



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.

<b>OWNER(S) OF PROPERTY INFORMATION</b>	
Owner <u>City of Cape Coral</u>	Address <u>1015 Cultural Park Blvd</u>
Phone <u>239-574-0401</u>	City <u>Cape Coral</u>
Email <u>cboyko@capecoral.gov</u>	State <u>FL</u> Zip <u>33990</u>
Owner _____	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____
<b>APPLICANT INFORMATION (If different from owner)</b>	
Applicant <u>City of Cape Coral</u>	Address <u>1015 Cultural Park Blvd</u>
Phone <u>239-574-0401</u>	City <u>Cape Coral</u>
Email <u>cboyko@capecoral.gov</u>	State <u>FL</u> Zip <u>33990</u>
<b>AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)</b>	
Representative <u>Chad Boyko, AICP</u>	Address <u>1015 Cultural Park Blvd</u>
Phone <u>239-573-3162</u>	City <u>Cape Coral</u>
Email <u>cboyko@capecoral.gov</u>	State <u>FL</u> Zip <u>33990</u>
<b>PROPERTY INFORMATION</b>	
Unit <u>N/A</u> Block <u>N/A</u> Lot (s) <u>N/A</u> Subdivision <u>N/A</u>	
Property Address <u>11300 Chandler Grove Dr</u>	
Plat Book <u>N/A</u> Page <u>N/A</u> Current Zoning <u>Lee County Zoning / Single-Family Residential</u>	
Strap Number <u>20-44-23-C3-00001.2000 / 21-44-23-C4-00210.0000</u> Acreage <u>23.3</u>	
Current Land Use <u>Lee County / Public Facilities</u> Proposed Land Use <u>Parks and Recreation (PK)</u>	



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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.

*Connie Barron*

NAME (PLEASE TYPE OR PRINT)

*Connie Barron*

AUTHORIZED SIGNATURE



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ESTIMATED PEAK HOUR TRIP

Parcel Size: Width 1,020 ft Depth 585 ft Sq. Ft. 582,988 Acreage 13.38

Soil Type: \_\_\_\_\_

Urban Services Area: (check one) Infill  \_\_\_\_\_ Transition Reserve \_\_\_\_\_

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

Site is developed with a fueling and fleet maintenance facility, sign shop, and related facilities.  
\_\_\_\_\_

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

None  
\_\_\_\_\_

Estimated Development:

- Estimate total lot coverage >90 \_\_\_\_\_ %
- Estimate total building floor area: NA \_\_\_\_\_ Sq. ft.
- Estimate type of future development and percentages:  
(e.g. business offices, commercial retail, automotive repair, etc.)

Government-related uses  
\_\_\_\_\_

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 verbal 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) daytime 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 or the item may be pulled from the agenda and continued to future date after fees are paid.

Please obtain all necessary permits prior to commencing any phase of construction.

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 \_\_\_\_\_ Day

of \_\_\_\_\_, 20\_\_\_\_\_.

City of Cape Coral  
CORPORATION/COMPANY NAME

Connie Barron  
OWNER'S NAME (TYPE or PRINT)

Connie Barron  
OWNER'S SIGNATURE



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AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT City Planning Division  
(Name of person giving presentation)

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

Future Land Use Map Amendment

(Type of Public Hearing, PUD, Rezone, Special Exception, Vacation of Plat, Variance, etc.)

UNIT 19 BLOCK 1196 LOT(S) \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

OR LEGAL DESCRIPTION See attached legal description

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

\_\_\_\_\_  
PROPERTY OWNER (Please Print)

Connie Barron  
PROPERTY OWNER (Please Print)

\_\_\_\_\_  
PROPERTY OWNER (Signature & Title)

Connie Barron Asst. City Manager  
PROPERTY OWNER (Signature & title)



