



**DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION**

For Internal Use Only

Case _____

Date _____

Tel. (239) 574-0553

Fax (239) 574-0591

P.O. Box 150027

Cape Coral, FL 33915-0027

FUTURE LAND USE MAP AMENDMENT (FLUMA) APPLICATION

NOTE TO APPLICANT: The completed application must be legible, and all items must be provided at the time of submission.

FLUMA APPLICATION REQUIREMENTS

1. **Letter of intent stating the actual request and why the request is being made**
2. **Applicant's portion of request shall be typewritten, and signature notarized:**
 - All forms (Application, Acknowledgement Form, Authorization to Represent) must be signed by the property owner or the applicant. If the Authorized Representative is an attorney, the application and the Acknowledgement Form may be signed by the attorney and an Authorization to Represent Form is not required.
 - If there are any deed restrictions on the property, a copy of the restrictions will be required.
3. **Certified survey done within past six (6) months MAY be required**
4. **If the subject property is within 500 feet of any County properties, the applicant must provide:**
 - a typewritten list of all affected property owners within the area. The list must prepare in label format and contain the following information; name, address, city, and zip-code.
5. **The applicant must provide a traffic projection of the number of trips that are anticipated to be generated by the revised Land Use including the distribution of these trips onto the roadway system. The applicant may also be required to perform a more detailed traffic impact analysis based on the City's traffic impact guidelines.**
6. **Chapter 163, Florida Statutes, requires that comprehensive plan map amendments be City Council must hold a submittal hearing (1st public hearing) prior to sending amendments to DEO. (Council may approve for submittal or deny proposed land use map amendments. Only approved amendments are submitted to DEO.) DEO then has ninety (90) days to review and respond to the proposed amendments. Upon receipt of DEO comments or objections, the local government has sixty (60) days to approve, deny, or approve with modifications the proposed land use map amendments.**
7. **Comprehensive Plan Amendments are reviewed by the Planning and Zoning Commission and City Council. Planning and Zoning Commission is an advisory body to City Council and makes recommendations on all amendments.**
8. **Please refer to the Future Land Use Map Amendment Section 3.5.2. for additional information.**

NOTE: IF ANY OF THE ABOVE INFORMATION IS ON A SHEET LARGER THAN 11 X 17, THE APPLICANT MUST SUPPLY SEVENTEEN (17) COPIES TO BE USED FOR DISTRIBUTION. IN ADDITION TO THE APPLICATION FEE, ALL REQUIRED ADVERTISING COSTS ARE TO BE PAID BY THE APPLICANT (ORD 39-03, SECTION 3.5.2.). ADVERTISING COSTS WILL BE BILLED AND MUST BE PAID PRIOR TO HEARING.



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FUTURE LAND USE MAP AMENDMENT APPLICATION

FEES: \$1,225.00 first 3 acres plus \$220.00 each additional acre over 3 up to 20 acres; \$22.00 per acre over the first 20 acres. In addition to the application fee, all required advertising costs are to be paid by the applicant (ORD 39-03, Section 3.5.2). Advertising costs will be billed and must be paid prior to hearing.

OWNER(S) OF PROPERTY INFORMATION

Owner <u>Cape Baptist Church, Inc. Florida Not For Profit Corporation</u>	Address <u>435 S.E. 10th Terrace</u>
Phone <u>239-314-9151</u>	City <u>Cape Coral</u>
Email <u>rodneyholler@capebaptist.org</u>	State <u>FL</u> Zip <u>33990</u>
Owner _____	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____

APPLICANT INFORMATION (If different from owner)

Applicant _____	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____

AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)

Representative <u>Avalon Engineering, Inc./Linda Miller</u>	Address <u>2503 Del Prado Blvd. S., Suite 200</u>
Phone <u>239-573-2077 Ext. 216</u>	City <u>Cape Coral</u>
Email <u>linda@avaloneng.com</u>	State <u>FL</u> Zip <u>33904</u>

PROPERTY INFORMATION

Unit 24 & 24 pt 1 Blocks portion of 1197 and 1061 Lot (s) 8, 9, 10 and 11 Subdivision Cape Coral

Property Address 435 SE 10th Terrace and 932 and 1004 SE 5th Place

Plat Book 1337 and 24 Page 4769 and 4 Current Zoning Single Family (R1)

Strap Number 24-44-23-C2-00007.0000; 24-44-23-C2-01061.0080; 24-44-23-C2-01061.0100 Acreage 4.52

Current Land Use SF (Single Family) Proposed Land Use PF (Public Facilities)

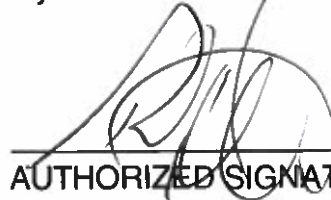


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THIS APPLICATION SHALL ALSO HAVE ANY ADDITIONAL REQUIRED SUPPORTING DOCUMENTS
The owner of this property, or the applicant agrees to conform to all applicable laws of the City of Cape Coral and to all applicable Federal, State, and County laws and certifies that all information supplied is correct to the best of their knowledge.

Cape Baptist Church, Inc. Florida Not For Profit Corporation
By: Rodney W. Holler, President



AUTHORIZED SIGNATURE

NAME (PLEASE TYPE OR PRINT)

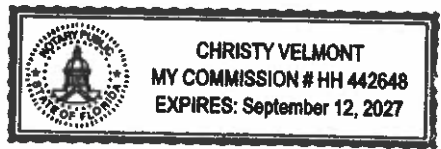
STATE OF FL
COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of physical presence or online notarization, this 10th day of December, 2025 by Rodney Holler who is personally known to me or produced _____ as identification.

Exp Date: 9/12/2027 Commission Number: HH 442648

Signature of notary Public: 

Printed Name of Notary Public: Christy Velmont





ESTIMATED PEAK HOUR TRIP

Parcel Size: Width 355 Depth 482 Sq. Ft. 196,891 Acreage 4.52

Soil Type: Cypress Lake fine sand-Urban land complex,
Wabasso sand limestone substratum-Urban land complex

Urban Services Area: (check one) Infill Transition Reserve

Natural Resources (state habitat type, e.g. high lands, wetlands, upland forest, oak hammocks, etc.):
See Environmental Report.

Animal Species: (list any endangered, threatened, or species of special concern on-site)
See Environmental Report.

Estimated Development:

- Estimate total lot coverage 61.3 %
- Estimate total building floor area: 35,200 Sq. ft.
- Estimate type of future development and percentages:
(e.g. business offices, commercial retail, automotive repair, etc.)

Religious Facility with a communication tower

Estimated peak hour trip ends:

If 300 or less peak hour trip ends are projected, the applicant must provide the source of the traffic projection. If more than 300 peak hour trip ends are projected, a traffic impact study must be completed and submitted as part of the application (see attachments).

City Sewer: YES NO

City Water: YES NO



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ACKNOWLEDGEMENT FORM

I have read and understand the above instructions. Hearing date(s) will be confirmed when I receive a copy of the Notice of Public Hearing stipulating the day and time of any applicable hearings.

I acknowledge that I, or my representative, must attend any applicable meetings scheduled for the Hearing Examiner and City Council.

I will have the opportunity at the hearing to present information pertaining to my request that may not be included in my application.

I understand any decision rendered by the CITY shall be subject to a thirty (30) day appeal period. Any work performed within the thirty (30) day time frame or during the APPEAL process will be completed at the applicant's risk.

I understand I am responsible for all fees, including advertising and recording costs. All fees are to be submitted to the City of Cape Coral with the application.

By submitting this application, I acknowledge and agree that I am authorizing the City of Cape Coral to inspect the subject property and to gain access to the subject property for inspection purposes reasonably related to this application and/or the permit for which I am applying.

I hereby acknowledge that I have read and understood the above affidavit on the 10 Day of DECEMBER 20 25.

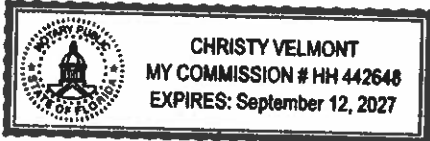
Cape Baptist Church, Inc. Florida Not For Profit Corporation
CORPORATION/COMPANY NAME

Rodney W. Holler
OWNER'S NAME (TYPE or PRINT)
OWNER'S SIGNATURE

STATE OF FL
COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of [X] physical presence or [] online notarization, this 10th day of December, 2025 by Rodney Holler who is personally known to me or produced as identification.

Exp Date: 9/12/2027 Commission Number: HH 442648



Signature of notary Public:
Printed Name of Notary Public: Christy Vermont



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AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Avalon Engineering - Linda Miller
(Name of person giving presentation)

IS AUTHORIZED TO REPRESENT ME IN THE REQUEST BEFORE THE HEARING EXAMINER
AND CITY COUNCIL.

UNIT 24 & 24 pt 1 BLOCK 1197 & 1061 LOT(S) 8,9,10 & 11 SUBDIVISION Cape Coral

OR LEGAL DESCRIPTION

LOCATED IN THE CITY OF CAPE CORAL, COUNTY OF LEE, FLORIDA.

Cape Baptist Church, Inc. Florida Not For Profit Corporation

Rodney W. Holler

PROPERTY OWNER (Please Print)

[Handwritten Signature] PASTOR
PROPERTY OWNER (Signature & title)

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

STATE OF FL

COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of [checked] physical presence or [] online
notarization, this 10th day of December, 2025 by Rodney Holler
who is personally known to me or produced as identification.

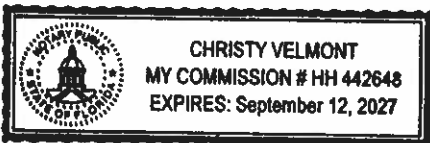
Exp Date: 9/12/2027 Commission Number: HH 442648

Signature of notary Public:

[Handwritten Signature]

Printed Name of Notary Public:

Christy Velmont



Note: Please list all owners. If a corporation, please supply the City Planning Division with a
copy of corporation papers.



FUTURE LAND USE MAP AMENDMENTS

- A. Purpose of Amendments. Future Land Use Map amendments shall be considered for the following reasons:
1. The amendment implements the goals, objectives, and policies of the Comprehensive Plan.
 2. The amendment promotes compliance with changes to other city, state, or federal regulations.
 3. The amendment results in compatible land uses within a specific area.
 4. The amendment implements findings of reports, studies, or other documentation regarding functional requirements, contemporary planning practices, environmental requirements, or similar technical assessments.
 5. The amendment is consistent with the City's ability to provide adequate public facilities and services.
 6. The amendment prepares the City for future growth, such as reflecting changing development patterns, identifying demands for community services, reflecting changes necessary to accommodate current and planned growth in population, and facilitating community infrastructure and public services.
- B. Manner of Initiation. Applications for a Future Land Use Map Amendment (FLUMA) may be initiated in the following manner:
1. The City Council by its own motion;
 2. The Planning and Zoning Commission by its own motion;
 3. The City Manager for City initiated requests; or
 4. By a petition of one or more property owners of at least 51% of the property owners of an area proposed for amendment.
- C. Review Criteria. Proposed future land use map amendments shall be reviewed in accordance with the requirements of Chapter 163, Florida Statutes, and the following criteria:
1. Whether the proposed future land use amendment is consistent with the goals, policies, and future land use designations of the City Comprehensive Plan;
 2. The amendment protects the health, safety, and welfare of the community;
 3. The proposed amendment and all of the consistent zoning districts, and the underlying permitted uses, are compatible with the physical and environmental features of the site;
 4. The range of zoning districts and all of the allowed uses in those districts are compatible with surrounding uses in terms of land suitability or density and that a change will not result in negative impacts on the community or traffic that cannot be mitigated through application of the development standards in this Code;



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5. The site is capable of accommodating all of the allowed uses, whether by right or otherwise, considering existing or planned infrastructure for roads, sanitary and water supply systems, stormwater, parks, etc.; and
 6. Other factors deemed appropriate by the Commission and City Council.
- D. Effective date of approval. The effective date of a future land use map amendment shall be in accordance with Chapter 163, Florida Statutes.

Cape Baptist Church

Section 24, Township 44 South, Range 23 East
Lee County, Florida

Environmental Survey Report

February 2025

Prepared for:

**Cape Baptist Church
435 SE 10th Terrace
Cape Coral, FL 33990**

Prepared by:



ENVIRONMENTAL CONSULTING, LLC
15957 Tropical Breeze Drive, Fort Myers, FL 33908
(239) 994-9007

Project No. 25-004

INTRODUCTION

This report details the results of the environmental survey conducted by Owen Environmental Consulting, LLC (OEC), for Cape Baptist Church (Project). The purpose of this survey was to review the Project site for plant and wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC), the U.S. Fish and Wildlife Services (USFWS), and the Florida Department of Agriculture (FDA), as endangered, threatened, or a species of special concern. Components of this report include a database review for listed species and an onsite listed species survey.

