



NWNA SPECIAL MEETING

April 23, 2015

THE FUTURE IS NOW!

BACKGROUND

- **The City:** preparations underway to contract with a firm to assemble a vision/development plan for the Northwest Cape (within our boundaries) including The Seven Islands.
- **Seven Islands:** Currently owned by the City of Cape Coral Govt.
- **Development Imminent:** We must understand the ground rules and be ready with our own preferences.



DEVELOPMENT

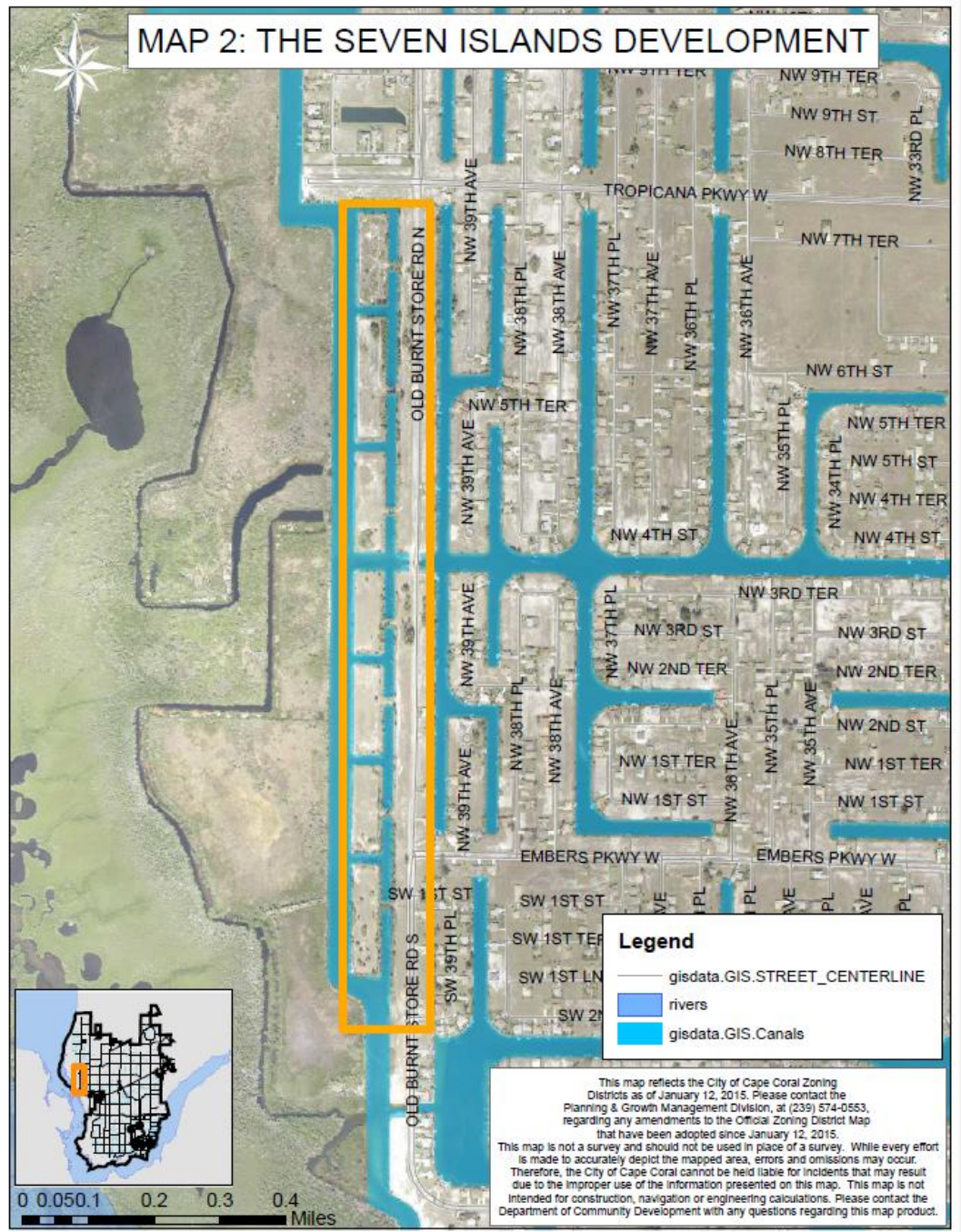
- **Size:** Approximately 48 acres

Includes the Seven Islands and 46 adjoining properties located along Old Burnt Store Road.