### 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.



# PLANNING DIVISION STAFF REPORT

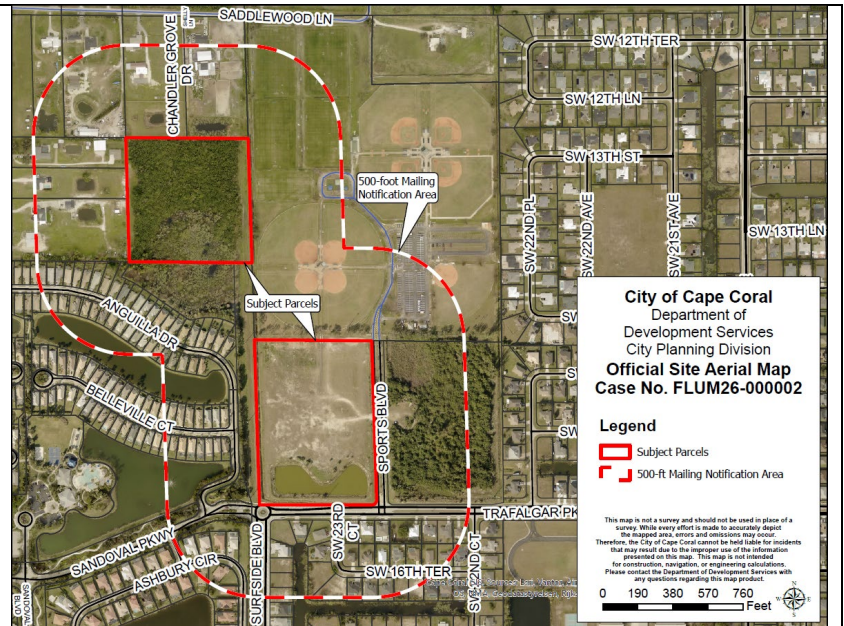
Tuesday, May 19, 2026

Case No.:	FLUM26-00002	Prepared By:	Chad Boyko, Principal Planner
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Property Location:	2327 Trafalgar Parkway	Property Owner(s)	
Applicant / Authorized Representative		Name:	City of Cape Coral
Name:	City of Cape Coral / Chad Boyko, AICP	Address:	1015 Cultural Park Blvd Cape Coral, FL 33990

### SUMMARY OF REQUEST:

The applicant requests a future land use map amendment for two City-owned parcels in Southwest Cape Coral. The amendment will amend one parcel from the Public Facilities (PF) future land use designation to the Parks and Recreation (PK) designation and will amend one parcel from a Lee County designation – Rural - to the PK designation. The latter parcel was annexed into Cape Coral in 2024 and has retained a Lee County future land use designation.



MAP SOURCE: City of Cape Coral

Existing Zoning <b>Single-Family Residential (R1) / Lee County zoning</b>	Existing Land Use <b>Public Facilities (PF) / Lee County designation</b>	Proposed Land Use <b>Parks and Recreation (PK)</b>	Site Improvements <b>None</b>	Size of Property (+/-) <b>23.14 acres</b>
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**STAFF RECOMMENDATION:** | Approval

### CASE OVERVIEW

Background:	<ul style="list-style-type: none"> <li>The site is part of the Cape Coral Sports Complex site</li> <li>One portion of the site was annexed into Cape Coral in 2024</li> </ul>
Positive Aspects of Application:	<ul style="list-style-type: none"> <li>Unifies all parcels in Cape Coral Sports Complex with similar future land use designation</li> <li>Allows for an expansion of development within the Cape Coral Sports Complex</li> </ul>



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## SITE INFORMATION

Street Addresses: 2327 Trafalgar Parkway

Urban Service Area: Transition

City Water & Sewer: City Water: Yes City Sewer: Yes

Right-of-Way Access: Trafalgar Parkway and Sports Boulevard / Access is from Sports Boulevard

STRAP Number(s): 21-44-23-C4-00210.0000 / 20-44-23-C3-00001.2000

Site Area: SQ. FT. (+/-): 1,008,154 Acres (+/-): 23.14 acres

## FUTURE LAND USE AND ZONING INFORMATION

<i>Site:</i>	<i>Future Land Use</i>	<i>Zoning</i>
<i>Current:</i>	Public Facilities (PF) and Lee County Designation	Single-Family Residential (R1) and Institutional (INST)
<i>Proposed:</i>	Parks and Recreation (PK)	N/A
	<i>Surrounding Future Land Use</i>	<i>Surrounding Zoning</i>
<i>North:</i>	PK	Commercial (C)
<i>South:</i>	SF	R1
<i>East:</i>	SF	R1
<i>West:</i>	Pine Island Road District (PIRD)	Commercial Corridor (CC)

## PURPOSE OF REQUEST

The applicant has requested this amendment to the Future Land Use Map to allow for a change of land use to facilitate the future expansion of the Cape Coral Sports Complex recreation center.

## FUTURE LAND USE/ZONING HISTORY

One parcel was annexed into the City of Cape Coral in 2024 and has retained a Lee County future land use and zoning designation since the annexation. The other parcel in the site has retained the Public Facilities (PF) future land use and the Single-Family Residential (R1) zoning since the adoption of the Comprehensive Plan in 1989.

