non-Residential
• Three (3) Commercial
• Industrial
• Preservation
• Recreation/Open Space
• Institutional

Specialized
• Mixed Use
• South Cape Downtown
• Planned Development
• Commerce Park

Possible Overlay
• Resort and Marina
<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Estate, RE</td>
<td>Residential Estate, RE</td>
</tr>
<tr>
<td>Single Family, R-1A</td>
<td>Single, Family, RS-1</td>
</tr>
<tr>
<td>Single Family, R-1B</td>
<td>Single Family, RS-2</td>
</tr>
<tr>
<td>Multifamily Residential, R-3</td>
<td>Multifamily Townhouse, RM-TH</td>
</tr>
<tr>
<td>Residential Development, RD</td>
<td>Multifamily Medium, RM-M</td>
</tr>
<tr>
<td>Residential Receiving, RX</td>
<td>Multifamily High, RM-H</td>
</tr>
</tbody>
</table>
# Non-Residential Districts

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
</table>
| • Pedestrian Commercial, C-1  
• Professional Office, P-1  
• Professional Office, P-2  
• Marketplace-Residential District, MR | Commercial Neighborhood, CN  
• Allow residential uses including work/live |
| • Thoroughfare Commercial, C-3  
• High Intensity Commercial-Industrial, HICI | Commercial Intensive, CI |
| • Corridor District, CORR  
• Commerce Park Overlay, CPO | Commercial General, CG |
## Non-Residential Districts

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial, I</td>
<td>Industrial, I</td>
</tr>
<tr>
<td>Agricultural, A</td>
<td>Remove</td>
</tr>
<tr>
<td>Institutional, INST</td>
<td>Institutional, INST</td>
</tr>
<tr>
<td>Places of Worship</td>
<td>Remove</td>
</tr>
<tr>
<td>Preservation, PRES (FLU)</td>
<td>Preservation, P</td>
</tr>
<tr>
<td>Preservation, PRES</td>
<td>Recreation/Open Space, R/OS</td>
</tr>
</tbody>
</table>
2. Specialized Zoning Districts
<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village District, VILL</td>
<td>Remove</td>
</tr>
<tr>
<td>South Cape Downtown District, SC</td>
<td>South Cape Downtown District, SC</td>
</tr>
<tr>
<td></td>
<td>Mixed Use Floating Zone, MX</td>
</tr>
<tr>
<td></td>
<td>[Form-Based]</td>
</tr>
<tr>
<td></td>
<td>Planned Development, PD</td>
</tr>
<tr>
<td></td>
<td>Commerce Park District, CP</td>
</tr>
</tbody>
</table>
Mixed Use Floating Zone

Floating Zone

- Unlike conventional zoning districts, the Floating Zone is not designated on the zoning map.
- Once enacted it “floats” until a development application is approved, when the zone is then added to the official zoning map.
- Focus on Pine Island Corridor and other “commercial nodes”.

Provides flexibility for developers, who can use the zone to obtain density bonuses, height extensions, etc., in exchange for meeting other requirements or goals in the floating zone, such as mixed use, public transit, green building, etc.
Mixed Use Floating Zone

Locational Requirements
• Pine Island Corridor and other identified “nodes”.
• Must be in Urban Services Area
• Located within ¼ mile of transit stop

Approval
• City Council
• Development Agreement required

Size
• 2 acre minimum
Mixed Use Floating Zone

Density/Intensity
- No FAR limitation - Form-Based
- Transfer of Development Rights (TDR) Receiving
- Maximum Density of 40 units/acre (up to 50 u/a with TDR)
- Maximum Height 45’ – 60’ or 4-6 Floors
- Minimum of 10% commercial
- Public Realm improvements
- Vertical and Horizontal mix permitted
- Transportation Demand Management strategies required
Planned Development

Uses permitted
Unless approved as a mixed use development, the uses permitted within a PD shall be those uses specified and permitted within the underlying District in which the PD is located.

Minimum site area
The minimum site area required for a PD is one (1) acre for residentially or commercially designated property.

Performance Standards
Underlying standards apply – ability for waivers and bonuses

Guiding Documents
Development Agreement and Master Plan
Commerce Park District

- Location – Larger Tracts (3-5 acres) on major ROW
- Large Agricultural tracts along Burnt Store may be prime examples
  - Road Widening
  - Improved north and south connectivity
- Warehouse and distribution
  - Low water/sewer consumers
- Marine Industry possibility
3. Update District Regulations
Permitted Uses

- Depart from North American Industry Classification System (NAICS) land use classifications currently used and simplify.
- Simply uses to 20-30 uses and put in table format.
- Remove existing “layers”:
  - District Regulations
  - Supplemental District Regulations
  - Land Development Regulations
  - Supplemental Development Regulations
## Use Tables - Residential

### Article 4 – Table 1. Zoning District Uses

<table>
<thead>
<tr>
<th>Uses</th>
<th>Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RE</td>
</tr>
<tr>
<td>Residential</td>
<td>P</td>
</tr>
<tr>
<td>Single Family</td>
<td>P</td>
</tr>
<tr>
<td>Duplex</td>
<td>P</td>
</tr>
<tr>
<td>Townhouse</td>
<td>P</td>
</tr>
<tr>
<td>Multifamily</td>
<td>P</td>
</tr>
<tr>
<td>Live Work</td>
<td>P</td>
</tr>
<tr>
<td>Accessory</td>
<td>P</td>
</tr>
</tbody>
</table>
### Article 4 – Table 1. Zoning District Uses