- **Area:** Bound on the west by the Spreader Canal, on the north by the St. Michel Canal, on the east by Old Burnt Store Road, and on the south by SW 2nd St.



MAP 2: THE SEVEN ISLANDS DEVELOPMENT



The SEVEN ISLANDS Development



The Seven Islands On The Fast Track

VISION: While a vision for the entire Northwest area is needed, the immediate focus of the Northwest Cape Coral Neighborhood Association (Nwana) is the Seven Islands area.

NWNA's Proactive Approach

1. Informing our members about this project and the associated Land Use and Zoning regulations.
2. Collecting feedback from our membership.



Status To Date

- The City of Cape Coral has received funding for Fiscal Year 2015 to develop a Vision Plan for the Northwest Cape including the Seven Islands Development.
- Proposals have been received from experienced and qualified firms.



Scope of Work

The selected firm will perform all necessary work to develop a Vision Plan for the Northwest Cape and the Seven Islands that includes, at a minimum:

- ***Community Outreach***
- ***Feedback Meetings***
- ***Build-Out Analysis***
- ***Proposal for infrastructure***
- ***Compatibility with surrounding Zoning and Land Use***



Deliverable: Vision Plan Development

- Perform data collection of existing conditions including demographic and economic analysis.
- **Identify current regulator constraints or regulatory shortfalls.**
- Summarize information collected from residents in the Northwest Cape.
- **Create land development policies that guide development form, including compatibility with surrounding areas, and protection of natural resources.**
- Address areas that are classified as 'Coastal High Hazard.'
- **Provide renderings of proposed visioning.**
- Develop a feasibility study and build-out analysis for the Seven Islands.



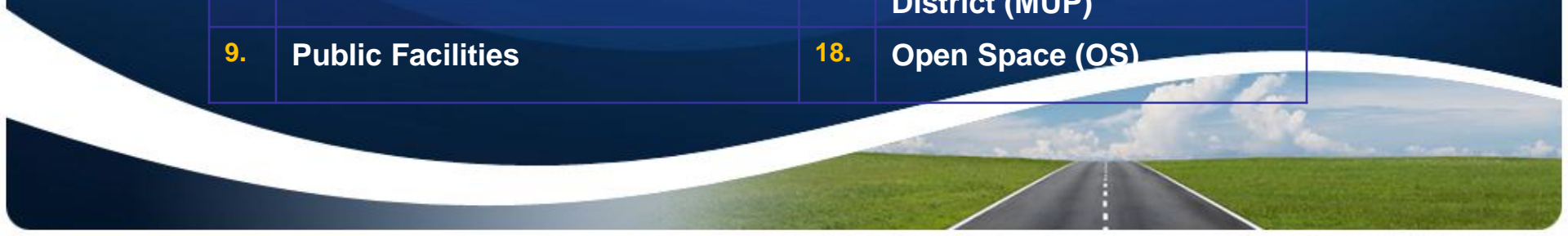
Cape Coral land management and Development governed by two very important regulations!

- **Future Land Use regulations
(FLU)**
- **Zoning District regulations**



Future Land Use Classifications (FLU)

1.	Single Family Residential: Sites of 10,000 square feet and greater, with densities not to exceed 4.4 units per acre.	10.	Parks & Recreation
2.	Multiple Family Residential: Not more than 16 units per acre.	11.	Historical Resources
3.	Commercial/Professional (CP)	12.	Downtown Mixed
4.	Highway Commercial	13.	Pine Island Road District a. Village b. Corridor
5.	Light Industrial	14.	Commercial Activity Center (CAC)
6.	Mixed Use	15.	Low Density Residential I
7.	Single Family & Multi-Family by PDP	16.	Low Density Residential II
8.	Natural Resources/Preservation	17.	Mixed Use Preserve District (MUP)
9.	Public Facilities	18.	Open Space (OS)



