



## Bimini Basin Informational Meeting

4816 Chester Street

July 11, 2016

# Background

- Assist in implementing a City Council initiative that commissioned the USF Design Studio to develop several mixed-use development concepts for the Bimini Basin area.
- At the conclusion of the December 2, 2015 COW Meeting, the City Manager directed staff to initiate land use and zoning changes, and develop land use regulations for the Bimini Basin area.



This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation or engineering calculations. Please contact the Department of Community Development with any questions regarding this map product.



# Bimini Basin District

- ⦿ Mixed-use zoning district
  - Allows nonresidential, multi-family, and compound use development
- ⦿ Based on the SC District with several key changes
  - Eliminates the street designation approach for determining uses and administering certain regulations
  - Allows about 60 permitted and special exception uses

## Examples of Mixed-Use Development at Coconut Point (Estero)





## Examples of Mixed-Use Development at Mercato (Naples)



# Permitted Uses

1. Artisan Brewery (a)
2. Artisan Distillery (a)
3. Artisan Winery (a)
4. Assisted Living Facility
5. Automotive and Equipment Dealers – Group III
6. Automotive Parking Establishment – Parking Garage Only
7. Banks and Financial Establishments – Groups I and II
8. Banquet Hall
9. Bar or Cocktail Lounge (b)
10. Brewpub
11. Business Offices – Group I
12. Carryout/Delivery Food Service Establishment
13. Clothing Store – General
14. Cultural Facilities – Public/Private
15. Department Store
16. Drug Store
17. Dwellings, Conjoined Residential Structure (at least three units)
18. Dwellings, Multi-Family
19. Essential Service Facilities – Group I
20. Food Stores – Group I (not to exceed a gross floor area of 25,000 sq. ft.)
21. Government Uses – Group I
22. Health Care Facilities – Groups I, II, and III
23. Hobby, Toy, Game Shops Groups I and II

# Permitted Uses (continued)

- 24.      Home Occupations
- 25.      Hospice
- 26.      Hotel/Motel and Resort
- 27.      Household/Office Furnishing – Groups I and II
- 28.      Insurance Company
- 29.      Marina
- 30.      Medical Office
- 31.      Mortgage Broker
- 32.      Motion Picture Theater
- 33.      Newsstand
- 34.      Nightclub (b)
- 35.      Non-Store Retailers – Groups I, II, III, and IV
- 36.      Package Store
- 37.      Parks – Groups I, II, and IV
- 38.      Personal Services – Groups I, II, III, and IV
- 39.      Pet Services
- 40.      Pet Shop
- 41.      Pharmacy
- 42.      Recreation/Commercial – Group I
- 43.      Rental Establishments – Groups I and II
- 44.      Repair Shops – Groups I and II
- 45.      Research, Development, and Testing Labs – Groups I, III, and V
- 46.      Restaurants - Groups I, II, III, and IV



# Permitted and Special Exception Uses

- 47.        Schools – Commercial
- 48.        Schools – Nonprofit, Private, Parochial, and Public – Group II
- 49.        Social Services – Groups I and II
- 50.        Specialty Retail Shops – Groups I, II, and III
- 51.        Studio
- 52.        Transportation Services – Group I
- 53.        Use Merchandise Stores – Groups I and II

## *Special exception uses*

- 1.        Artisan Brewery (see Table BB-8)
- 2.        Artisan Distillery (see Table BB-8)
- 3.        Artisan Winery (see Table BB-8)
- 4.        Places of Worship
- 5.        Recreation, commercial – Group III
- 6.        Religious facility
- 7.        Storage, enclosed

# Minimum Building Setbacks

Setbacks identify the minimum distance that a building must be from a particular property line.

Location	Min. Building Setbacks (ft)
Front	7
Side	0 or 6
Rear	7
Side or rear when abutting an alley	17 (from alley centerline)
Navigable waterway	15



# Maximum Building Setbacks, Frontage, and Parking Location Requirements

Besides minimum setbacks, all properties with areas of at least 60,000 sq. ft. along with properties with frontage along Cape Coral Parkway are subject to meeting maximum setbacks for new buildings.