The Project site totals 4.51± acres and is located in Section 24, Township 44 South, Range 23 East, in Lee County, Florida (Figure 1). More specifically, the Project site is located at the corner of Southeast 10th Terrace and Southeast 5th Place in Cape Coral, Florida. The land-uses surrounding the Project include single-family residences, multi-family developments, commercial facilities, undeveloped land, a golf course, and roadways.

SITE CONDITIONS

The Project site consists of an operational church complex with associated entryways and paved parking areas. Historical imagery indicates that the area was cleared for agricultural purposes prior to 1968 and has remained devoid of native habitats since that time. The church situated on the premises was constructed in the early 1990s, during which a stormwater lake was excavated in the southwest corner of the property. Land-uses onsite include open disturbed uplands, an open disturbed wetland, and an artificial storm water management lake. The disturbed uplands and wetlands present on the site are regularly mowed and maintained as part of the church's landscaping.

VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped by OEC using 2024 digital 1" = 80' scale aerial photography with ground-truthing on February 13, 2025. The property boundary was obtained from the Lee County Property Appraiser and inserted onto the digital aerial. The property boundary was not staked in the field at the time of inspection and was, therefore, estimated based on the overlay of the boundary on the aerial photography. Four vegetation associations were identified using the Florida Department of Transportation's Florida Land Use, Cover and Forms Classification System (FLUCCS) (1999) (Figure 2). The FLUCCS codes identified within the Project site are summarized by acreage in Table 1. A brief description of the vegetative composition of each FLUCCS code follows.

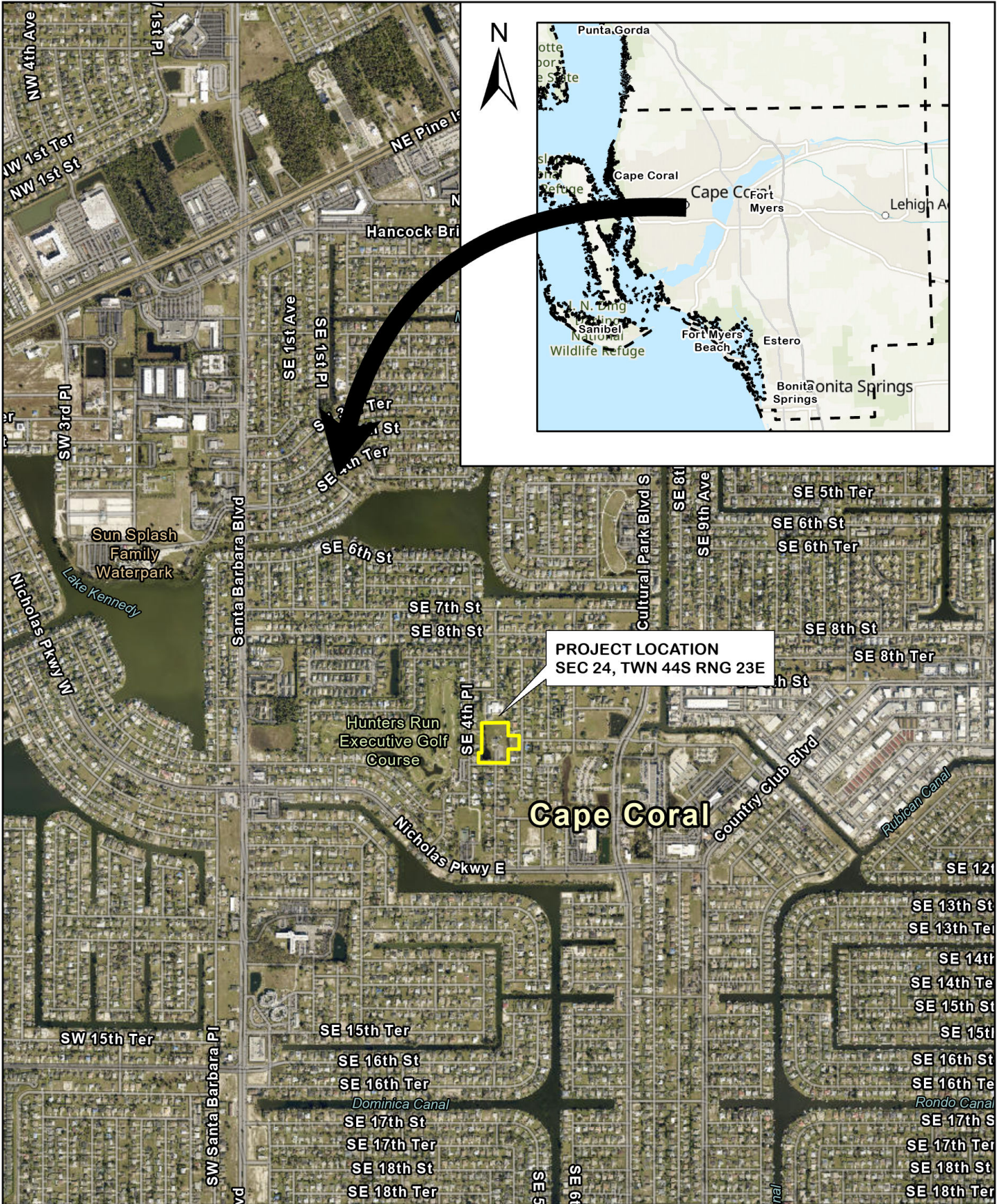
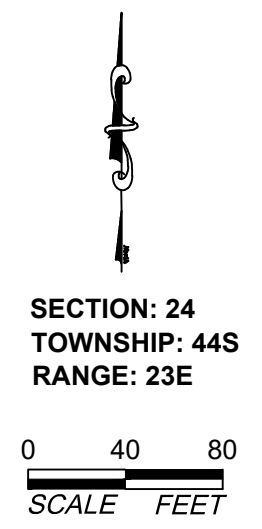
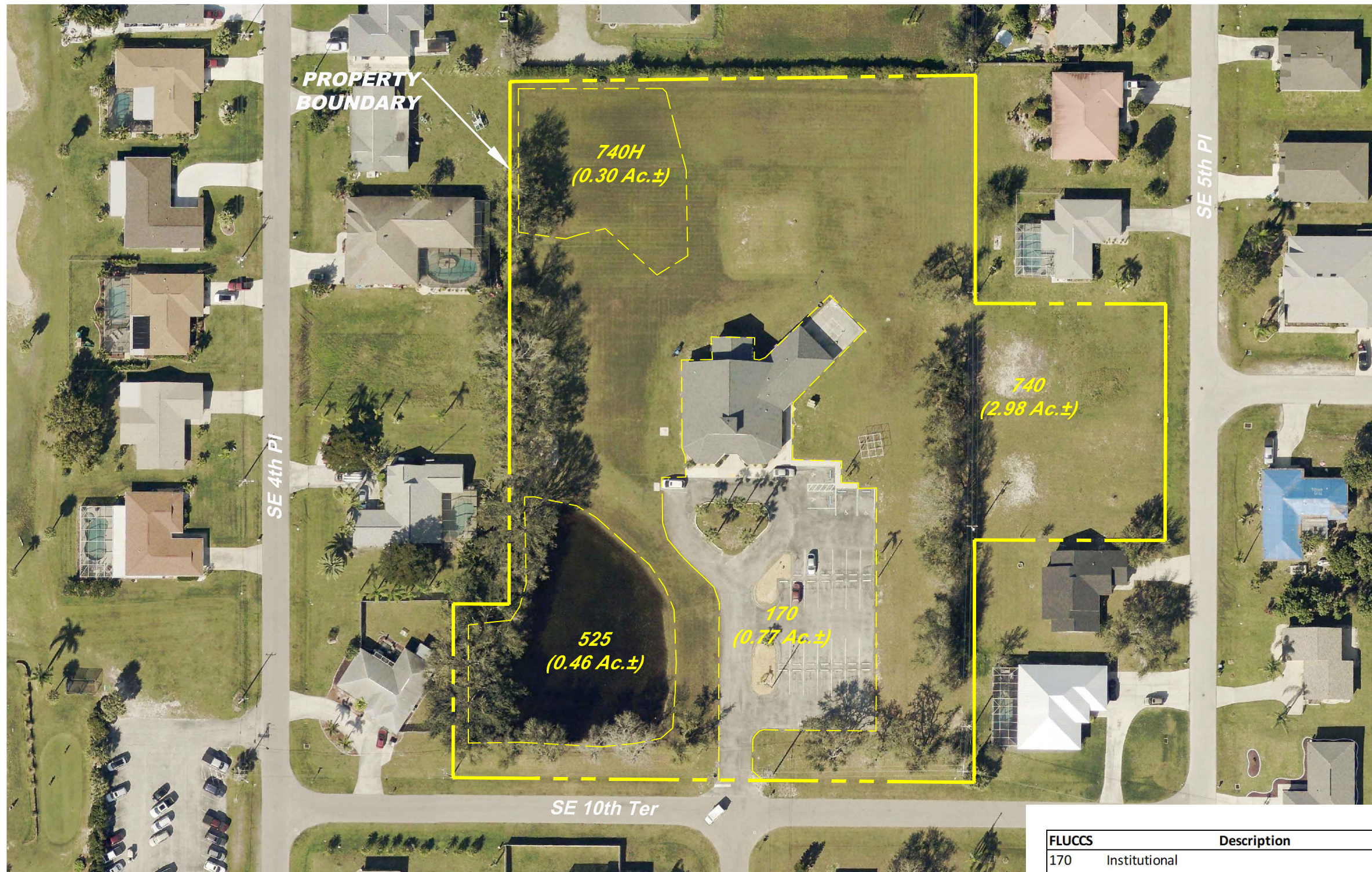


Figure 1. Project Location Map

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Cape Baptist Church



Notes:

1. Property boundary provided by Lee County Appraisers Website.
2. Mapping based on photointerpretation of 2024 aerial photography and ground truthing in February 2025.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
170	Institutional	0.77 Ac.±
525**	Stormwater Management Pond	0.46 Ac.±
740	Disturbed Land	2.98 Ac.±
740H*	Disturbed Land, Hydric	0.30 Ac.±
Total		4.51 Ac.±
*	Potential Jurisdictional Wetlands	
**	Potential Jurisdictional Other Surface Water	

25-004

Figure 2. Vegetation Map

Table 1. Acreage Summary by FLUCCS

FLUCCS CODE	DESCRIPTION	ACREAGE
170	Institutional	0.77
525**	Stormwater Management Pond	0.46
740	Disturbed Land	2.98
740H*	Disturbed Land, Hydric	0.30
Total		4.51

*Potential jurisdictional wetlands

**Potential jurisdictional Other Surface Waters (OSW)

FLUCCS Code 170, Institutional

The central portion of the property contains an operational church complex comprised of buildings, entryways, and paved parking areas.

FLUCCS Code 525, Stormwater Management Pond

An artificial stormwater management pond was excavated within the southwestern corner of the property during the early 1990's. The canopy and subcanopy of this OSW type are open. The groundcover contains torpedograss (*Panicum repens*), paragrass (*Urochloa mutica*), knotted spikerush (*Eleocharis interstincta*), pickerelweed (*Pontederia cordata*), red ludwigia (*Ludwigia repens*), and frogfruit (*Phyla nodiflora*).

FLUCCS Code 740, Disturbed Land

The canopy and subcanopy of this upland land-use type are primarily open but include landscaped species around the margins, such as live oak (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), queen palm (*Syagrus romanzoffiana*), and yew plum pine (*Podocarpus macrophyllus*). The groundcover includes bahiagrass (*Paspalum notatum*), St. Augustine grass (*Stenotaphrum secundatum*), bermudagrass (*Cynodon dactylon*), largeflower Mexican clover (*Richardia grandiflora*), shrubby false buttonweed (*Borreria verticillata*), broomweed (*Sida ulmifolia*), beggarticks (*Bidens alba*), woodland false buttonweed (*Borreria remota*), and lilac tasselflower (*Emilia sonchifolia*).

FLUCCS Code 740H, Disturbed Land, Hydric

The canopy and subcanopy of this wetland land-use type are open. The groundcover includes manyflower marshpennywort (*Hydrocotyle umbellata*), Asiatic pennywort (*Centella asiatica*), savannah false pimpinell (*Lindernia grandiflora*), Canadian toadflax (*Linaria canadensis*), tropical flatsedge (*Cyperus surinamensis*), bahiagrass, coast cockspur (*Echinochloa walteri*), common dayflower (*Commelina diffusa* var. *diffusa*), big carpetgrass (*Axonopus furcatus*), bermudagrass, southern fleabane (*Erigeron quercifolius*), frogfruit, and bermudagrass.

