



# City of Cape Coral

Department of Community Development

December 22, 2014

**RECEIVED**  
DEC 24 2014

Mr. Ray Eubanks  
State Land Planning Agency  
Caldwell Building  
107 East Madison - MSC 160  
Tallahassee, Florida 32399

COMMUNITY DEVELOPMENT

**RE: Adoption—Comprehensive Plan Amendment TXT14-0001**

Dear Mr. Eubanks:

We hereby submit the adopted Comprehensive Plan amendment TXT14-0001 to the Florida Department of Economic Opportunity in accordance with Chapter 163 of the Florida Statutes (F.S.). This amendment is being submitted through the expedited state review process as described in Chapter 163.3184.

Amendment Summary. The primary purpose of this amendment is to adopt an updated Water Supply Facilities Work Plan, consistent with the South Florida Water Management District's update to the Lower West Coast Regional Water Supply Plan. The Cape Coral Water Supply Facilities Work Plan (2009) is incorporated by reference in Policy 2.4.2 of the Infrastructure Element. Adoption of this update is a requirement of s. 163.3177(6)(c), F.S. The secondary purpose of the amendment is to update Objective 2.1, 2.2 and Policy 2.2.1., which will update the list of infrastructure projects to meet Cape Coral's future infrastructure demands, and is consistent with the already-adopted schedule of capital improvements.

Local Planning Agency and the Council public hearings. The Cape Coral Planning and Zoning Commission/Local Planning Agency held a public hearing on transmittal of the amendment on August 6, 2014 and recommended approval. The City Council's transmittal hearing was held on September 8, 2014, whereupon Council unanimously recommended transmittal of the text amendment request. Planning staff recommended approval. No revisions were requested by state and regional review agencies. On December 8, 2014, the proposed amendment was adopted by the Cape Coral City Council.

The City herewith submits three copies of the amendment packet (one paper and two electronic) including the following:

- Draft Ordinance 26-14; the strike thru/underline text of the City of Cape Coral Infrastructure Element is included in its Exhibit A;
- City of Cape Coral Water Supply Facilities Work Plan (May 14, 2014); and
- Planning Division Staff Summary.

Local Contact Person. If you have any questions regarding this amendment, please contact Wyatt Daltry, Planner IV, at (239) 573-3160 or [wdaltry@capecoral.net](mailto:wdaltry@capecoral.net).

This comprehensive plan amendment is available for public inspection in the City Clerk's office in Cape Coral City Hall at 1015 Cultural Park Boulevard, between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday, excluding holidays.

Copies of the this letter and the proposed amendment packet, including one copy of each item specified, were sent to the following agencies on December 22, 2014:

Southwest Florida Regional Planning Council  
Fort Myers, Florida

Florida Department of Transportation  
Fort Myers, Florida

South Florida Water Management District  
West Palm Beach, Florida

Florida Department of Environmental Protection  
Tallahassee, Florida

Lee County Planning Department  
Fort Myers, Florida

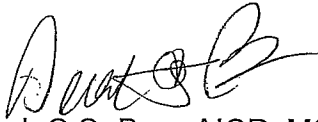
Lee County School Board  
Fort Myers, Florida

Florida Department of State  
Tallahassee, Florida

Florida Department of Education  
Tallahassee, Florida

Mr. Eubanks – Adoption—Comprehensive Plan Amendment TXT14-0001  
December 22, 2014  
Page 3 of 3

Sincerely,



Derek C.S. Burr, AICP, MS, MPA  
Planning Manager  
DCSB/WAD (Adoption TXT14-0001 cover to DEO)

Enclosures

C: Paul O'Connor, Planning Director, Lee County Community Development  
Jim Quinn, Environmental Manager, DEP  
Margaret Wuerstle, Executive Director, SWFRPC  
Terry Manning, AICP, Policy and Planning Analyst, SFWMD  
Lawrence Massey, Growth Mgmt. Coordinator, FDOT  
Susan Harp, Historical Preservation Planner, FDOS  
Tracy Suber, Planner, FDOE  
Dawn Huff, Long Range Planner, Lee County School Board

06/26/14

ORDINANCE 26 - 14

AN ORDINANCE AMENDING THE CITY OF CAPE CORAL COMPREHENSIVE PLAN; BY AMENDING THE INFRASTRUCTURE ELEMENT TO UPDATE THE LIST OF INFRASTRUCTURE PROJECTS AND TO ADOPT AN UPDATED WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

NOW, THEREFORE, THE CITY OF CAPE CORAL, FLORIDA, HEREBY ORDAINS AS FOLLOWS:

Section 1. The City of Cape Coral hereby adopts a Comprehensive Plan amendment necessary to update the Comprehensive Plan as follows:

Amending the Infrastructure Element by updating the list of infrastructure projects to remove those projects that have been completed and to reflect the updated schedule of capital improvements and by adopting an updated Water Supply Facilities Work Plan. The amendment to the Infrastructure Element is described in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Severability. In the event that any portion or section of this Ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Ordinance which shall remain in full force and effect.

