

MEMORANDUM

CITY OF CAPE CORAL
DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: John Szerlag, City Manger

FROM: Vince Cautero, Director Community Development
Derek C.S. Burr, Planning Division Manager

DATE: September 1, 2015

SUBJECT: Bimini Basin Vision Recommendations



Attached is the Planning Division's analysis and recommendations for solidifying the visions prepared for Bimini Basin. This information was worked on collectively by all the planners in the Division, including GIS staff, to provide a collective approach. As a summary, a new zoning district for Bimini is recommended. The uses from the South Cape (SC) zoning district were reviewed and those uses were utilized for the new Bimini zoning district, modified, or eliminated if found inappropriate based on the three visions prepared for Bimini Basin. A narrative summary of the Division's recommendations is provided in Attachment A, and the specific uses recommended in the new Bimini zoning district may be found in Attachment B.

Should you have any questions regarding this information and recommendations, please contact Derek Burr, Planning Manager, at 239.573.3169.

Cc: Wyatt Daltry, Planning Team Coordinator
Mike Struve, Planning Team Coordinator
Amy Yearsley, Housing Coordinator
File

Attachment A
Bimini Basin Zoning District: Staff Comments and Suggested Standards
Created August 20, 2015; Revised August 26, 2015; Revised 31 August 2015

COMMENTS

Uses allowed within a new zoning district

Uses recommended by staff appear in a five-page separate document entitled "Uses for the Bimini Basin Overlay." Planning Division staff recommends a new zoning district and removal of the existing South Cape (SC) Zoning street hierarchy. Staff has modified the schedule of uses that appear in the SC District, removed some of the uses, and added some that were not present in the LUDR but desired in the Bimini visions. The LUDR uses also were grouped to be more consistent with the overall character/activity of the use, instead of following the problematic system of classification found in the Land Use and Development Regulations (LUDR). The street hierarchy approach utilized for the SC would not be used for the Bimini Basin and a new zoning district would be created. There would likely be few new uses that would need to be added to the City's LUDRs, such as many of the unique uses mentioned in the Cape Coral Bimini Basin Nodal Development Design Studio Project could likely be accommodated within a park or cultural facilities use. Staff has added uses identified in the attached table, however, all uses identified in the attached table may not currently exist in the LUDR and most certainly are not grouped consistently as found in the attached table. The intent of the attached table was to convey uses and group them consistently by character/activity.

Height

Buildings with six stories with a maximum of 95 feet are allowed by right in the SC District and should be also allowed in the new Bimini zoning district. Buildings with 12 stories with a maximum height of 180 feet can be achieved through participation in the South Cape Redevelopment Incentive Program (SCRIP) and a similar program could be included in the new Bimini zoning district.

FAR

FAR values ranging from 0.75 to 2.00 are allowed by right in the existing South Cape zoning district although a maximum FAR of 4.00 could be achieved through participation in something similar to the SCRIP, which is found in the South Cape zoning district. The City may want to consider a minimum FAR for properties developed with restaurant, service, and retail uses, however, to ensure a minimum height of buildings.

Density

A maximum density of 20 DU/acre is allowed by right in the current South Cape zoning district. A maximum density of 40 DU/acre can be achieved through participation in the SCRIP.

STANDARDS

Platting/Subdivision

- All utilities shall be placed underground, where practical. Requiring the placement of transmission and distribution lines in the ground within a floodplain/floodzone may be cost "challenging" to new or redevelopment.

Bimini Basin Zoning District – Attachment A
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- Replatted lots shall have a minimum area of one acre and shall have a minimum width of 200 feet.
- Major (new) streets proposed within the overlay shall feature a boulevard-type design that includes a center landscaped median. At some point, we may want to develop a design for an acceptable street cross section.
- The City may want to require public access easements for providing access to the Bimini Basin for newly platted lots. Such easements should have a minimum width of 10 feet.