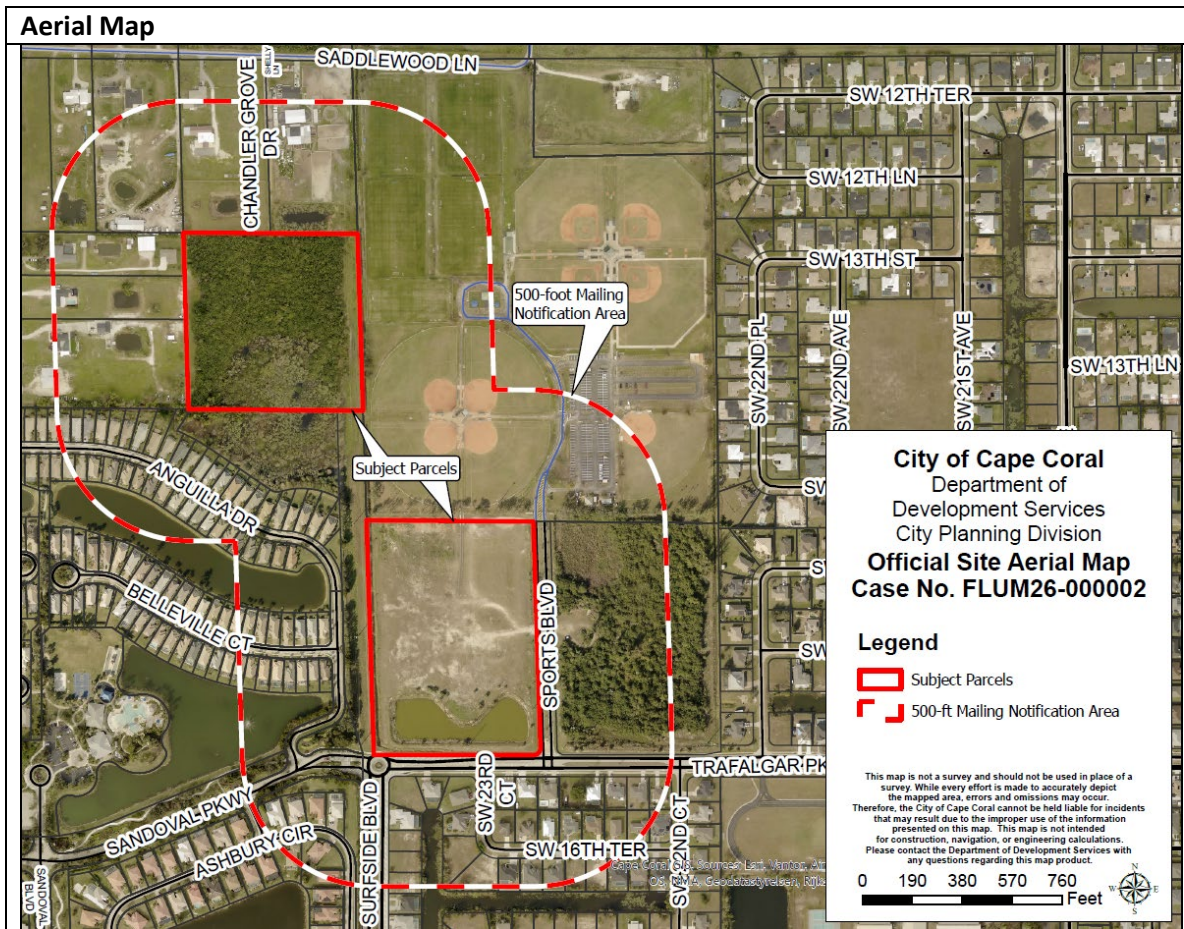


# PLANNING DIVISION STAFF REPORT

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## BACKGROUND

The 23.14 acre site consists of two parcels considered to be a part of the Cape Coral Sports Complex facility in southwest Cape Coral. Both parcels are undeveloped, however, one parcel has been partially improved a retention pond. One parcel within the site has frontage along Trafalgar Parkway, while a third parcel does not have any existing street frontage or access. The parcel without any street frontage or access is heavily vegetated, while the other parcel along Trafalgar Parkway has been almost entirely cleared of vegetation. The cleared parcel is occasionally used as grassed overflow parking for the Sports Complex. Both parcels are owned by the City of Cape Coral. The surrounding area consists of several playing fields within the Cape Coral Sports Complex which is north of the site, and single-family homes to the south, east, and west. The homes to the west of the site are within the Sandoval residential community.