<table>
<thead>
<tr>
<th>Uses</th>
<th>Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RE</td>
</tr>
<tr>
<td>Nonresidential</td>
<td></td>
</tr>
<tr>
<td>Retail Sales &amp; Service</td>
<td>C</td>
</tr>
<tr>
<td>Restaurant</td>
<td>C</td>
</tr>
<tr>
<td>Restaurant Fast Food</td>
<td>P</td>
</tr>
<tr>
<td>Medical Clinic</td>
<td>P</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
</tr>
</tbody>
</table>
## Article 4 – Table 2. Accessory Uses and Structures

<table>
<thead>
<tr>
<th>Uses</th>
<th>Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RE</td>
</tr>
<tr>
<td>Nonresidential</td>
<td></td>
</tr>
<tr>
<td>Shed</td>
<td>P</td>
</tr>
<tr>
<td>Trellis</td>
<td>P</td>
</tr>
<tr>
<td>Dock</td>
<td>P</td>
</tr>
<tr>
<td>Cabana</td>
<td>P</td>
</tr>
<tr>
<td>Guest-house</td>
<td>P</td>
</tr>
</tbody>
</table>
Framework of Proposed District Regulations

The updated regulations will consider:

1. Landscape
2. Façade and site improvements, building scale, mass and volume, architectural massing distribution
3. Massing
4. Finishes and thematic qualities (if specified)
5. Building location and orientation
6. Parking design and layout
7. Architectural development standards, streetscape and signage
Future Land Use Element  - Policy 1.15

Land development regulations adopted to implement this comprehensive plan will be based on, and will be consistent with, the standards for uses and densities/intensities as described in the following future land use classifications.

Single Family Residential
Sites of 10,000 square feet and greater, with densities not to exceed 4.4 units per acre.

Multiple Family Residential
Not more than 16 units per acre. (Exception: the City may permit as many as 20 units per acre as an incentive for the assembly of large parcels).

Pine Island Road
Focus on Nodes
FAR 1.25
Comprehensive Plan & District Regulations

Commercial/Professional (CP)
Intensities of use in the Commercial/Professional 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.

Flexible Development Overlay
Established for properties with a Commercial/Professional future land use classification to allow multi-family uses and zoning districts in addition to commercial and professional uses and zoning districts (such as P-1, P-2, and C-1) FAR 1.0 Density 16 u/a.

Highway Commercial
Shall not exceed a floor to lot area ratio of 1.0.

Light Industrial
Shall not exceed a floor to lot area ratio of 1.0.
## Residential Districts - Proposed

<table>
<thead>
<tr>
<th>District</th>
<th>Density</th>
<th>Height</th>
<th>Lot Area</th>
<th>Unit SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>RE</td>
<td>1.1 u/a</td>
<td>40</td>
<td>40,000 SF</td>
<td>1,800</td>
</tr>
<tr>
<td>RS-1</td>
<td>2.2 u/a</td>
<td>35</td>
<td>20,000 SF</td>
<td>1,800/1,700</td>
</tr>
<tr>
<td>RS-2</td>
<td>4.4 u/a</td>
<td>30</td>
<td>10,000 SF</td>
<td>1,800/1,100</td>
</tr>
<tr>
<td>RM-TH</td>
<td>8 u/a</td>
<td>35</td>
<td>5,000/unit</td>
<td>1,800/1,500</td>
</tr>
<tr>
<td>RM-M</td>
<td>10 u/a</td>
<td>40</td>
<td>1/2 acre</td>
<td>Studio: 400</td>
</tr>
<tr>
<td>RM-H</td>
<td>20 u/a</td>
<td>40</td>
<td>1 acre</td>
<td>1 BR: 650</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2 BR: 800</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3 BR: 1,100</td>
</tr>
</tbody>
</table>
## Nonresidential Districts - Proposed

<table>
<thead>
<tr>
<th>District</th>
<th>Density</th>
<th>FAR</th>
<th>Max Height</th>
<th>Min Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Neighborhood</td>
<td>N/A</td>
<td>1.0</td>
<td>35’</td>
<td>5,000 SF</td>
</tr>
<tr>
<td>Commercial Intensive</td>
<td>N/A</td>
<td>3.0</td>
<td>45’</td>
<td>5,000 SF</td>
</tr>
<tr>
<td>Commercial General</td>
<td>N/A</td>
<td>2.0</td>
<td>35’</td>
<td>5,000, SF</td>
</tr>
<tr>
<td>Industrial</td>
<td>N/A</td>
<td>3.0</td>
<td>35’-60’</td>
<td>5,000 SF</td>
</tr>
</tbody>
</table>

**Considerations:**
- Remove FAR from all districts.
- Regulate by height (feet or floors) and massing.
- Focus toward a hybrid convention/form based approach.
- Dealing with compatibility issues and “redevelopment”.
Definition of Height and FIRM

BUILDING HEIGHT
The vertical distance measured from the lowest finished floor elevation to the lowest point of the highest horizontal eave or to the highest point of the highest parapet wall, whichever is higher. (Ord. 68-98, 11-30-1998)

Consider massing, setbacks and treatment of “non-habitable space” in relation to the street and neighboring properties.
Sample Formats of Districts

- Straightforward one-page summary of each district
- Illustrations along with text and tables.
Community Workshops

Community Workshop 3
- March 2016
- Land Assembly
- Redevelopment
- Repurpose

Community Workshop 4
- April/May 2016
- Streetscape
- Urban Design
- Public Spaces
Dedicated Web Page & Email Address

Web Site:
http://capecoral.cgasolutions.com

Email:
capecoralerewrite@cgasolutions.com
QUESTIONS & COMMENT