Stormwater Facilities

- Stormwater facilities shall be located underground or if located above ground shall be designed to serve a dual role as a reflection pool or similar architectural enhancement.

Building Placement

- When multiple buildings are located on a parcel, the building closest to the street shall have a height that is shorter than any those buildings located to the rear to provide for a stair-step appearance. (A counter approach could be to require those buildings located closest to the water to have reduced height in comparison to those buildings located further from the water to enhance water views.). A similar approach was utilized by Andres Duany for the City of Fort Myers to create “pedestrian scale” buildings along the public spaces.
- Buildings shall be located a minimum of 20 feet from the Basin and any canal within the overlay to provide for the development of walkways and promenades along the water. However, balconies and similar structures would be allowed to extend into this setback area.
- Special engineering as required by the Florida Building Code and FEMA may be required to allow tall buildings to be constructed in close proximity to the Bimini Basin. For example, such buildings may need to be supported by a sizeable number of pilings that extend to the bedrock underground.
- No minimum building separations shall be required; however, all building separations shall meet applicable fire and building code requirements.

Streetscape

- A sidewalk zone shall be provided along all access ways and shall include: uniform street furnishings, a tree planting zone, and a pedestrian clear zone.
- The pedestrian clear zone is intended to allow for the convenient and safe movement of pedestrians throughout the overlay area. This zone shall be improved with a sidewalk or paved walkway situated along all streets and shall be a minimum of five feet in width that provides an unobstructed and continuous travel path.
- Overhead arcades, awnings, canopies and similar structures providing shade may encroach upon the pedestrian clear zone, but furnishings or other obstructions shall be kept out of the pedestrian clear zone. Allowable overhead encroachments shall be a minimum of nine feet clear above the sidewalk.
- Outdoor dining areas shall be enclosed by planters, fencing or similar moveable barriers. These seating areas shall not encroach into the pedestrian clear zone.
- Covered outdoor seating is required.
- New streets shall include street lights to provide illumination and to give the Bimini area a distinctive look.
- All pedestrian crosswalks shall be constructed of pavers, brick, or a similar distinctive material to set these areas apart from the rest of the street.

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Landscaping

- Encourage the use of flowering trees.
- Allow the use of plotted trees in lieu of planted trees.
- Allow the use of fountains, reflection pools, statues, trellises, arbors and similar architectural enhancements as a substitute for meeting (some) landscaping requirements.

Parking

- For any parcel developed with a building, surface parking shall be prohibited between the building and the street.
- On-street parking should be allowed through the design of new streets.
- New development should be required to provide bicycle racks.
- For water front establishments, part of the on-site parking requirements could be met by providing public boat slips.

Signs

- Prohibited signs within the overlay shall include flashing or animated signs including LED signs and signs with changeable text except for marquee signs.

Loading and Garage Collection

- Loading docks, solid waste facilities, and other service elements shall be placed to the rear or in the side yard of the building and shall be screened from view from a street. For buildings located adjacent to a waterway, loading and garage collection facilities shall be located along the side of the building.
- Businesses are encouraged to consolidate and share refuse areas and equipment.
- The City may require or encourage certain building to provide separate paper and solid waste recycling facilities.
- The use of compactors for solid waste collection is allowed.

Drive-Through Facilities

- Not allowed. However, this prohibition shall not be interpreted to restrict the use of valet parking service in conjunction with restaurant, nightclub, hotel and similar uses.
- Except for the entry and exit ways from the garage, those portions of a parking garage that front or face a public street shall have the first story of the parking garage concealed by a liner building.

Sustainability Standards/New Technology/Public Benefit

- Electric charging stations for new technology automobiles, and also used for incentives to reduce other “required” standards.
- Bike share program with designated locations both public and used for incentives to reduce parking spaces.
- Carpool spaces should be provided and used for incentives including reduce parking spaces.
- “Greenroof” technology should be used for incentives and used for public buildings.
- Public art incentives to reduce other “required” standards.
- Piers to encourage boat transportation in lieu of automobile for a reduction in parking spaces.