METHODOLOGY

Database Review

Prior to the onsite survey, research was conducted on the listed species databases provided by the FWCC, the USFWS, and the City of Cape Coral for any previously documented occurrences of listed species on, or immediately adjacent to, the Project site. Additionally, the Audubon Florida EagleWatch Database was reviewed for the documented locations of bald eagle (*Haliaeetus leucocephalus*) nests. Based on Project location, general habitat types, and available literature from the FWCC (2018) and the Florida Natural Areas Inventory (FNAI 2010), the potential listed plant and wildlife species that could occur on the Project site are listed by FLUCCS Code in Table 2. Per the research, there were no listed plant species anticipated to occur on the site.

Table 2. Potential Listed Species That Could Occur by FLUCCS Code

FLUCCS Code	Species	Listing Status	
		FWCC	USFWS
170	None	-	-
525	American Alligator (<i>Alligator mississippiensis</i>)	FT (S.A.)	FT (S.A.)
	Little Blue Heron (<i>Egretta caerulea</i>)	ST	-
	Roseate Spoonbill (<i>Platalea ajaja</i>)	ST	-
	Tricolored Heron (<i>Egretta tricolor</i>)	ST	-
	Wood Stork (<i>Mycteria americana</i>)	FT	FT
740	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)	FT	FT
	Gopher Tortoise (<i>Gopherus polyphemus</i>)	ST	-
	Bald Eagle (<i>Haliaeetus leucocephalus</i>)	*	*
	Burrowing Owl (<i>Athene cunicularia</i>)	ST	-
740H	Little Blue Heron (<i>Egretta caerulea</i>)	ST	-
	Roseate Spoonbill (<i>Platalea ajaja</i>)	ST	-
	Tricolored Heron (<i>Egretta tricolor</i>)	ST	-
	Wood Stork (<i>Mycteria americana</i>)	FT	FT

FE – Federally Endangered

FT – Federally Threatened

FT (S.A.) – Federally Threatened due to similarity of appearance with the American crocodile (*Crocodylus acutus*)

ST – State Threatened

*The bald eagle was delisted in 2007, but remains protected per the Bald and Golden Eagle Protection Act and the City of Cape Coral Code of Ordinances.

Listed Species Survey

For sites that are not routinely mowed, or that may contain wetland habitats, the City of Cape Coral requires a professional environmental survey for the presence of plant and wildlife species listed as endangered, threatened, or as a species of special concern by the FWCC, the USFWS, and/or the FDA. In order to provide appropriate visual coverage of the habitats onsite, pedestrian transects spaced no more than 50 feet apart were utilized to traverse the Project site. These transects were implemented in a grid pattern, incorporating both north/south and east/west orientations. Any observed listed species, or their sign (i.e., tracks, nests, scat, etc.), were recorded using a handheld Global Positioning System (GPS) device and subsequently plotted on a scaled aerial of the site.

Florida Bonneted Bat Roost Survey Methodology

Per the 2024 revision of the USFWS Florida Bonneted Bat (*Eumops floridanus*) Consultation Guidelines, a series of meandering transects were implemented across the site (USFWS 2024). Transects through roosting habitat were spaced approximately 30 feet apart and all trees, snags (i.e., dead standing trees), and/or man-made structures were visually inspected from all sides for evidence of cavities, peeling bark, or other characteristics indicative of potential roosting sites. Any evidence of the Florida bonneted bat's presence on the Project site (i.e., potential roost cavities, potential roosting structures, scat, vocalizations, direct sightings, etc.) were documented in the field using a handheld GPS device.

While conducting the Florida bonneted bat roost survey, all living pine (*Pinus* spp.) trees were inspected for the presence of cavities potentially excavated by the red-cockaded woodpecker (*Picoides borealis*).

An onsite survey for listed species and potential Florida bonneted bat roosts was conducted by OEC on February 13, 2025. The survey was conducted during the morning hours. Weather conditions at the start of the survey consisted of temperatures in the low-80's, south winds at 10 to 15 miles per hour, fair skies, and no rain.

SURVEY RESULTS

Database Review

According to the Cape Coral Wildlife Database, five burrowing owl (*Athene cunicularia*) burrows are documented within the northern and eastern portions of the Project site. There are no other documented occurrences of listed species within the Project site per the FWCC and the USFWS records.

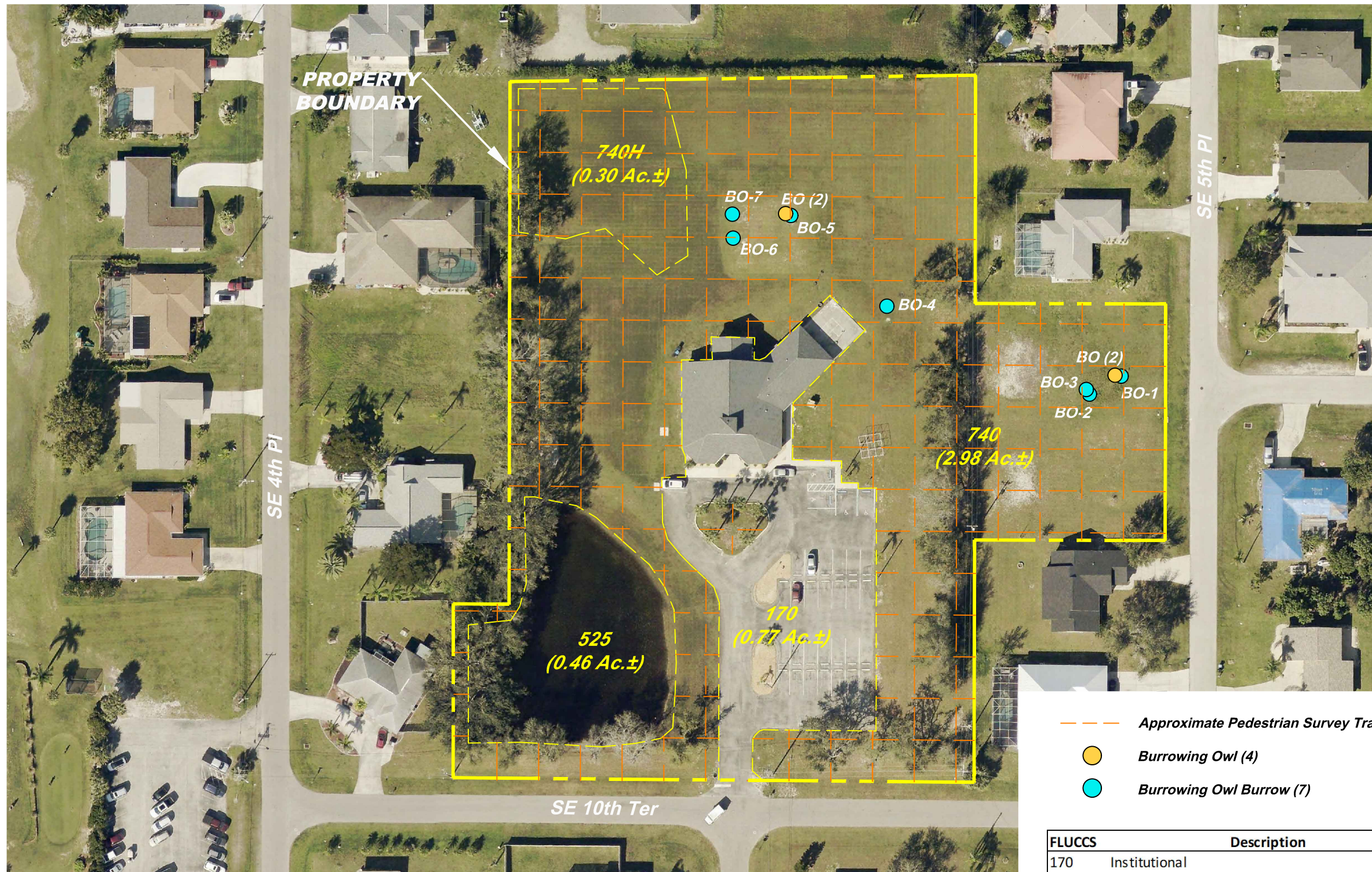
The Audubon EagleWatch database indicates that the nearest bald eagle nest (LE-103) is located approximately 4,200 feet east of the Project site. As such, the Project site is not within the 660-foot buffer zone recognized by the USFWS (2007), or within the 1,100-foot bald eagle management zone recognized by the City of Cape Coral (2020). The bald eagle was delisted in 2007 but remains protected under the City of Cape Coral Code of Ordinances and under the Bald and Golden Eagle Protection Act.

Listed Species Survey

A total of four burrowing owls and seven potentially occupied burrowing owl burrows were documented on the Project site during the February 13, 2025 listed species survey. The results of the survey along with visual representations of the survey transects are provided as Figure 3.

There were no additional plant or wildlife species listed by the USFWS, the FWCC, or the FDA observed on the site during the survey.

Cape Baptist Church



SECTION: 24
TOWNSHIP: 44S
RANGE: 23E

0 40 80
SCALE FEET

- Approximate Pedestrian Survey Transects
- Burrowing Owl (4)
- Burrowing Owl Burrow (7)

FLUCCS	Description	Acreage
170	Institutional	0.77 Ac.±
525**	Stormwater Management Pond	0.46 Ac.±
740	Disturbed Land	2.98 Ac.±
740H*	Disturbed Land, Hydric	0.30 Ac.±
Total		4.51 Ac.±

* Potential Jurisdictional Wetlands
** Potential Jurisdictional Other Surface Water

Notes:

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2. Mapping based on photointerpretation of 2024 aerial photography and ground truthing in February 2025.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

25-004

Figure 3. Listed Species Survey Map

Florida Bonneted Bat Roost Survey

A Florida bonneted bat roost survey was conducted by OEC on February 13, 2025. There were no snags containing cavities observed onsite, or any other feature that could potentially be utilized for roosting by the Florida bonneted bat (Figure 3). Additionally, no living pine trees with cavities or artificial structures with potential roosting features were observed onsite.

MANAGEMENT PLAN

At the request of the City of Cape Coral, a management plan may be prepared for the Project to outline protection measures for the listed species observed onsite, and/or for those potentially affected by the construction of the Project.

For any burrowing owl burrow located within 33 feet of the development footprint, a Migratory Bird Nest Removal Permit will be obtained from the FWCC for the scoping and collapsing of the burrow(s), prior to construction.

REFERENCES

City of Cape Coral. 2020. Protected Species Ordinance (Code of Ordinances, Chapter 23).

Florida Department of Transportation (FDOT). 1999. Florida Land Use, Cover and Forms Classification System. FDOT Surveying and Mapping Office, Geographic Mapping Section. Third Edition.

Florida Natural Areas Inventory (FNAI). 2010. Guide to the Natural Communities of Florida: 2010 Edition. Florida Natural Areas Inventory, Tallahassee, FL.

Florida Fish and Wildlife Conservation Commission (FWCC). 2018. Florida's Endangered and Threatened Species. Florida's Official Endangered and Threatened Species List. FWCC. Tallahassee, Florida.

U.S. Fish and Wildlife Service (USFWS). 2007. National Bald Eagle Management Guidelines.

U.S. Fish and Wildlife Service (USFWS). June 5, 2024. Florida Bonneted Consultation Guidelines, 2024 Revision. South Florida Ecological Services Office; Vero Beach, Florida.

January 12, 2026

Ms. Amy Yearsley, Planning Manager
Department of Community Development
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, Florida 33990

PROJECT: CAPE BAPTIST CHURCH

SUBJECT: FUTURE LAND USE MAP AMENDMENT LETTER OF INTENT

Dear Ms. Yearsley:

As provided for in Section 3.5.2 of the City of Cape Coral's Land Development Code, and on behalf of the property owner, Cape Baptist Church, Inc. we respectfully request an amendment to the City of Cape Coral's Future Land Use Map to change the designation of the subject 4.52 acres from Single Family Residential to Public Facilities for the expansion and redevelopment of a new religious facility.

The subject parcel is located at 435 SE 10th Terrace and 932 & 1004 SE 5th Place in Cape Coral. The property includes three strap numbers 24-44-23-C2-00007.0000, 24-44-23-C2-01061.0080, 24-44-23-C2-01061.0100, described as an unrecorded parcel, a portion of Block 1197 and 1061, a vacated ROW and Lots 8-11 in Block 1061.

Adjacent development includes:

North: Developed (Zoned Commercial)

East: Vacant Property (Zoned Residential) then SE 5th Place

South: SE 10th Place

West: Vacant Property (Zoned Residential) then SE 4th Place

History of the Cape Baptist Church

The Cape Baptist Church began on September 2, 2007, when Pastor Rod Holler, Sr. and his wife, Cindy, moved to Cape Coral, FL, to start a local church. The services were held at Trafalgar Middle School until October of 2010, when they purchased their current property on SE 10th Terrace.