SECTION 3. Effective Date. The effective date of this plan amendment shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete, or if timely challenged, the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Chapter 163.3184(3)(c)4., F.S., whichever is applicable.

ADOPTED AT A REGULAR COUNCIL MEETING THIS 8<sup>th</sup> DAY OF December, 2014.

*Marni L. Sawicki*  
MARNI L. SAWICKI, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

SAWICKI	<u>aye</u>
BURCH	<u>aye</u>
CARIOSCIA	<u>aye</u>
NESTA	<u>aye</u>
LEON	<u>aye</u>
ERBRICK	<u>aye</u>
WILLIAMS	<u>aye</u>
DONNELL	<u>aye</u>

ATTESTED TO AND FILED IN MY OFFICE THIS 12<sup>th</sup> DAY OF December, 2014.

*Rebecca van Deutekom*  
REBECCA VAN DEUTEKOM  
CITY CLERK

APPROVED AS TO FORM:

*Dolores D. Menendez*  
DOLORES D. MENENDEZ  
CITY ATTORNEY  
ord/CompPlanAmdmt-Infrastructure

## EXHIBIT A

### INFRASTRUCTURE ELEMENT

#### GOALS, OBJECTIVES, AND POLICIES

GOAL 2: Provision of Sanitary Sewer, Drainage, Potable Water, and Solid Waste Services- the City of Cape Coral will provide sanitary sewer, drainage, and potable water facilities, and will coordinate with private and County sources for provision of solid waste facilities to meet the existing and projected needs identified in this plan.

Objective 2.1: Existing deficiencies will be corrected by undertaking the following projects:

- a) Sanitary Sewer and Potable Water  
Implement SW-4 Utility Expansion Program
- b) Drainage  
Complete CRA Phase II Stormwater Improvements  
Implement recommendations of the Master Storm Water Management Plan

Policy 2.1.1. All projects will be undertaken in accordance with the Five Year Schedule of Capital Improvements adopted as part of the Capital Improvements Element.

Policy 2.1.2. Projects needed to correct existing deficiencies will be given priority in the formation and implementation of the Capital Improvements Plan.

Objective 2.2: Projected demands through the year 2013-2018 will be met.

Policy 2.2.1.

The City will meet projected demands by undertaking the following projects within the short-term planning timeframe:

- a. Sewer and Water Projects
  1. Continue to provide planning and studies necessary for orderly expansion
  2. ~~Southwest 4 Utility Expansion Program~~ North 1 Utility Expansion Program
  3. ~~Southwest 5 Utility Expansion Program~~ North 2 Utility Expansion Program
  4. Southwest 6 Utility Expansion Program
  5. Southwest 7 Utility Expansion Program
  6. Construct North Cape Water Reclamation Facility
  7. ~~Construct North Cape Reverse Osmosis Plant~~

## EXHIBIT A

- ~~8. Southwest Reclamation Plant Expansion~~
- ~~9. Southwest Reverse Osmosis Plant Expansion~~
- ~~10. North 1 Utility Expansion Program~~
- ~~7-11. Upgrade Rehab Lift Stations~~
- ~~8-12. Construct Rehab/Replace Raw Water Production Wells~~
- ~~13. Construct Aquifer Storage and Recovery Wells~~
- ~~14. Everest Parkway Reclamation Plant Expansion~~
- ~~9-15. Construct Southwest Bio-Solids Centrifuges Treatment Facility~~
10. Palm Tree Water Main Extension Phase I
11. Palm Tree Water Main Extension Phase II
12. Galvanized Pipe Replacement
13. UCD Administration Building
14. Manhole Rehabilitation
15. Infiltration/Inflow
16. Weir# 4 Construction
17. Force main Interconnect
18. Fire Sprinkler Conversion (Irr to PW)
19. Weir# 16 and # 17 Construction
20. Reuse Water Main-River Crossing
21. ASR/Irrigation Supply Improvement
22. North RO Deep Injection Well
23. Potable Water Infrastructure Replacement
24. Reuse Utilities Main Extension-FGUA
25. SWRO Deep Injection Well
26. Southwest Operations Building

EXHIBIT A

- 27. Analyzer Building
- 28. Retro SWRO Well Field Control/Communication
- 29. SWRO Control Systems Upgrade
- 30. Distribution System Automation

b. Solid Waste Projects

- to be coordinated with Lee County

c. Drainage Projects

- 1. Continue to develop drainage improvements city-wide Continue to construct city-wide drainage improvements, including modifications to weirs, based on the recommendations in the Master Storm Water Management Plan.
- 2. Provide drainage improvements for Utility Expansion Areas Continue to dredge the canals to provide required conveyance of storm water.
- 3. Complete CRA Phase II Stormwater Improvements

....

Policy 2.4.2, 2.3.5. The City hereby adopts the Water Supply Facilities Work Plan, dated September 21, 2009-May12, 2014, thereby being consistent with the South Florida Water Management District's Lower West Coast Water Supply Plan Update. The City shall continue to coordinate future updates of the Water Supply Facilities Work Plan with the South Florida Water Management District, as required by law.

....