Lot frontage/lot area	Max. building setbacks (ft)	Min. building frontage (% of lot frontage)	Off-street parking location
≤ 75 feet	None	None	Rear/Side/Front
> 75 but < 125 feet	None	None	Rear/Side/Front
≥ 125 but < 60,000 sq. ft.	None	None	Rear/Side
≥ 60,000 sq. ft.	20	50	Rear/Side

# Parking Standards

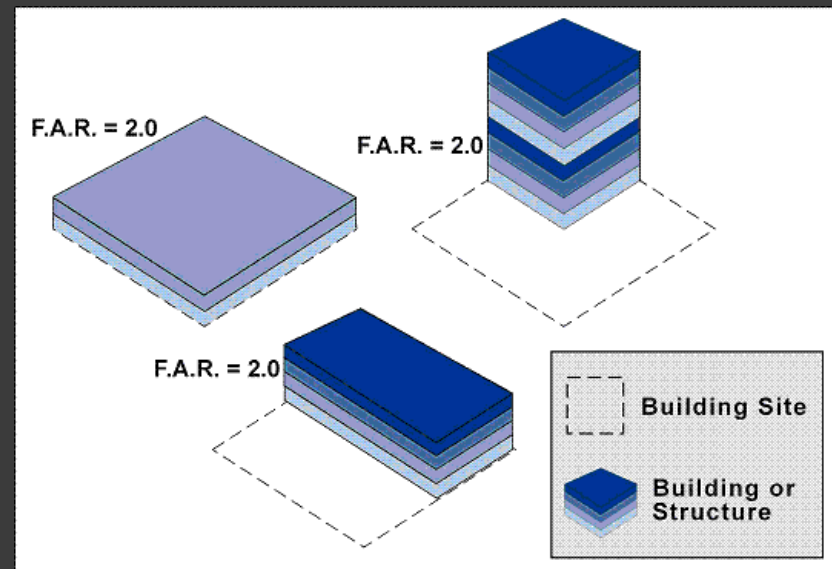
Uses	Lot Frontage/Lot Area			Lot Area
	$\leq 75$ ft	$\geq 75$ ft but $\leq 125$ ft	$\geq 125$ ft but $\leq 60,000$ ft	
Residential	1 per unit	1 per unit	1 per unit	1 per unit
Nonresidential Restaurant/Bar	1/500 sq. ft.	1/400 sq. ft.	1/100 sq. ft.	1/100 sq. ft.
Nonresidential-Hotel	0.75 per room	0.75 per room	0.75 per room	0.75 per room
Nonresidential – Other	1/500 sq. ft.	1/400 sq. ft.	1/400 sq. ft.	1/400 sq. ft.
Parking required on-site	50%	50%	75%	75%



# Intensity (FAR) and Density (DU/acre)

- No major changes to intensity or density compared to the SC District.
  - FAR is based on lot frontage and lot area (ranges from 0.75 to 2.0).
  - Residential density is based on lot area (maximum of 20 units per acre).
- Greater FAR and residential density can be achieved through voluntary participation in the Bimini Basin Redevelopment Incentive Program.

FAR: Ratio of a building's total floor area to the area of parcel upon which it is built.



# Bimini Basin Redevelopment Incentive Program

- Voluntary program.
- Allows developers to qualify for commercial intensity, residential density, and additional height above baseline levels.
- Additional intensity, density or height is offset by increasing the quality of the development and providing benefits to the community.
- Regulations identify categories of RIP improvements and amenity requirements that a developer may provide.
- Application is filed with DCD; request is reviewed by applicable departments including the CRA.
- City Manager or designee approves/denies application.



# Architectural Requirements

- ⦿ All building required to comply with the City's nonresidential design standards found in LUDR, Section 5.6.
- ⦿ Bimini Basin District standards include:
  - Transparent doors and windows must occupy a min. of 25% of the building wall area facing a public street or navigable waterway (hotels – 15%).
  - First story of building facing a street must provide shade with awnings, canopies, or similar feature for 50% of the building length.
  - A building wall that faces a street must provide a public entrance oriented towards that street. A corner entrance can meet the requirements for two streets that intersect and create the corner.

Restaurant with canopies



Structure in front of store providing shade



Bank featuring transparent windows