The church was recognized as an independent church in 2013 after substantial growth. Cape Baptist Church is locally governed by their pastor and board of elders and offers Sunday Schools, Sunday Evening and Wednesday Evening Services, several youth programs, and True Hope Media, a 24-hour radio station, that broadcasts biblical programs from Cape Baptist Church.

Request

The applicant is requesting to amend the current Future Land Use Map for 4.52 acres from Single Family Residential to Public Facilities to allow for a future new religious facility, the installation of a communication tower to broadcast services and programs daily and make the necessary site improvements under a future zoning map amendment and a city site development permit.

Public Facility Future Land Use

A majority of the Public Facility category consists of schools, public safety buildings, and religious establishments. The City's Public Facility Future Land Use is consistent with all zoning Districts except Agriculture.

A religious facility is a permitted use or a conditional use in a majority of the City's zoning districts except for Industrial, Preservation, Mixed Use Seven, and Mixed-Use Bimini.

By city definition a wireless communication facility is any cable, wires, lines, waveguides, antennas and other equipment associated with the transmission or reception of telecommunications installed upon a tower or antenna support structure, including ground-based equipment in direct support of such transmission or reception.

A wireless communication facility is permitted with standards in the City's Agricultural, Professional, Commercial, Industrial, Institutional, Commercial Corridor, Neighborhood Commercial and in two zoning districts within the South Cape (SEC and LOC).

Land Development Code Section 3.5.2 Purpose of an Amendment

A. Future Land Use Map Amendments shall be considered for the following reasons:

1. The amendment implements the goals, objectives, and policies of the Comprehensive Plan.

The proposed development will implement the goals, objectives and policies of the City's Comprehensive Plan with this Future Land Use Map Amendment, a Zoning Amendment and a Site Development Permit for construction of the facility.

2. The amendment promotes compliance with changes to other city, state, or federal regulations.

City initiated amendments to the City's FLUMA and modifications to the City's Land Development Code, over the years, has facilitated the need for religious facilities when expanding or developing a parcel to develop under the City's Public Facilities Future Land Use instead of the wide range of Future Land Use Classifications that permit this use.

3. The amendment results in compatible land uses within a specific area.

A large majority of religious facilities in the City of Cape Coral are on sites that have a Future Land Use of Public Facilities.

4. The amendment implements findings of reports, studies, or other documentation regarding functional requirements, contemporary planning practices, environmental requirements, or similar technical assessments.

The proposed amendment was submitted with the required documentation needed to assess the request. All developments require documentation for city review and approval. Additional reports and studies are also required for development approval through the City's Traditional Zoning Amendment, or a Planned Unit Development process as well as the Site Development Process.

5. The amendment is consistent with the City's ability to provide adequate public facilities and services.

The area proposed for this amendment has adequate public facilities and services.

6. The amendment prepares the city for future growth, such as reflecting changing development patterns, identifying demands for community services, reflecting changes necessary to accommodate current and planned growth in population.

This proposed amendment will provide for future expansion of this existing religious facility and places this use within a Future Land Use classification specifically for this type of use.

Land Development Code Section 3.5.2.B. Manner of Initiation

Applications for a Future Land Use Map Amendment (FLUMA) may be initiated in the following manner:

1. The City Council by its own motion;
2. The Planning and Zoning Commission by its own motion;
3. The City Manager for City initiated requests; or
4. By a petition of one or more property owners of at least 51% of the property owners of an area proposed for amendment.

The property owner submitting this petition has 100% ownership in the parcel requesting approval of this Land Use Map Amendment.

Land Development Code Section 3.5.2 C. Review Criteria

Proposed future land use map amendments shall be reviewed in accordance with the requirements of Chapter 163, Florida Statutes, and the five following criteria:

1. Whether the proposed future land use amendment is consistent with the goals, policies, and future land use designations of the City Comprehensive Plan;

The applicant finds that the following City Comprehensive Plan Policies are consistent with this Future Land Use Map Amendment Application:

Policy 1.15.h Public Facility Future Land Use

A majority of the Public Facility category consists of schools, public safety buildings, and religious establishments. The City's Public Facility Future Land Use is consistent with all zoning Districts except Agriculture.

The application for a Public Facility Future Land Use is appropriate for a religious facility use.

Policy 4.1: Future development requiring access or connection to public water and sewer facilities will be located within either the Urban Services Infill or Transition areas.

Water, Sewer, and Irrigation services are available for the redevelopment of the subject parcel. The subject parcel is located within the City's Urban Services Infill area.

2. The amendment protects the health, safety, and welfare of the community;

This amendment will protect the health, safety and welfare of the residents of cape coral by establishing the appropriate future land use on the subject parcel which supports religious facilities.

3. The proposed amendment and all of the consistent zoning districts, and the underlying permitted uses, are compatible with the physical and environmental features of the site;

The shape, size and location of the subject parcel work well for the existing religious facility and the future expansion of this church. The site has the right amount of acreage and lot depth to support the proper placement of the future religious buildings and the communication tower allowing for adequate buffering from their residential neighbors.

4. The range of zoning districts and all of the allowed uses in those districts are compatible with surrounding uses in terms of land suitability or density and that a change will not result in negative impacts on the community or traffic that cannot be mitigated through application of the development standards in this Code;

Since the site is already developed with a religious facility and this use is compatible with the surrounding uses within the area, this request to amend the Future Land Use will not affect the existing use or change the proposed future use on the site which will remain a religious facility.

5. The site can accommodate all the allowed uses, whether by right or otherwise, considering existing or planned infrastructure for roads, sanitary and water supply systems, stormwater, parks, etc.; and

The site can accommodate the religious use that exists and will accommodate the future expansion of the facility with a new church building and the addition of a communication tower to transmit their broadcasting services. There is adequate existing infrastructure (roads, utilities) available to support the proposed development and adequate space within the site to provide for buffering and stormwater facilities.

6. Other factors deemed appropriate by the Commission and City Council.

The proposed development will comply with any other factors deemed appropriate by the Hearing Examiner and City Council for this application and all application processes requiring public hearings and approvals by the Planning and Zoning Board, Hearing Examiner and City Council.

In consideration of the justifications provided above, please approve the adoption of this land use map amendment. Should you or your staff have questions or require additional information, please let us know.

Sincerely,

AVALON ENGINEERING, INC.



Linda Miller, AICP
Vice President

**PLANNING DIVISION STAFF REPORT
FLUM26-000001**

Staff Report prepared by Candise Forde, Planner
239-242-3204 or cforde@capecoral.gov

<p>SITE ADDRESSE(S): 435 SE10th Terrace and 932 SE 5th Place and 1004 SE 5th Place</p>	<p>APPLICANT: Cape Baptist Church, Inc. Authorized representative: Linda Miller, Avalon Engineering, Inc. 2503 Del Prado Blvd. South, Suite 200 Cape Coral, FL, 33904</p> <p>OWNER(S): Cape Baptist Church, Inc.</p>
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<p>SUMMARY OF REQUEST</p> <p>The applicant is requesting a future land use map amendment from Single Family (SF) to Public Facilities (PF) for three sites in central Cape Coral totaling 4.52 acres as more particularly described in Exhibit “A.”</p>	<p>Aerial of the parcel(s):</p>
--	---------------------------------

EXISTING ZONING	EXISTING LAND USE	PROPOSED LAND USE	SITE IMPROVEMENTS	AREA OF PROPERTY
Single Family Residential (R1)	Single Family (SF)	Public Facilities (PF)	Site is improved with a church.	197,044 sq. ft. or 4.52 acres

STAFF RECOMMENDATION: Approval

Purpose of request:

The applicant is requesting a future land use map amendment (FLUMA) from Single Family (SF) to Professional Facilities (PF). Should this future land use amendment be approved, staff anticipates the owner will seek a zoning change from the Single-Family Residential (R1) to the Institutional District.

Case Overview:

Positive Aspects of Application:	<ul style="list-style-type: none"> The requested amendment will provide the owner with greater flexibility in expanding the existing church use. The requested Public Facilities FLUC is more indicative of the actual use of the site than the existing Single Family FLUC.
Negative Aspects of Application:	<ul style="list-style-type: none"> Most City zoning districts are compatible with the requested Public Facilities FLUC, and some uses in several zoning districts may not be compatible with the surrounding residential uses.
Mitigating Factors:	<ul style="list-style-type: none"> None.

SITE INFORMATION

Location: 435 SE 10th Terrace, 932 SE 5th Place, and 1004 SE 5th Place

STRAP Number: 24-44-23-C2-00007.0000; 24-44-23-C2-01061.0080; 24-44-23-C2-01061.0100

Block/Lot(s): See the legal description in Exhibit "A."

Site Area: 197,044 sq. ft. or 4.52 acres

Case Planner: Candise Forde, Planner

Approved By: Amy Yearsley, AICP, Planning Manager

Site:	Future Land Use	Zoning
Current:	Single Family (SF)	Single Family Residential (R1)
Proposed:	Public Facilities (PF)	N/A
	<i>Surrounding Future Land Use</i>	<i>Surrounding Zoning</i>
North:	Single Family	R-1
South:	Single Family	R-1
East:	Single Family and Mixed Use	R-1
West:	Single Family	R-1

Future Land Use/Zoning History:

The subject lots 1,2 and 3 in Block 1061 were originally zoned R-1B (Single Family Residential Districts) to W (Places of Worship) via Ordinance 96-90 PDP, and then W (Places of Worship) to R1 (Single Family Residential) via Ordinance 4-19.

Lots 1,2,3 and 4 of Block 1197 were originally R-1B (Single Family Residential Districts) to W (Places of Worship) via ORD 96-90 PDP; W (Places of Worship) to R1 (Single Family Residential) ORD 4-19.

Lots 8 through 11 of block 1061, have consistently maintained a single-family zoning classification and corresponding future land use classification, with no changes since their original designation.

Urban Service

Area: Transition

City Water/Sewer: Yes

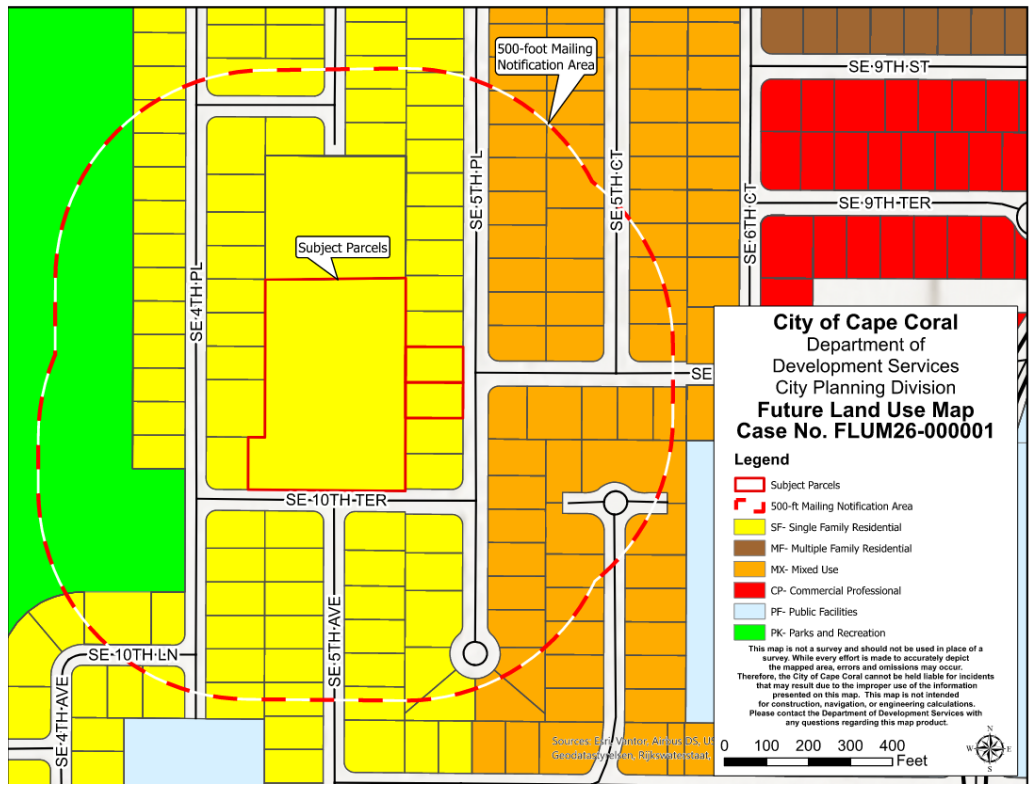
Access: The site has frontage along SE 10th Terrace (a local street) to the south and SE 4th Place (a local street) to the west.