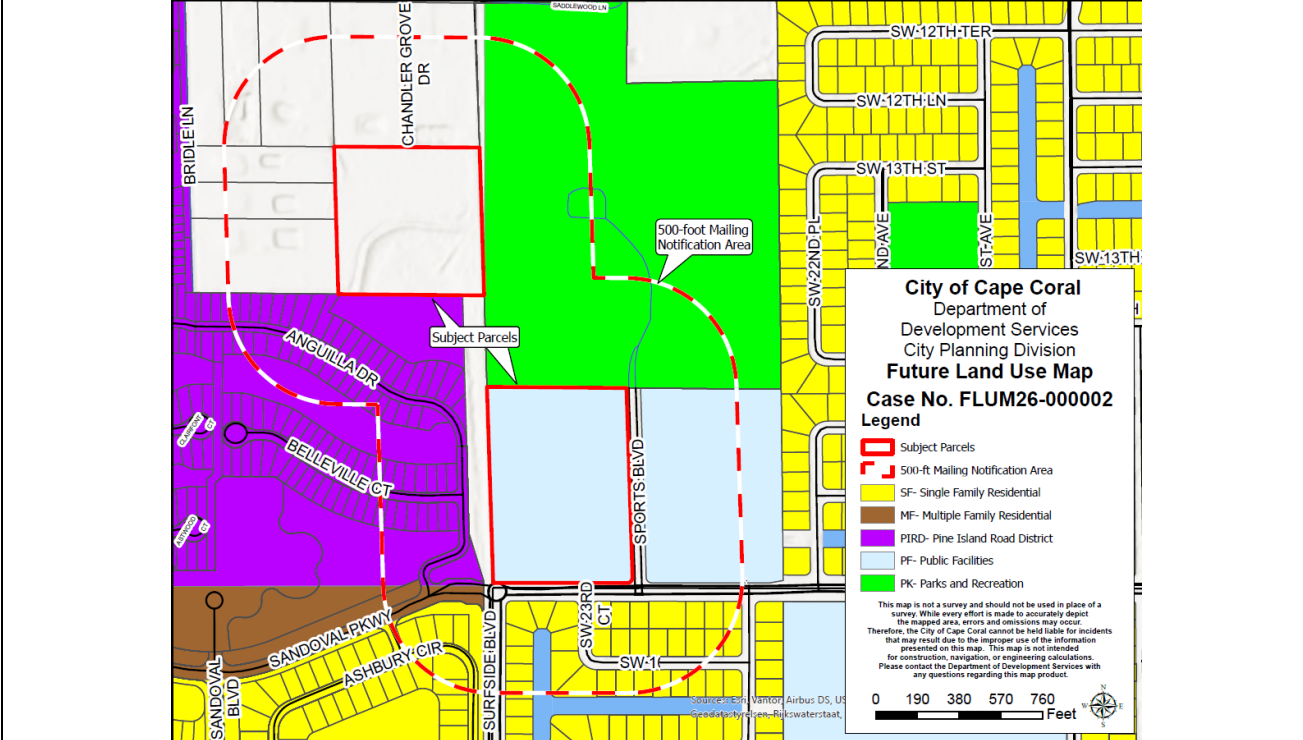




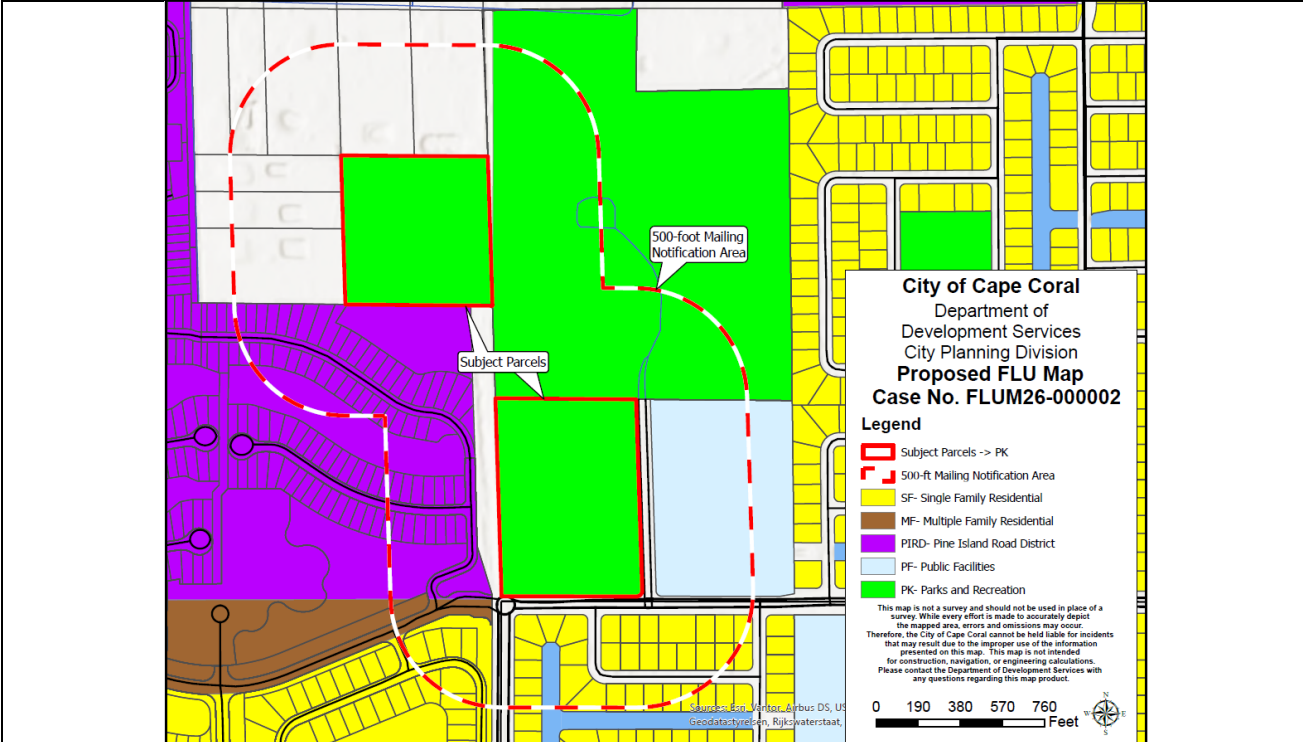
# PLANNING DIVISION STAFF REPORT

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Current Future Land Use Map



Proposed Future Land Use Map





# PLANNING DIVISION STAFF REPORT

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## ADDITIONAL SITE INFORMATION

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### Protected Species:

The City does not have historical records indicating that burrowing owls or other protected species have inhabited the subject properties. Recently, there has been a history of bald eagles within or near the Cape Coral Sports Complex. The City requires species 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.

*Policy 1.2.1: By 2020, 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 and/or, which may contain habitat for protected species, undergoing significant development and/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 of 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. Utilities are available on the site.

### 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 LRTP.**



# PLANNING DIVISION STAFF REPORT

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## APPLICATION ANALYSIS

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### Land Development Code Analysis:

Staff reviewed this application based on the review criteria found in the City of Cape Coral Land Development Code, Section 3.5.2 for evaluating amendments to the Future Land Use Map. Below will be found a breakdown of review criteria as well as an in-depth analysis of the proposed amendment based upon conformance with the criteria:

- 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.*

**Analysis:** The applicant is seeking an amendment to the Future Land Use Map to allow for entitlement consistency for all parcels in the Cape Coral Sport Complex. The amendment is not being proposed to promote compliance with changes to other city, state, or federal regulations; does not implement findings of reports, studies or other documentation regarding functional requirements, contemporary planning practices, environmental requirements, or similar technical assessments; and has no bearing on the consistency with the City’s ability to provide adequate public facilities and service.

Refer to below Comprehensive Plan Analysis Section for compliance with Purpose #1, implementing the goals, objectives, and policies of the Comprehensive Plan.

The proposed amendment is consistent with Purpose #3, as the change to Parks and Recreation (PK) would result in land suitable for the area based upon the site’s location and size. The applicant is requesting the amendment on the basis that the proposed amendment will allow the site to develop with additional parks and recreation uses.

