

5. *Systemic Operational Issues Affecting Industry and Consumers*

Assertion: Preferential treatment of certain builders creating uneven playing field

This assertion is baseless, and without legal merit, and there is absolutely zero evidence discovered that validates the notion of preferential treatment for “certain builders” in the City. The City of Cape Coral Development Services Department processes and reviews permit applications on a first-in, first-out basis by utilizing its Enterprise Permitting and licensing software system to manage daily workload. However, the City does prioritize the processing and review of certain projects under the Development Services Department's internal policy on expediting reviews, the City's approved Affordable Housing Incentive Plan, as well as through the City Manager's Office "Priority Permitting" for its economic development program. The City currently has eight (8) projects that are categorized as "Priority Permitting" projects, due to their alignment with critical municipal priorities and the significant benefit to the City, its residents and visitors.

Attached to support response:

- DSD Internal Policy #8- Expediting
- Priority Economic Development Permitting Project list (as of December 10, 2025)

MEMORANDUM

CITY OF CAPE CORAL
DEVELOPMENT SERVICES DEPARTMENT

TO: Development Services Department Employees
FROM: Juan Guerra, Interim Development Services Director
DATE: September 6, 2023
SUBJECT: Policy #8 – Expediting of Permit Applications/Reviews/Inspections



The City has policies for expediting affordable housing projects but not for other types of developments. These other types of permits are typically processed on a first in/first out basis. Knowing that certain projects are supported by the City with the goal of growing our economic base and strengthening city services and infrastructure, management may ask that certain project applications be expedited. This means the project should be moved towards the top of the project list and will be reviewed by supervisors and/or managers before an approval or denial is made. This includes most permit types but is mainly targeted to site development plans; rezoning applications; legislative actions, such as comprehensive plan amendments; and building permits.

The expediting of any permit application(s) or project review can only be authorized by the Director, Deputy Director, or Building Official.

JG:eh (Memo - Internal Policy #8 09-05-2023.docx)

City of Cape Coral

Economic and Business Development High Priority Projects

1. Coral Grove Town Center

2. Victory Park

3. Bimini Square

4. Floor & Decor

5. Incredible Bank

6. Lee Health Comprehensive Center

7. Marriott TownePlace Suites

8. Velvet Gold – Pine Island Commerce Center