Background:

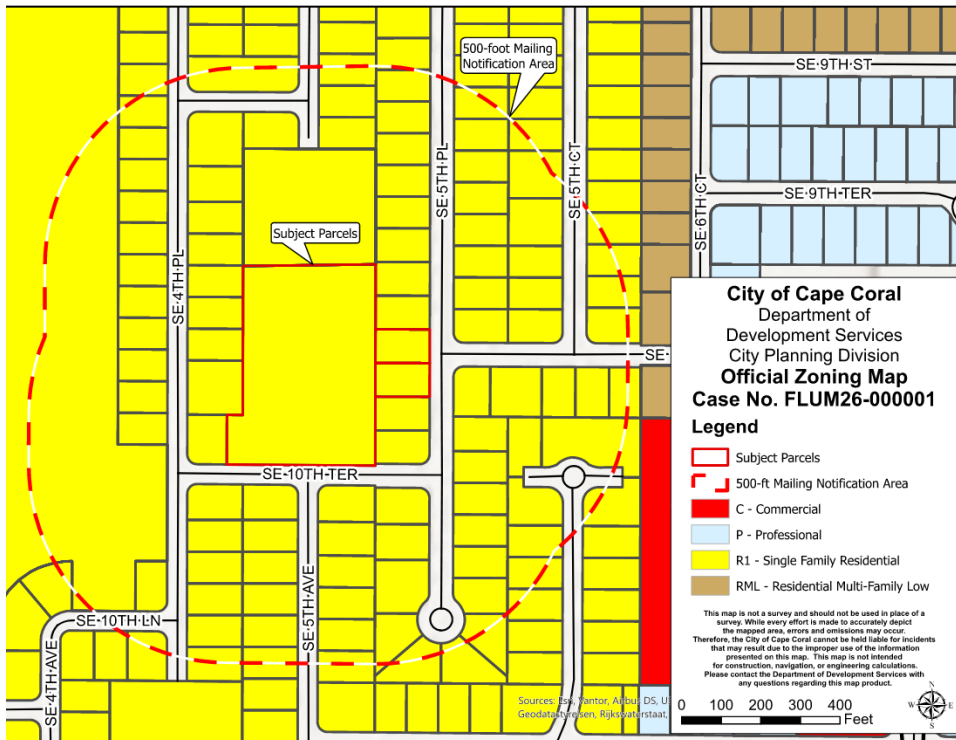
The amendment area consists of three contiguous parcels, comprising 4.52 acres in total. The largest parcel, which is located at 435 SE 10th Terrace, is currently functioning as a religious institution. This use is permitted as a conditional use within the R1 (Single-Family Residential) zoning district, consistent with applicable regulations that allow such uses on properties exceeding three (3) acres in area. The church has been in use at this location since 2010 but has been providing services since 2007.

The area surrounding the subject parcels is characterized mainly by residential development, with a family support center directly north. Properties immediately adjacent to the subject parcels are zoned R1 with properties to the north and south having Single Family (SF) Future Land Use Classifications. Parcels to the east have Mixed Use (MX) Future Land Use Classifications and properties to the west have Single Family (SF) and Parks and Recreation (PK) Future Land Use Classifications.

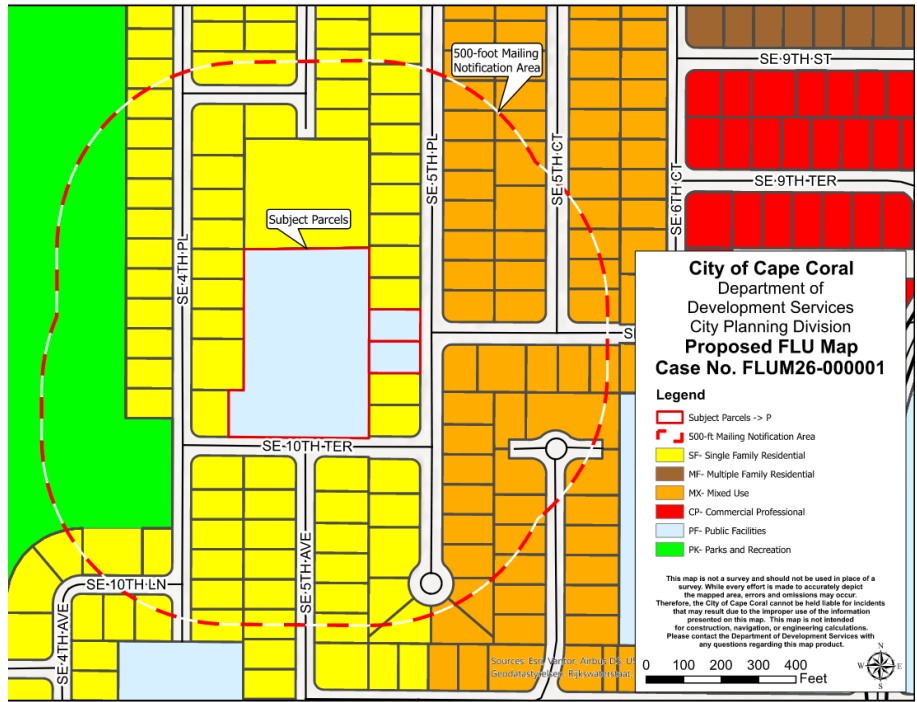
Future Land Use Map – Current:



Current Zoning:



Future Land Use- Proposed:



Additional site information:

Protected Species:

The City has historical records indicating that burrowing owls (3) have inhabited the site. The City requires environmental surveys prior to the issuance of permits or development approvals, in accordance with Policy 1.2.1 of the Conservation and Coastal Management Element of the Comprehensive Plan. An environmental survey submitted by the applicant (completed in February 2025) documented four active burrowing owls, and seven potentially occupied burrows onsite.

Policy 1.2.1: By 2028, the City of Cape Coral will adopt regulations to ensure that, prior to property development, or habitat alteration, of any kind, owners of properties having viable native habitat which may contain habitat for protected species, undergoing significant development or habitat alteration, will be required to provide an environmental survey of their properties and undertake acceptable mitigation, as appropriate.

Should additional protected species be identified on the property as part of the development review of the site, the City will abide by Policy 1.2.5 of the Conservation and Coastal Management Element, which states:

Policy 1.2.5: The City will assist in the implementation and compliance with all state and federal regulations concerning species listed as endangered, threatened, species of special concern, or commercially exploited by monitoring development activities, providing information on listed species in building permit packages, and assisting in investigations as requested.

Utilities:

The subject property is in the Urban Services Transition area as designated by the City Comprehensive Plan. All utilities, including water, sewer, and irrigation are available to the site.

Soils and Drainage

The site is located in Flood Zone X. The site consists mostly of Wabasso sand with limestone substrate, with some Cypress Lake fine sand-Urban land complex. These soils are somewhat poorly drained soils and typically have a water table between the depths of 0 to 18 inches of the surface for 2 to 4 months annually. This soil type may have some limitations for development, which are typically overcome using various engineering solutions such as the importing of fill to the site. This soil type should not present an obstacle to future development although special feasibility studies may be required.

Regional Plan Analysis:

Southwest Florida Regional Planning Council's (SWFRPC) Strategic Regional Policy Plan (SRPP):

This amendment is not in conflict with the SRPP.

Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan:

This amendment has no effect on the MPO's 2045

Future Land Use Element

Comprehensive Plan Analysis

Staff analyzed the Comprehensive Plan to determine what policies apply to the proposed future land use map amendment.

Per Section 3.5.2.C.1 of the LDC:

1. Whether the proposed future land use amendment is consistent with the goals, policies, and future land use designations of the City Comprehensive Plan;

Policy 1.15., Table 1 of the Future Land Use Element. This table shows that except for the Agriculture District; all other zoning districts are consistent with the Public Facilities FLUC.

Policy 1.15.h of the Future Land Use Element identifies religious establishments as being suitable for Public Facilities Future Land Use Classification.

Per Section 3.5.2.C.2 of the LDC:

2. The amendment protects the health, safety, and welfare of the community;
 - a. Staff analysis: The amendment will reduce potential residential density to zero. Which would lower the demand on schools and parks, and reduce long term strain on public safety services.

Per Section 3.5.2.C.3 of the LDC:

3. The proposed amendment and all of the consistent zoning districts, and the underlying permitted uses, are compatible with the physical and environmental features of the site;
 - a. Staff analysis: As noted in point 1, Policy 1.15., Table 1 of the Future Land Use Element. This table shows that except for the Agriculture District; all other zoning districts are consistent with the Public Facilities FLUC.
 - b. The land has already been altered, graded and improved for the current religious institutional use. There would be no need for major construction work onsite, beyond expansion or potential redevelopment. Any proposed work onsite will require additional permits and reviews for compliance with local, state, and federal regulations (as applicable).

Per Section 3.5.2.C.4 of the LDC:

4. The range of zoning districts and all of the allowed uses in those districts are compatible with surrounding uses in terms of land suitability or density and that a change will not result in negative impacts on the community or traffic that cannot be mitigated through application of the development standards in this Code;
 - a. Staff analysis: The subject parcel is currently being utilized as a religious institution, which is permitted per Policy 1.15.H of the comprehensive plan and Section 5.11.12 of the LDC, since the parcel is a minimum of 3 acres. Any adverse impacts associated with future development of the institution can be adequately mitigated through compliance with applicable provisions of the Land Development Code and standard development review processes. Therefore, the proposed amendment will not result in negative impacts on the community of traffic that cannot be mitigated through application of the development standards in the Code.

Per Section 3.5.2.C.5 of the LDC:

5. The site is capable of accommodating all of the allowed uses, whether by right or otherwise, considering existing or planned infrastructure for roads, sanitary and water supply systems, stormwater, parks, etc.; and
Staff analysis:
 - a. The site is located with the Transition Area for Urban Services, and is currently served by central water, sewer and irrigation utilities.
 - b. Adequate capacity exists within the water and wastewater systems to support the proposed amendment.
 - c. The traffic analysis concluded that the amendment would generate only a minor increase in peak hour trips, and the surrounding roadway network would maintain adequate capacity to support the proposed amendment.
 - d. Stormwater does not present a constraint to development since the use is existing. However, any proposed expansion of the site would be addressed through the standards laid out in the LDC, Florida Building Code and Engineering Design Standards.
 - e. Since the amendment would remove the single-family designation, it would reduce the demand for schools and park facilities.
 - f. Staff find there are adequate infrastructure and public services available to support the proposed amendment.

IMPACT ASSESSMENT ANALYSIS

The following calculations summarize approximate conditions for each municipal service analyzed. To determine the impact assessment, staff utilized the adopted future land use and zoning designations to determine the existing impacts at buildout. Therefore, the 'existing impacts' discussed in this assessment do not necessarily reflect the actual number of dwelling units, population, etc. present with the subject area, but reflect what those impacts would be if the area was developed in accordance with the existing future land use and zoning.

Estimated impacts associated with the existing Single Family FLUC assume each site would be developed with a maximum density of 4.4 dwelling units per acre. Under this scenario, the four-acre site was assumed to be developed with a density of 4.4 dwelling units per acre, while one single dwelling unit was assigned to each of the two individual platted sites. Impacts associated with the proposed Public Facilities FLUC were based on a floor area ratio (FAR) of 0.25 for all three sites, which approximates the average intensity of nonresidential development across the City.

Impacts associated with the proposed Public Facilities FLUC assume that the site will be developed with nonresidential uses at a Floor Area Ratio (FAR) of 0.25 that is generally consistent with the average intensity of commercial or nonresidential development in the City.

Dwelling Units:

Existing: 19
Proposed: 0 (No residential densities or development is permitted within the PF)
Net Change: 19

Population¹:

Existing: 48
Proposed: 0
Net Change: 48 change

Water Use²:

Existing: 3,800 gal/day total (19 dwelling units at 200 gallons per day)
Proposed: 14,767 gal/day total (49,223 SF at 0.3/gal/SF)
Net Change: 10,967 gal/day
Facility Capacity: 30.0 MGD
Ann. Avg. Day Flow: 12.8 MGD
Capacity Available: **YES**

Sewage³:

Existing: 3,800 gal/day total (19 dwelling units x 200 gal/unit/day)
Proposed: 14,767 gal/day total (49,223 SF at 0.3/gal/SF)
Net Change: 10,967 gal/day
Facility Capacity: 30.0 MGD
Ann. Avg. Day Flow: 12.8 MGD
Capacity Available: **YES**

Solid Waste⁴:

Existing Generation: 225.15 lbs total/day (47.5 residents x 4.74 lbs./person/day)
Proposed: 6,694.33 lb. total/day (49,223 SF x 0.136 lbs./SF/day)
Net Change: +6,469.2 lbs./day
Facility Capacity: 1,836 tons/day (Lee County Waste-to-Energy Facility)⁵
Per City contract with solid waste collector (Waste Pro), service must be provided to every household and business account citywide. Service Capacity will be provided to meet any required demand.
Existing Demand: 686 tons/day (509 Residential + 177 Commercial)

¹ Estimated Population Impact (2.51 persons/household) is based upon statistics contained in US Census Bureau Historical Households Table HH-6, *Average Population per Household and Family: 1940 to Present, REV. 2022.*

² Water Facility Capacity and Ann. Avg. Day Flow numbers provided by City of Cape Coral Utilities Department, REV. 2022

³ Sewage Facility Capacity and Ann. Avg. Day Flow numbers provided by City of Cape Coral Utilities Department, REV. 2022

⁴ Solid Waste Existing Demand numbers provided by City of Cape Coral Department of Public Works, REV. 2022

⁵ Facility Capacity does not include recyclable material, construction and demolition debris or yard waste.