The proposed amendment is not in conflict with Purpose #6, as the change to PK, prepares the city for future growth by allowing for additional recreation uses to the general public.

*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.;*

**Analysis:** The site has access to water and sewer utilities currently. Further expansion of the parks uses will not be impacted due to lack of centralized water, sewer, and irrigation.

For a complete breakdown of infrastructure impact, including impact on water, sewer, solid waste, traffic, police, fire, park land and schools please refer to Impact Assessment Summary Analysis Section of this document.



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1. *Other factors deemed appropriate by the Commission and City Council.*

**N/A: to be determined by the Commission and City Council.**

## Comprehensive Plan Analysis:

Staff reviewed this application for compliance with Section 3.5.2.C of the Land Development Code of the City of Cape Coral and for consistency with the Goals, Objectives, and Policies of the Comprehensive Plan. Below will be found an in-depth analysis of the proposed amendment to the Future Land Use Map based upon the applicable Goals, Objectives and Polices:

### Policy 1.15

#### **Parks and Recreation**

*The densities/intensities of use for various parks and recreational facilities are those established in the Recreation and Open Space Element of this Comprehensive Plan, under the Section entitled "The Plan for Recreation and Open Space in Cape Coral" and the Parks Master Plan.*

*Uses permitted within the Parks and Recreation future land use map classification include, but are not limited to, NRPA activities listed in Policy 1.2 of the Recreation and Open Space Element, picnic facilities, and public boat ramps.*

**Staff Response: The site is part of the existing Cape Coral Sports Complex. The two sites are owned by the City of Cape Coral and will allow for future expansion of the Cape Coral Sports Complex.**

## IMPACT ASSESSMENT SUMMARY

The following calculations summarize approximate conditions for each municipal service analyzed. A more complete analysis of each service is included in the text that follows the calculations. To determine the impact assessment, staff utilized the adopted future land use and zoning designations to determine the existing impacts. Therefore, the impacts discussed in this assessment do not necessarily reflect the actual number of dwelling units, population, etc.