Zoning District Regulations

The variety of Zoning Districts (19) currently established by the City of Cape Coral is as follows:

.1	Single Family Residential Districts (R-1A & R1B)	.12	Village District (Vill)
.2	R-3 Multi-Family District	.13	Corridor District (Corr)
.3	RD Residential Development District	.14	Institutional District (INST)
.4	RE Residential Estate District	.15	South Cape Downtown District (SC)
.5	RX Residential Receiving District	.16	Reserved
.6	W Place of Worship	.17	Reserved
.7	C-1 Pedestrian Commercial District	.18	Marketplace-Residential (MR)
.8	C-3 Thoroughfare Commercial District	.19	Preservation District (PRES)
.9	P-1 Professional Office District	.20	Professional Business District (P-2)
.10	I-1 Industrial Districts	.21	High Intensity Commercial Industrial (HICI)
.11	Agriculture District (A)		

The Seven Islands* presently governed by the following regulations!

- The FLU = **Single Family/Multi-Family** by PDP (SM).
- The Zoning District classification = **Residential Development District/Water (RDW)**. Possible Uses for a RDW zoned parcel of property is divided into two groups; **Permitted Uses** (Uses that require no additional approval) and **Special Exception Uses** (Uses that must be further approved by the Planning and Zoning Commission and/or City Council.)

* (Includes all of the contiguous lots along the west side of Old Burnt Store Road)



RDW Zoning District--Permitted Uses

1. Administrative office
2. Commercial parking
3. Duplex dwelling
4. Entrance gates
(applicable to private subdivisions with private rights-of-way)
5. Essential services
6. Essential service facilities, Group II
7. Family day care home
8. Home occupation
9. Multi-family dwelling
10. Nature and wildlife preserves
11. Parks - Group I
12. Places of worship (three-acre minimum lot area)
13. Single-family dwelling
14. Conjoined residential structures



RDW Zoning District – SPECIAL EXCEPTION USES

1. Assisted living facility
2. Bed and breakfast establishment
3. Boarding or rooming house
4. Childcare facility/preschool/ kindergarten
5. Country Club (40,000 square feet minimum lot area)
6. Day care center, adult
7. Dormitory, fraternity house, or sorority house
8. Essential service facilities - Group I
9. Gate house, within a planned development project only
10. Golf course
11. Governmental Uses - Group II
12. Guest/Staff quarters, within a planned development project only
13. Hospice
14. Lodging houses
15. Large family child care home
16. Model homes
17. Parks - Groups II and III
18. Religious facility (three-acre minimum lot area)
19. Schools: nonprofit, private, public, or parochial - Groups I and II
20. Social services - Groups III and IV



Should the owner/developer wish to develop ANY of the Seven Islands parcels to provide a Use that is not identified in either of these two lists!

Both the Future Land Use classification AND the Zoning District classification would have to be changed.



CAUTION

- Permitted Uses and Special Exception Uses that are listed in the C-1 Pedestrian Commercial Zoning District also includes some very **INTENSE** and perhaps undesirable Uses that may not be appropriate for any of the Seven Islands parcels.
- Also listed as a Permitted Use in the C-1 Pedestrian Commercial Zoning District: **mortuary, funeral home, crematory, hardware store, veterinary clinic, repair shop.**



EXTREME CAUTION!

Once a particular Zoning District classification has been changed/assigned to a parcel of land, ANY of the listed Permitted Uses are available to the owner/developer, without the need for any additional jurisdictional approvals.



Be careful of what you wish for!

- A change in Zoning District classification that is made in order to develop a desirable Use may simultaneously introduce the possibility for an undesirable Use to be developed.



Questions see below:

Email: drc@nwcape.com (Pete Wood)

Interactive Zoning Map: [Zoning Map](#)

From: capegis.maps.arcgis.com via capecoral.net

Article II: District Regulations: [District Regulations](#)

From: amlegal.com

Cape Coral, FL Land Use and Development Restrictions
via capecoral.net