Capacity Available: **Yes**

Traffic / Daily Trips⁶:

Existing Generation (R1 Zoning-church use):	19 AM park trips/hour and 19 PM peak trips/hour
Proposed:	30.87 AM park trips/hour and 36.32 PM peak trips/hour
Net Change:	+11.87 AM peak hour trips and +17.32 PM peak hour trips
Facility Capacity:	Local roads with a LOS of "D"
Capacity Available:	Yes

Development Impact Analysis:

Hurricane Evacuation:

The subject property is within Evacuation Zone (C). Based on the summation of the amendment impacts above, there may be a minimal reduction in hurricane evacuation times.

Park Lands:

The levels of service standard (LOS) for parkland and facilities are based on permanent population. The proposed amendment would result in a **minimal decrease** in park demand due to the removal of potential residential development.

Police & Fire Impact Estimates:

Fire: Property is served by Fire Station #2. The subject area is expected to generate less than (15) fifteen call(s) annually. **Low to moderate impact** to the department with no negative effects on service delivery.⁷

Police: Property is served by police patrol Southeast, Zone 4, Southeast District. Proposed land use change is expected to generate less than 1%-2% increase to recorded calls for service in Zone 4, Southeast and 1% or less citywide. **Minor impact** to service demands anticipated.

School Impacts⁸:

The proposed Future Land Use Amendment will lead to a slight decrease in the required amount of school services provided for the area in question. The FLUMA will result in a decrease in the number of new dwelling units, and will result in a decrease in the number of projected students for the area.

Existing Households:	19 Households (R1)
Existing Students:	5.5
Proposed Households:	0 Household (at this time)
Proposed students:	0
Change:	-5.5 Students

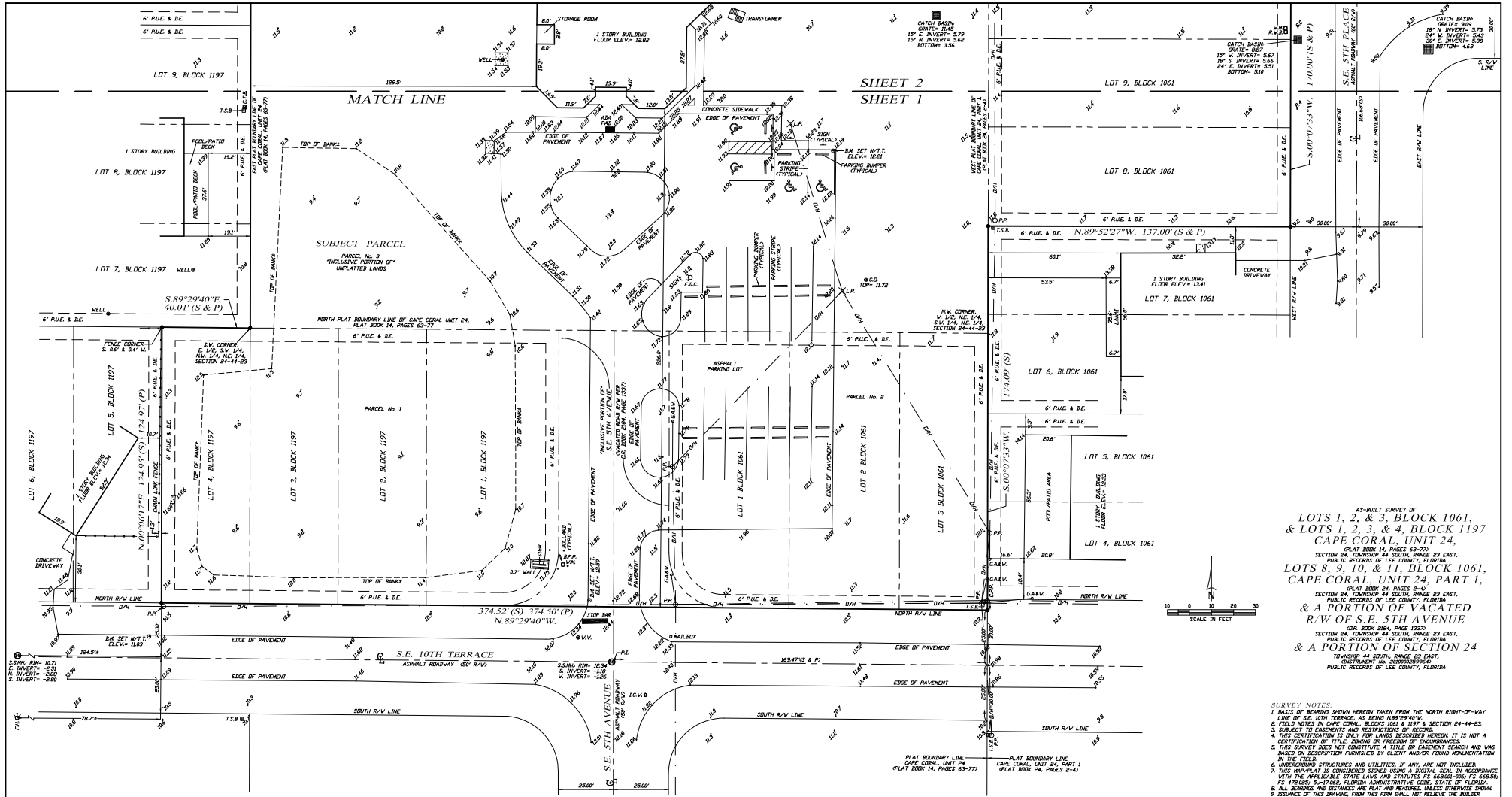
⁶ Calculations based on ITE (Institute of Transportation Engineers) Trip Generation Manual, 8th Edition.

⁷ Fire Impact determined through the City of Cape Coral Fire Department, 03/16/26.

⁸ Estimated Students per Household is based upon statistics contained in US Census Bureau Historical Households Table HH-6, *Average Population per Household and Family: 1940 to Present* and assumes a worst-case scenario of 100% school participation.

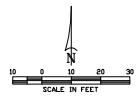
Conclusion:

The proposed FLUMA is consistent with the applicable policies of the Comprehensive Plan. It is anticipated that any adverse impacts will be mitigated through standard construction practices and requirements as well as provisions appearing in the LDC that include landscaping and screening. Staff recommends that the proposed small-scale FLUMA be approved.



SHEET 2
SHEET 1

AS-BUILT SURVEY OF
**LOTS 1, 2, & 3, BLOCK 1061,
 & LOTS 1, 2, 3, & 4, BLOCK 1197**
 CAPE CORAL, UNIT 24,
 SECTION 24, TOWNSHIP 44 SOUTH, RANGE 23 EAST,
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA
 PLAT BOOK 14, PAGES 63-77
**LOTS 5, 9, 10, & 11, BLOCK 1061,
 CAPE CORAL, UNIT 24, PART 1,
 & A PORTION OF VACATED
 R/W OF S.E. 5TH AVENUE
 & A PORTION OF SECTION 24**
 TOWNSHIP 44 SOUTH, RANGE 23 EAST,
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA
 PLAT BOOK 04, PAGES 2-40
 PLAT BOOK 24, PAGES 23 EAST,
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA
 INSTRUMENT NO. 2010000259964



SURVEY NOTES
 1. BASES OF BEARINGS SHOWN HEREIN TAKEN FROM THE NORTH RIGHT-OF-WAY LINE OF S.E. 10TH TERRACE, AS BEING N89°59'40\"/>

DESCRIPTION: INSTRUMENT NO. 2010000259964
 PARCEL NUMBER 1:
 LOTS 1, 2, & 3, BLOCK 1061, UNIT 24, CAPE CORAL, SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 63 THROUGH 77, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 PARCEL NUMBER 2:
 LOTS 5, 9, 10, & 11, BLOCK 1061, UNIT 24, CAPE CORAL, SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 63 THROUGH 77, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 PARCEL NUMBER 3:
 THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP FORTY-FOUR (44) SOUTH, RANGE TWENTY-THREE (23) EAST, S.W. 1/4, LAND BEING ALSO KNOWN AND DESCRIBED IN IMPROVED PLAT OF WEST FORT MOORE PROPERTIES NUMBER SEVEN (7) AS THE EAST HALF (E 1/2) OF LOT 6, BLOCK TWENTY-SEVEN (27) TRACT FIVE (5), SECTION TWENTY-FOUR (24), TOWNSHIP FORTY-FOUR (44) SOUTH, OF RANGE TWENTY-THREE (23) EAST IN LEE COUNTY, FLORIDA.

- TREE LEGEND:**
- PALM TREE
 - OAK TREE
 - TREE
 - PALM CLUSTER

- LEGEND:**
- RECLAIM WATER BOX
 - WATER METER
 - OVERHEAD POWER
 -

REVISED	DESCRIPTION	BY
1	Philip M. Moulton	12/24/24
2	15615, State of Florida	12/24/24
3	PHILIP M. MOULTON	12/24/24
4	PROFESSIONAL SURVEYOR AND MAPPER	15615 - STATE OF FLORIDA

DATE OF LAST FIELD WORK: 12/24/24
 DRAWN (CHECK) 1 SCALE 1" = 40' 1" ELEV. 1
 RBN PHM 1"=40' 425 52 20TH TR
 SURVEY DATE: 12/24/24 FILE NO. SHT: 1
 44-03-04 OF - 2
 PHONE (239) 257-2524 FAX (239) 257-2521

FLORIDA CERTIFICATE OF AUTHORIZATION 156981

January 12, 2026

Mr. Greg Harder, Land Development Manager
Department of Community Development
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, FL 33990

PROJECT: CAPE BAPTIST CHURCH

SUBJECT: TRAFFIC GENERATION STATEMENT

Included herewith are the traffic generation calculations for the above-mentioned project. As the project creates less than 300 vehicle peak hour of the generator trips for the future build-out of the site, a traffic impact statement will not be necessary for the redevelopment of this religious facility.

Source: I.T.E. Trip Generation Manual, 11th Edition
Land Use: (560) Church
Square Footage: 45,400

Weekday AM Peak Hour of the Generator:
0.68 per 1000 SF GLA

16.97 vehicles entering 55%
13.90 vehicles exiting 45%
30.87 TOTAL VEHICLES

Weekday PM Peak Hour of the Generator:
0.80 per 1000 SF GLA

21.43 vehicles entering 59%
14.89 vehicles exiting 41%
36.32 TOTAL VEHICLES

If you should have any questions or require additional information, please feel free to call me.

Sincerely,

AVALON ENGINEERING, INC.