The site has two existing land use classifications – Public Facilities (PF) and Rural (a Lee County Designation). The site with a Rural designation was annexed in 2024, therefore, the site cannot be developed until a future land use amendment and zoning change have been enacted. This impact assessment summary will not consider the existing Lee County future land use designation. The site is proposed for the PK future land use designation. Neither the Public Facilities nor the Parks and Recreation designation are typically used for either commercial or residential development. The Parks and Recreation can allow for ancillary uses that can resemble commercial development such as concessions stands, small retail operations, ticketed sporting events, however, these uses are not typically the sole function of developments within the PK designation, especially for City-owned sites. For the purposes of this impact assessment, commercial or residential intensity or density will not be considered, however, utility impacts will be determined.

### **Commercial Square Footage**

Existing: 0 sq. ft.  
Proposed: 0 sq. ft.



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Net Change: + 0 sq. ft.

## Dwelling Units

Existing: 0  
Proposed: 0  
Net Change: + 0

## Population\*

Existing: 0  
Proposed: 0  
Net Change: + 0

\* 2.54 persons/household = avg. household size; 2010 Census

## Water Use

Existing: 0 gal/day at 0.3 gal/sq. ft./day  
Proposed: 50 gal/day at 50 gal per park per day  
Net Change: +50 gal/day  
Facility Capacity: 30.1 MGD  
Permitted Usage: 16.9 MGD  
Avg. Daily Usage: 9.4 MGD

## Sewage

Existing: 0 gal/day at 0.3 gal/sq. ft./day  
Proposed: 50 gal/day at 50 gal per park per day  
Net Change: +57,955 gal/day  
Facility Capacity: 30.1 MGD  
Permitted Usage: 16.9 MGD  
Avg. Daily Usage: 9.4 MGD

## Solid Waste

Existing Generation: 0 lbs./day at 0.136 lbs/sq ft./day  
Proposed: 175 lbs./day at 175 per park per day  
Net Change: 175 lbs./day  
Facility Capacity: 1,836 tons/day  
Existing Demand: 1,384 tons/day  
Capacity Available: Yes



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## Traffic/Daily Trips

Existing Generation: 0 AM trips/hour and 0 PM trips/hour  
Proposed: 9 AM trips/hour and 18 PM trips/hour  
Net Change: +9 AM hour trips and 18 PM hour trips  
Facility Capacity: Access from one major collector  
Capacity Available: Yes

## Hurricane Evacuation

The site is in the Storm Surge B/Evacuation Zone B, however, the site is not in the Coastal High Hazard Area. This amendment would not increase residential dwelling units in this and therefore there will be no impact on hurricane evacuation times.

## Park Lands

The levels of service standard (LOS) for parkland and facilities are based on permanent population. The amendment will increase park lands allowing for additional recreation opportunities for an increasing population.

## Protected Species

The City requires an environmental survey prior to the issuance of any land clearing/site clearing or development permits. Any future land alteration activities will be preceded by the completion of an environmental survey identifying the presence of protected flora and fauna. Based on the results of the environmental survey, City, State or Federal protective or mitigation may be required.

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## RECOMMENDATION

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Through the analysis of the Cape Coral Comprehensive Plan and specifically the Future Land Use Element, the proposed amendment to Parks and Recreation is consistent with the Comprehensive Plan and compatible with the surrounding area, therefore, City Planning Staff recommends **approval** of the proposed small-scale Future Land Use Map amendment request.

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## PUBLIC NOTIFICATION

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This case will be publicly noticed as required by the City of Cape Coral Land Development Code, Section 3.1.10 as well as Florida Statute Chapter 163 and Chapter 166 (*as applicable*) and as further described below.

Publication: A legal ad will be prepared and sent to the News-Press announcing the intent of the petitioners to amend the future land use of the property described within this report. The ad will appear in the News-Press a minimum of (10) ten days prior to the public hearing scheduled before the Planning and Zoning Commission. Following the public hearing before the Planning and Zoning Commission, an ad announcing the final public hearing before the City Council will appear once in the News-Press. The ad will appear in the News-Press not less than (10) ten days prior to the date of the final public hearing before the City Council.

