

SPECIAL PROJECTS

Land Development Code

The City adopted a new LDC (zoning code) in 2019 that replaced the previous Land Use and Development Regulations. The LDC simplified many existing regulations for residential and commercial development. The LDC also allows for development through the Planned Unit Development (PUD) process. Accompanying the LDC adoption, the City rezoned over 1,500 acres in the City to better match their desired future development. The City is currently working on additional ordinances that will further implement the LDC and ensure that the regulations are clear and understandable for everyone.

Comprehensive Plan EAR Update

Every seven years, the City updates the Comprehensive Plan as part of the Evaluation, Appraisal, and Review (EAR) process. That process begins this year and includes meetings with community stakeholders, data research, analysis, and an evaluation of demographic and economic trends. The EAR report will provide the insight and research that drives updates to the Comprehensive Plan. The updated Comprehensive Plan will be reviewed by the State of Florida and eventually adopted by the City Council.

Mooring Field

The City adopted a mooring field ordinance in 2019 that is phase one of a three-step process to create a Mooring Field in the Bimini Basin. The ordinance sets forth the legal framework for establishing mooring fields in the City. The ordinance establishes the types/conditions of vessels permitted, tenant responsibilities, amenities and services, leasing requirements, speed limits, hurricane/storm evacuation plans, and options for future development. The second phase is to develop the mooring field plan which includes community meetings. The final phase is physical construction of the Bimini Basin mooring field and related facilities.

WILDLIFE

City staff reviews site plans, development applications, and building permits for listed species impacts, and coordinates with State and Federal wildlife agencies. We work with the Florida Fish and Wildlife Commission (FFWCC) and the US Fish & Wildlife Service (USFWS) to protect and preserve that include: Endangered, Threatened, and Species of Special Concern. With the exception of the bald eagle, all permitting for listed species is handled by the FFWCC and the USFWS.

Want to report a wildlife law violation? Contact FFWCC at 1-888-404-FWCC(3922).

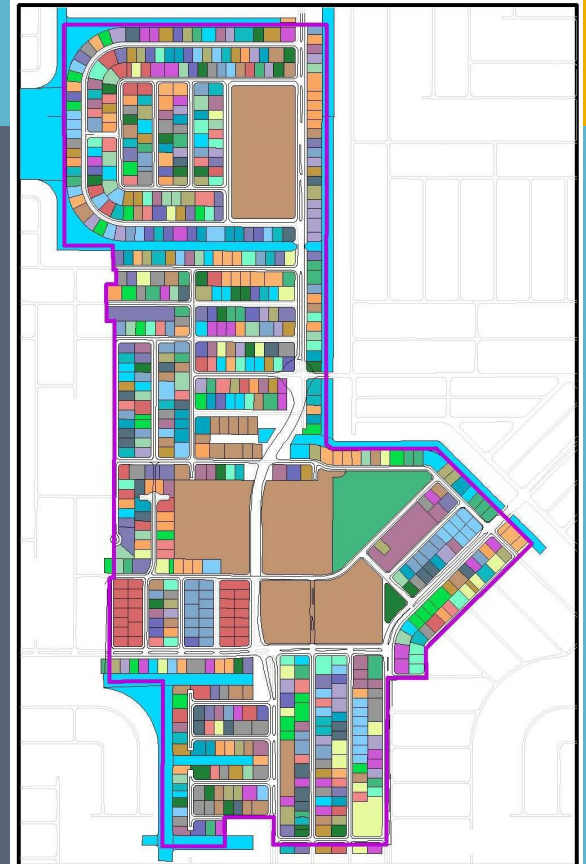
Want to report injured or wounded wildlife? Contact the Clinic Rehab of Wildlife (CROW) at (239) 472-3644.



City of Cape Coral
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Department of Community Development Planning Division



Planning Division

The Planning Division is involved with a wide range of activities ranging from processing applications for development projects to conducting complex policy and research studies for the City. A central responsibility of the Planning Division is to implement the City Comprehensive Plan and Land Development Code.

The Planning Division is comprised of three sections: Current Planning, which focuses on new development in the City and zoning; Comprehensive Planning, which deals with the long-term goals, objectives, and programs of the City; and Housing and Grants, which deals with the administration of State and Federal grants.

The Planning Division staff is made up of professional city planners, environmental planners, and customer support staff whose day-to-day activities include:

- Assisting people with questions about planning, development, and zoning at the public counter and on the phone;
- Reviewing new development proposals for compliance with the City Land Development Code, Comprehensive Plan, and other regulatory documents;
- Maintaining and updating the Comprehensive Plan, as necessary;
- Processing sign permits, temporary tent applications, temporary storage container permits, and issuance of Zoning Compliance Certificates; and
- Implementing the National Flood Insurance Program Community Rating System.

Current Planning

Current Planning staff is responsible for the review and coordination of all Planned Unit Developments. Staff also processes and reviews a variety of public hearing applications such as deviations, rezones, special exception uses, variances, and vacations of plats and rights-of-way.

Current Planning staff interprets and applies the City Land Development Code which regulates development activities in the City, and assists in amending these regulations. In conjunction with Zoning, Current Planning staff determines the types of uses that can be established within various areas of the City.

Zoning

Zoning is the classification of land into districts. The purpose of zoning is to regulate the use of land including the use, placement, and size of buildings. Zoning is the primary means to ensure that land uses are compatible with each other.

Comprehensive Plan

The City of Cape Coral Comprehensive Plan lays out the goals and policies the City wants to follow to manage growth and issues facing the City in the future. The Comprehensive Plan can be read in full on the City's website (www.capecoral.net).

State and Federal Housing Grants

The Planning Division administers three grant programs for the City of Cape Coral: the Community Development Block Grant Program (CDBG); State Housing Initiatives Partnership Program (SHIP); and the Neighborhood Stabilization Programs (NSP1 and NSP3). These programs are used to provide affordable housing and increase social service opportunities for the citizens of Cape Coral.

Grant Opportunities

Community Development Block Grant (CDBG) and State Housing Initiative Partnership Program (SHIP) funds are awarded to eligible non-profit agencies and City departments on an annual basis (as received). Please note INDIVIDUALS and FOR PROFIT entities are not eligible to apply for these funds. These funds are typically awarded through a competitive grant process; however, the City reserves the right to allocate these funds to meet a need established through City policy or specific grant program requirements. When funding is available, notices will be posted on the web site under the Notice of Funding Availability (NOFA) Section.

The City of Cape Coral **DOES NOT**, at this time, offer Section 8 or rental assistance programs. If you are looking for affordable rental housing, please visit the following web site: www.floridahousingsearch.org. If you are interested in Section 8 assistance, please contact the Housing Authority of the City of Fort Myers at www.hacfm.org or (239) 344-3220.

2016-2020 HUD Consolidated Plan

The City of Cape Coral Consolidated Plan identifies housing and community development needs and goals to be accomplished through the Community Development Block Grant (CDBG) Program. This grant serves as a primary financial resource for providing high-quality affordable housing, support services to individuals and families in need, and economic and workforce development.

The plan determines funding priorities, with funds distributed through requests for proposals. Selected applicants (not-for-profit agencies and City departments) then implement their proposals.