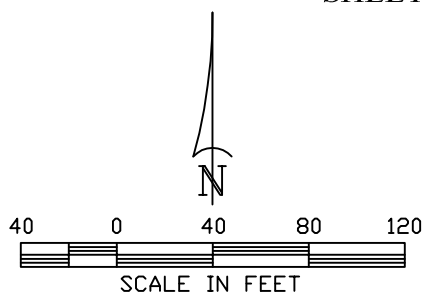


Linda Miller, AICP
Vice President / Director of Planning

HARRIS-JORGENSEN, LLC.
 3048 DEL PRADO BLVD. S., SUITE 100
 CAPE CORAL, FLORIDA 33904
 PHONE: (239) 257-2624
 FAX: (239) 257-2921

SHEET 1 OF 2

SKETCH TO ACCOMPANY DESCRIPTION
LOTS 1, 2, & 3, BLOCK 1061,
& LOTS 1, 2, 3, & 4, BLOCK 1197
CAPE CORAL, UNIT 24,
 (PLAT BOOK 14, PAGES 63-77)
 SECTION 24, TOWNSHIP 44 SOUTH, RANGE 23 EAST,
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA
LOTS 8, 9, 10, & 11, BLOCK 1061,
CAPE CORAL, UNIT 24, PART 1,
 (PLAT BOOK 24, PAGES 2-4)
 SECTION 24, TOWNSHIP 44 SOUTH, RANGE 23 EAST,
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA
& A PORTION OF VACATED
R/W OF S.E. 5TH AVENUE
 (D.R. BOOK 2184, PAGE 1337)
 SECTION 24, TOWNSHIP 44 SOUTH, RANGE 23 EAST,
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA
& A PORTION OF SECTION 24
 TOWNSHIP 44 SOUTH, RANGE 23 EAST,
 (INSTRUMENT No. 2010000259964)
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA

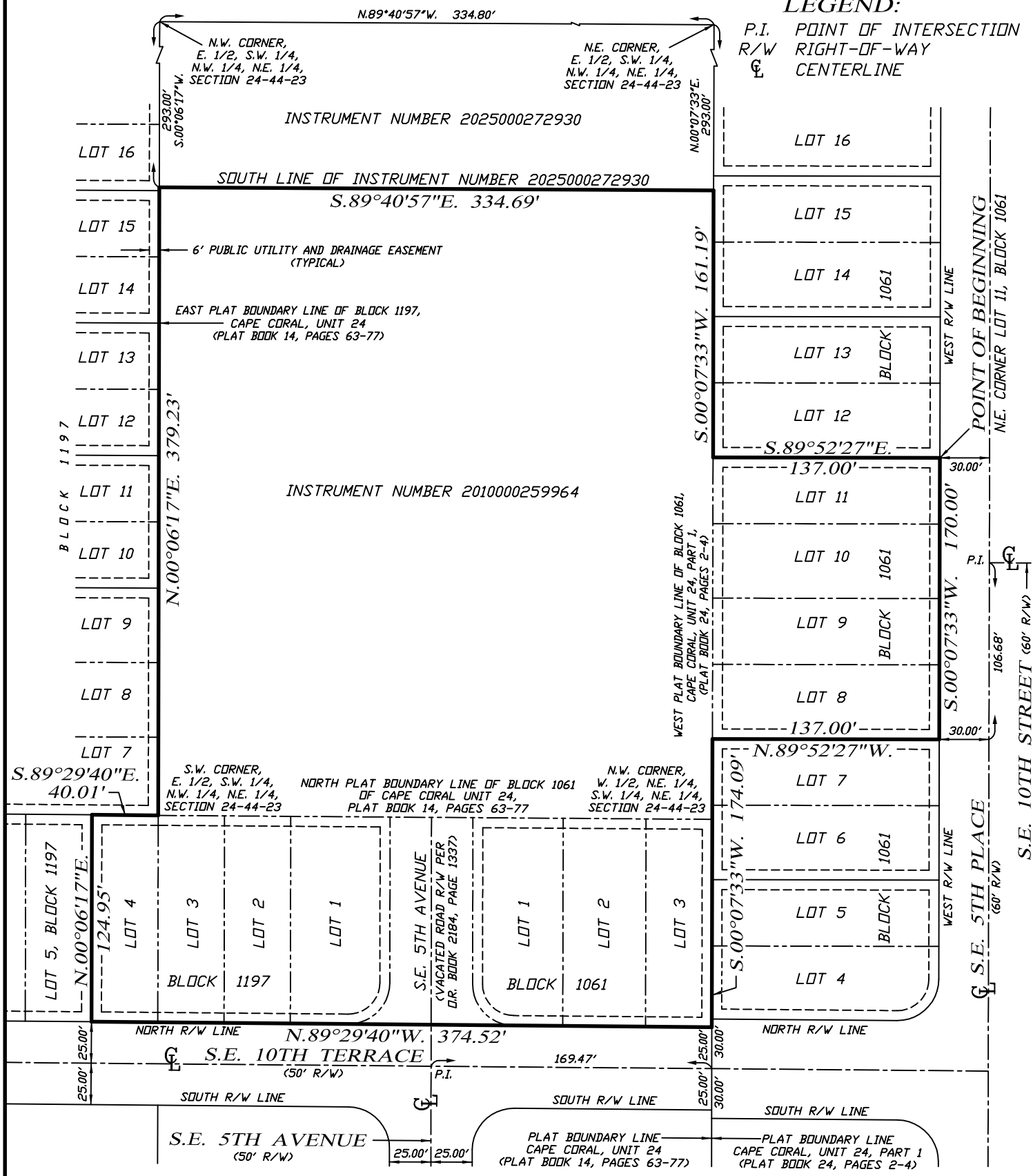


THIS IS NOT A BOUNDARY SURVEY

SEE EXHIBIT "A", SHEET 2 OF 2
 FOR DESCRIPTION

LEGEND:

- P.I. POINT OF INTERSECTION
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE



DESCRIPTION TO ACCOMPANY SKETCH

**LOTS 1, 2, & 3, BLOCK 1061, & LOTS 1, 2, 3,
& 4, BLOCK 1197, CAPE CORAL, UNIT 24,**

(PLAT BOOK 14, PAGES 63-77)
SECTION 24, TOWNSHIP 44 SOUTH, RANGE 23 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

**LOTS 8, 9, 10, & 11, BLOCK 1061,
CAPE CORAL, UNIT 24, PART 1,**

(PLAT BOOK 24, PAGES 2-4)
SECTION 24, TOWNSHIP 44 SOUTH, RANGE 23 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

**& A PORTION OF VACATED
R/W OF S.E. 5TH AVENUE**

(D.R. BOOK 2184, PAGE 1337)
SECTION 24, TOWNSHIP 44 SOUTH, RANGE 23 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

& A PORTION OF SECTION 24

TOWNSHIP 44 SOUTH, RANGE 23 EAST,
(INSTRUMENT No. 2010000259964)
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND BEING LOTS 1, 2 AND 3, BLOCK 1061, AND LOTS 1, 2, 3 AND 4, BLOCK 1197, CAPE CORAL, UNIT 24, AS RECORDED IN PLAT BOOK 14, PAGES 63 THROUGH 77, AND LOTS 8, 9, 10 AND 11, BLOCK 1061, CAPE CORAL, UNIT 24, PART 1, AS RECORDED IN PLAT BOOK 24, PAGES 2 THROUGH 4, AND A PORTION OF VACATED RIGHT-OF-WAY OF S.E. 5TH AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 2184, PAGE 1337, AND A PORTION OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 23 EAST, AS RECORDED IN INSTRUMENT NUMBER 2010000259964, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE AFORESAID LOT 11, BLOCK 1061; THENCE RUN S.00°07'33"W. ALONG THE WEST RIGHT-OF-WAY LINE OF S.E. 5TH PLACE (60 FEET WIDE) FOR 170.00 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LOT 8, BLOCK 1061; THENCE RUN N.89°52'27"W. ALONG THE SOUTH LINE OF SAID LOT 8 FOR 137.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE RUN S.00°07'33"W. ALONG THE WEST LINE OF SAID BLOCK 1061 FOR 174.09 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LOT 3, BLOCK 1061, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF S.E. 10TH TERRACE (50 FEET WIDE); THENCE RUN N.89°29'40"W. ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 374.52 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LOT 4, BLOCK 1197; THENCE RUN N.00°06'17"E. ALONG THE WEST LINE OF SAID LOT 4 FOR 124.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE RUN S.89°29'40"E. ALONG THE NORTH LINE OF SAID LOT 4 FOR 40.01 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 1197, CAPE CORAL, UNIT 24, AS RECORDED IN PLAT BOOK 14, PAGES 63 THROUGH 77, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°06'17"E. ALONG THE EAST LINE OF THE AFORESAID BLOCK 1197 FOR 379.23 FEET; THENCE RUN S.89°40'57"E. ALONG THE SOUTH LINE OF A PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2025000272930, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO A POINT ON THE WEST LINE OF THE AFORESAID BLOCK 1061; THENCE RUN S.00°07'33"W. ALONG SAID WEST LINE FOR 161.19 FEET TO THE NORTHWEST CORNER OF THE AFORESAID LOT 11, BLOCK 1061; THENCE RUN S.89°52'27"E. ALONG THE NORTH LINE OF SAID LOT 11 FOR 137.00 FEET TO THE POINT OF BEGINNING.

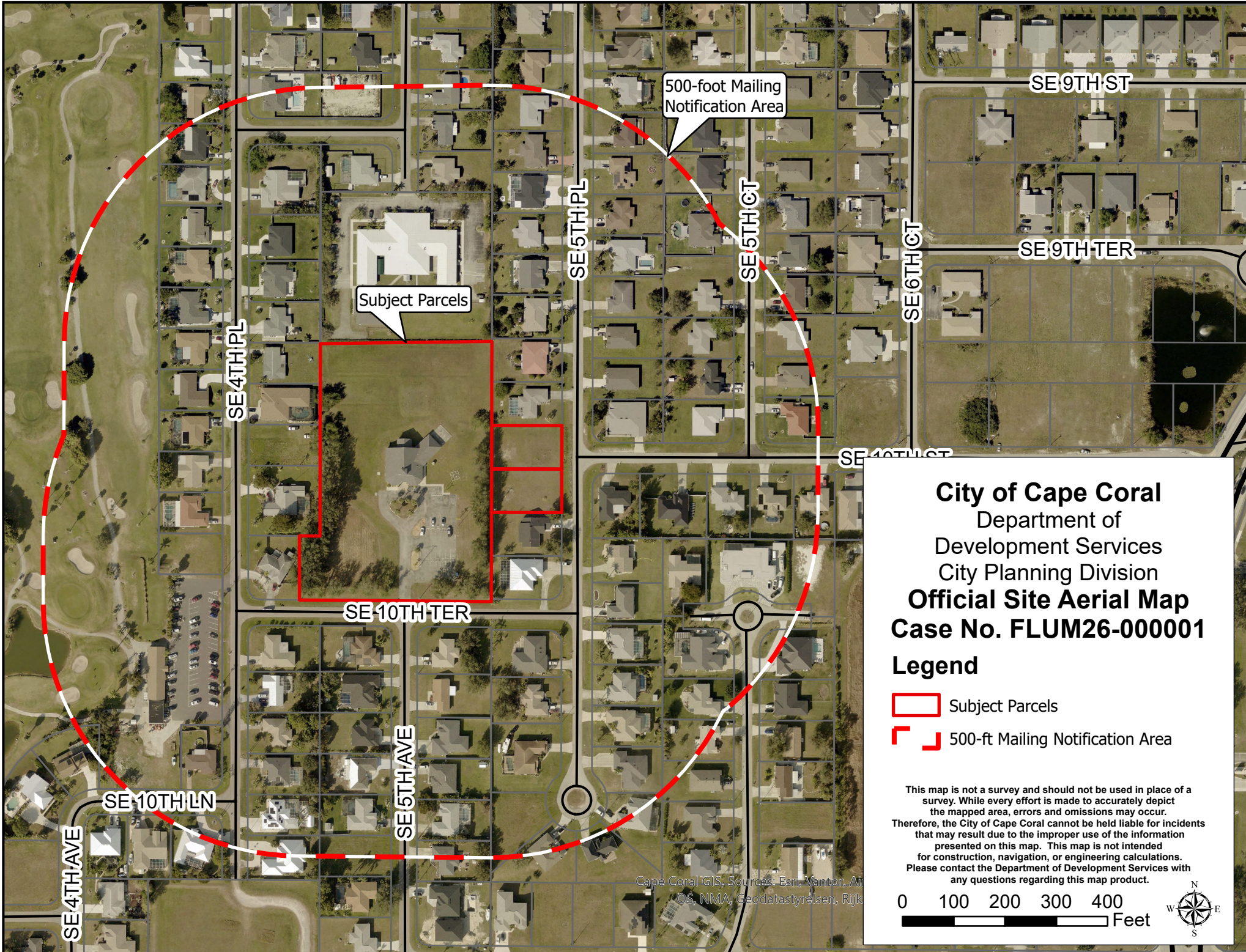
PARCEL CONTAINS 197,169.95 SQUARE FEET OR 4.526 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID S.E. 10TH STREET AS BEING S.00°07'33"W.

NOTE:

THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.