Written Notice: Property Owners located within (500) five hundred feet from the property line(s) of the land which the petitioner(s) request to amend will receive written notification of the scheduled public hearings. These letters will be mailed to the aforementioned parties a minimum of (10) ten days prior to the public hearing scheduled before the Planning and Zoning Commission.

Posting of a Sign: A large sign identifying the case and providing salient information will be posted on the property, as another means of providing public notice of the land use amendment request.

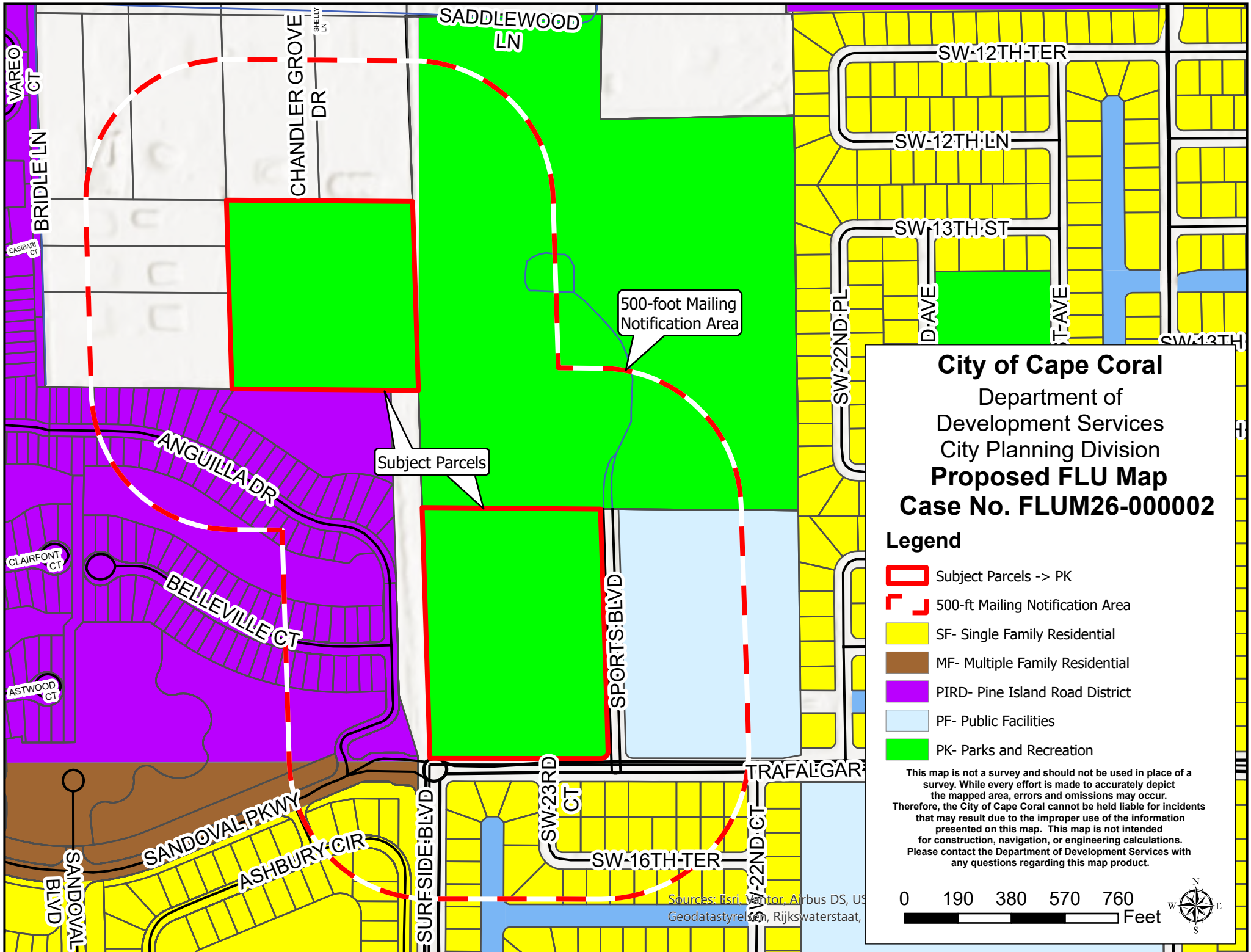
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### Staff Contact Information








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Chad Boyko, AICP, Principal Planner  
Department of Community Development  
Planning Division  
Phone: (239) 573-3162  
Email: cboyko@capecoral.gov