Other Standards

- No NCSE applications can be filed for properties located in the overlay.

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- May want to have a required public art component depending on the area of the property being developed.
- May want to establish a minimum open space requirement.
- May want to prohibit the use of certain colors for buildings.
- May want to establish a minimum transparency standard for buildings. (However, this may be difficult to accomplish unless we want to prescribe a certain type of architecture.) The City may want to relax transparency requirements for stories above the first floor to allow for reflective or smoked glass so new energy requirements associated with the Florida Building Code can be achieved.

Attachment B
Uses for the Proposed Bimini Basin Zoning District
Permitted and Special Exception Uses

P - Permitted SE - Special Exception

Artisan brewery	P(n)
Artisan distillery	P(n)
Artisan winery	P(n)
Assisted living facility	P
Bar or cocktail lounge	P(e)
Banks and financial offices	P
Brewpub	P(e)
Business office, professional offices only	P
Carry-out/delivery food service establishment	P
Clothing store - general	P
Cultural facilities	P
Department store	P
Drugstores	P
Dwelling units, conjoined residential structure (shall have at least three units) and multi-family	P
Essential service facilities, electric substation and wireless towers, electric vehicle charging station (new use) (Group I & II)	SE
Grocery not to exceed a GFA of 25,000 ft ²	P
Government uses, such as offices (Group I):	P
Health care facilities, such as nursing care, convalescent care, outpatient care (Group I, II, III), and hospice	P
Hobby, toy, game shops	P
Home occupations	P
Hotel/motel	P
Household/office furnishings (see "retail sales", moved items to more common title)	
Insurance company	P
Marina	SE
Medical office	P
Mortgage broker	P
Motion picture theater	P

Attachment B
Uses for the Proposed Bimini Basin Zoning District
Permitted and Special Exception Uses

P - Permitted SE - Special Exception

Newsstand	P
Nightclub	P(e)
Package store	P
Parks & Recreation (new title), such as neighborhood, community, special, community garden (new) cultural/arena (all of Group I, II, III)	P
Personal services, such as barber shop/salon, alterations, dry cleaning drop-off, shoe repair, massage parlor, health club.	P
Pet services	P
Pet shop	P
Pharmacy	P
Places of worship	SE
Recreation, miniature golf courses, water slides, driving ranges (part of Group II); and bowling alley, gun range, skating rink, aquatic center, dance hall/ballroom. By Special Exception only. (part of Group III)	P
Religious facility	SE
Rental, recreational items, (Group I); and entertainment (movies, costumes, clothing, party supplies (Group II)	P
Repairs, limited to jewelry/clocks, bicycles, picture framing, leather goods, musical (part of Group I); and locksmith, mechanical instruments, and precision instruments (part of Group II)	P
Retail sales (Household/office furnishings such as, jewelry store, clothing store, china/pottery, lighting, home goods, luggage, kitchen cookware) , book store, cigar/tobacco store, florist, gift shop, curio shop, music store, news stand, novelty shop, antique stores, furniture store, farmers market (new use) (Note: combination of items found in Specialty retail store, Household/office furnishings, Used merchandise stores of LUDR)	P
Restaurant, limited to diner, lunch bar, sandwich shop, standard with seating, fast food, dinner theater	P
Schools, commercial, nonprofit, private, public, parochial	
Specialty retail shops, see "Retail Sales"	
Studios	P
Transportation services; boat charter, party boat fishing, fishing charter, sailing classes, sightseeing boats, water taxis (Group I)	P

(e) For buildings within 150 feet of any residential zoning district, such uses shall only be permitted as a special exception. The distance shall be measured in a straight line between the nearest point of the building for which the use is proposed and the nearest point of the residential property line.

(n) Allowed only as a special exception use if production levels exceed those allowed for a permitted use as provided in Table SC-9.

Legend



Bimini Basin Project

1 inch = 800 feet