PHILLIP M MOULD
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS6515
MAY 20, 2026



Subject Parcels

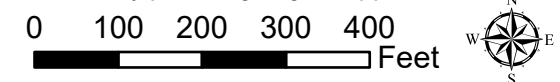
500-foot Mailing Notification Area

City of Cape Coral
Department of
Development Services
City Planning Division
Official Site Aerial Map
Case No. FLUM26-000001

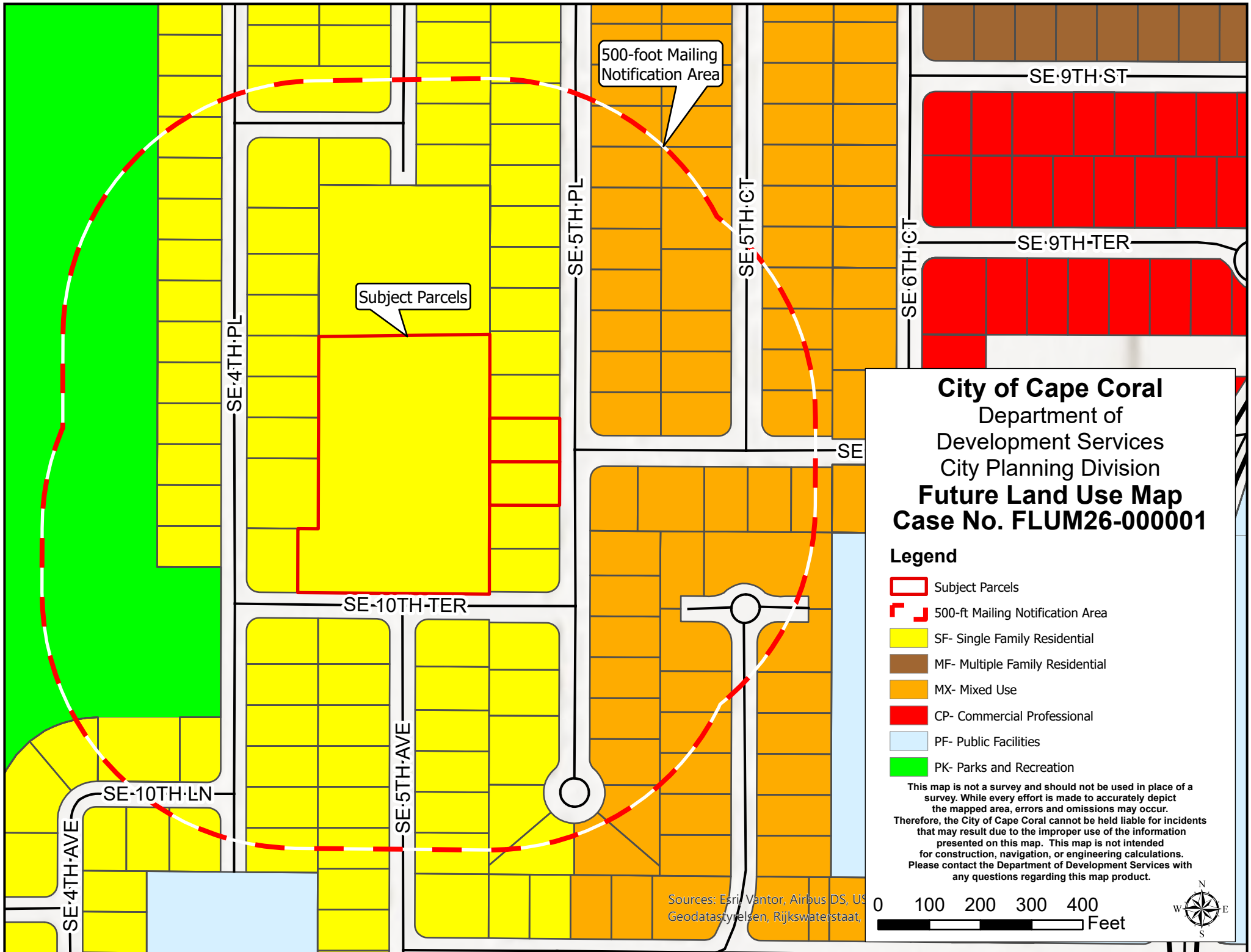
Legend

-  Subject Parcels
-  500-ft Mailing Notification 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 Development Services with any questions regarding this map product.



Cape Coral GIS, Sources: Esri, Vantor, Aerial, OS, NMA, Geodatastyrelsen, Rijk



500-foot Mailing Notification Area

Subject Parcels

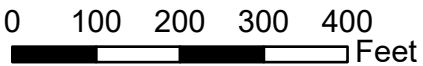
City of Cape Coral
 Department of
 Development Services
 City Planning Division
Future Land Use Map
Case No. FLUM26-000001

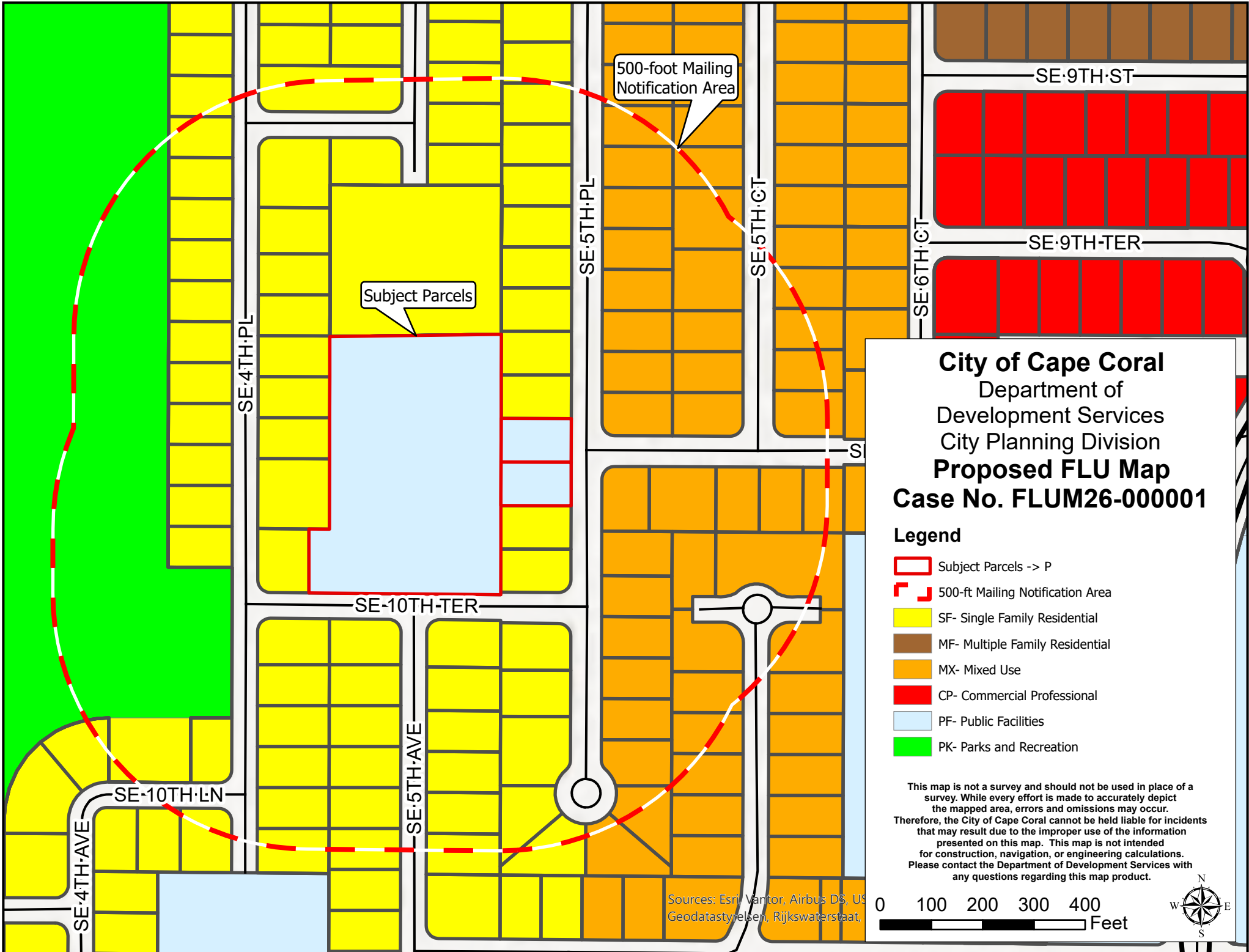
Legend

- Subject Parcels
- 500-ft Mailing Notification Area
- SF- Single Family Residential
- MF- Multiple Family Residential
- MX- Mixed Use
- CP- Commercial Professional
- PF- Public Facilities
- PK- Parks and Recreation

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Sources: Esri, Vantor, Airbus DS, US Geodatastyrelsen, Rijkswaterstaat,





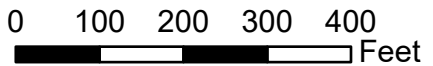
City of Cape Coral
 Department of
 Development Services
 City Planning Division
Proposed FLU Map
Case No. FLUM26-000001

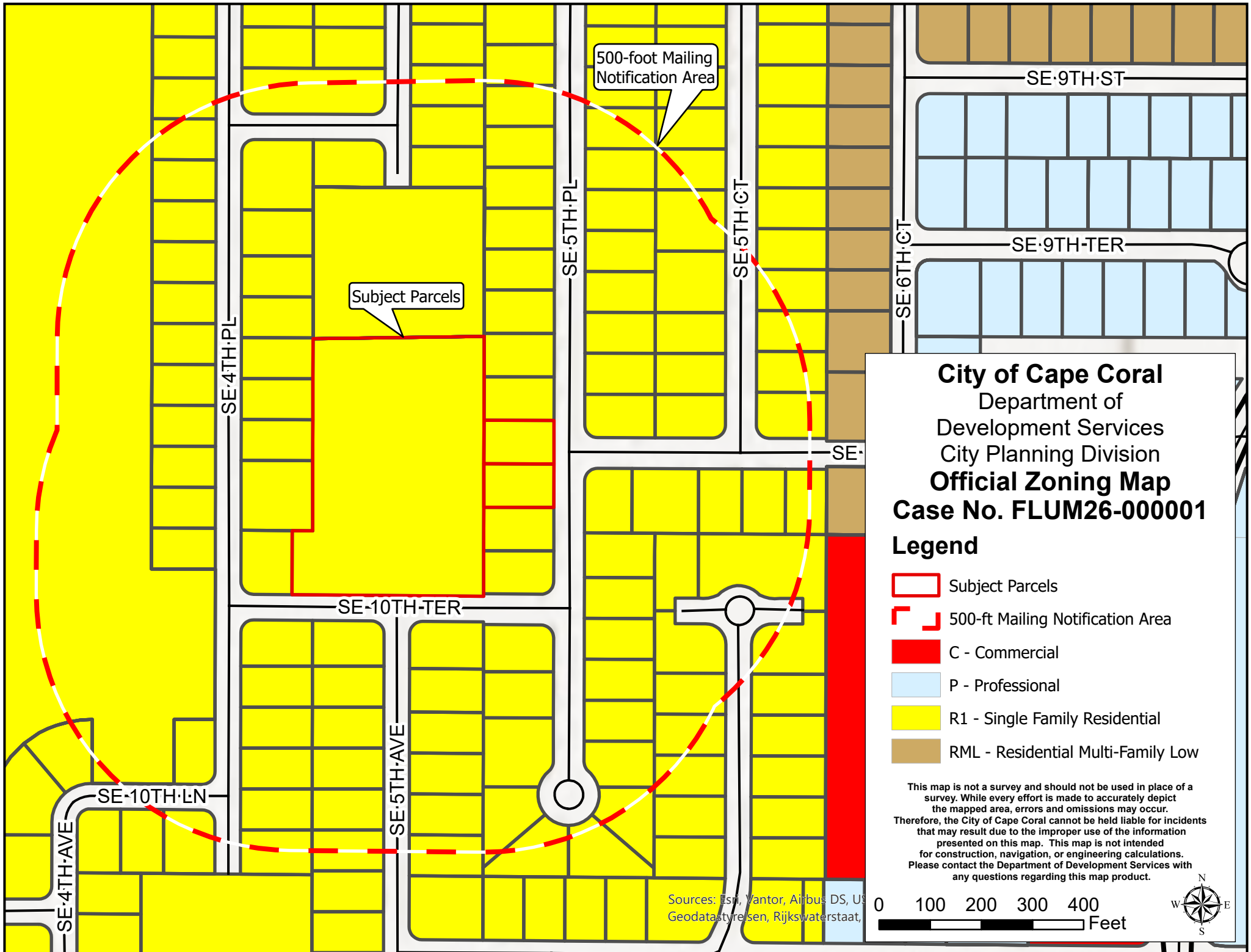
Legend

- Subject Parcels -> P
- 500-ft Mailing Notification Area
- SF- Single Family Residential
- MF- Multiple Family Residential
- MX- Mixed Use
- CP- Commercial Professional
- PF- Public Facilities
- PK- Parks and Recreation

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Sources: Esri, Vantor, Airbus DS, US Geodastystyelsen, Rijkswaterstaat,





500-foot Mailing Notification Area

Subject Parcels

City of Cape Coral
 Department of
 Development Services
 City Planning Division
Official Zoning Map
Case No. FLUM26-000001

Legend

- Subject Parcels
- 500-ft Mailing Notification Area
- C - Commercial
- P - Professional
- R1 - Single Family Residential
- RML - Residential Multi-Family Low

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 Development Services with any questions regarding this map product.

Sources: Esri, Vantor, Airbus DS, US Geodatastyreisen, Rijkswaterstaat,