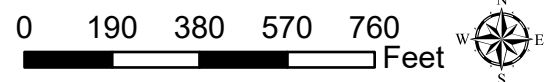


**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**Proposed FLU Map**  
**Case No. FLUM26-000002**

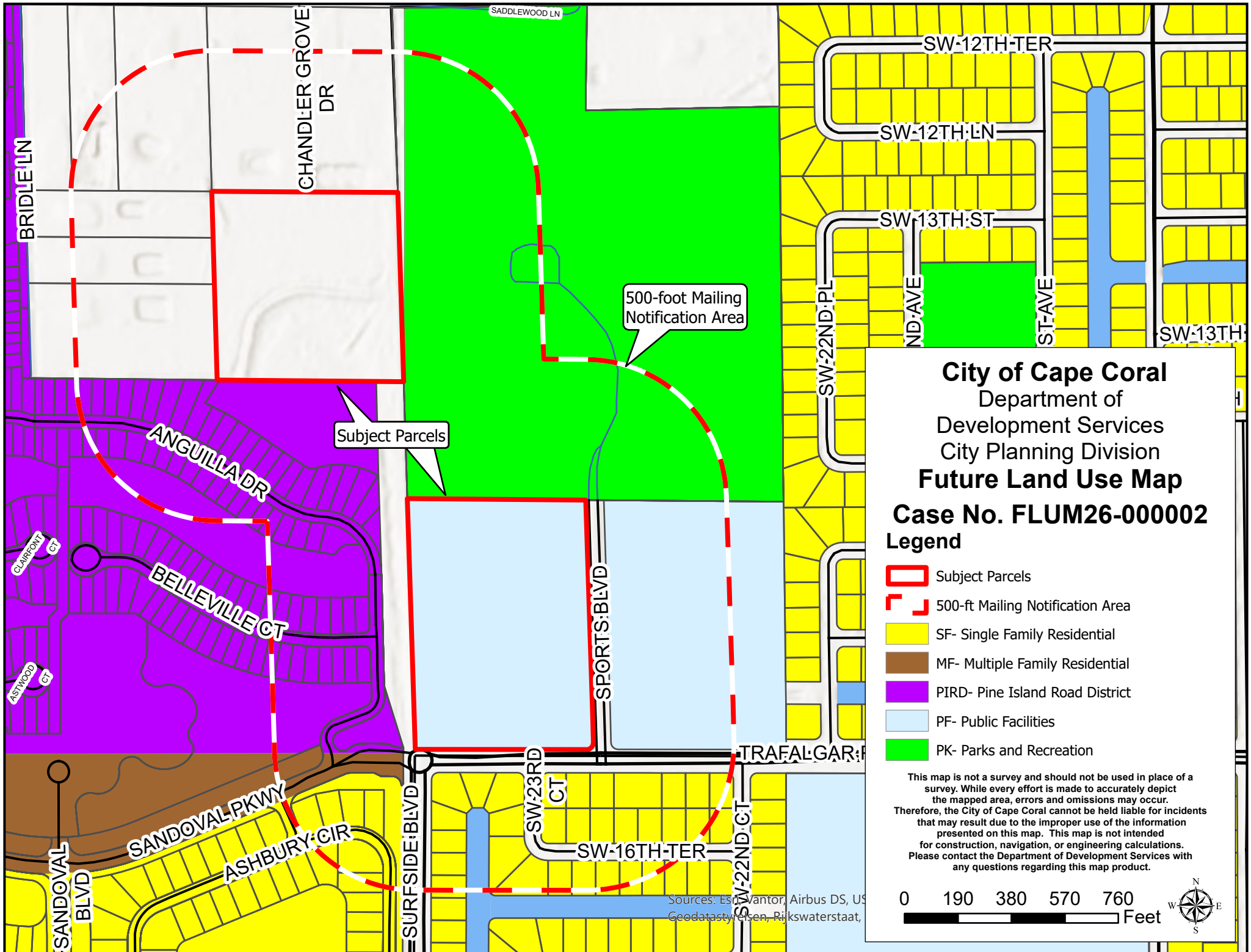
**Legend**

-  Subject Parcels -> PK
-  500-ft Mailing Notification Area
-  SF- Single Family Residential
-  MF- Multiple Family Residential
-  PIRD- Pine Island Road District
-  PF- Public Facilities
-  PK- Parks and Recreation

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, Contributor, Airbus DS, US  
 Geodastyle.nl, Rijkswaterstaat,



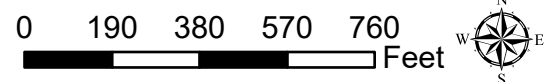
**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**Future Land Use Map**

**Case No. FLUM26-00002**

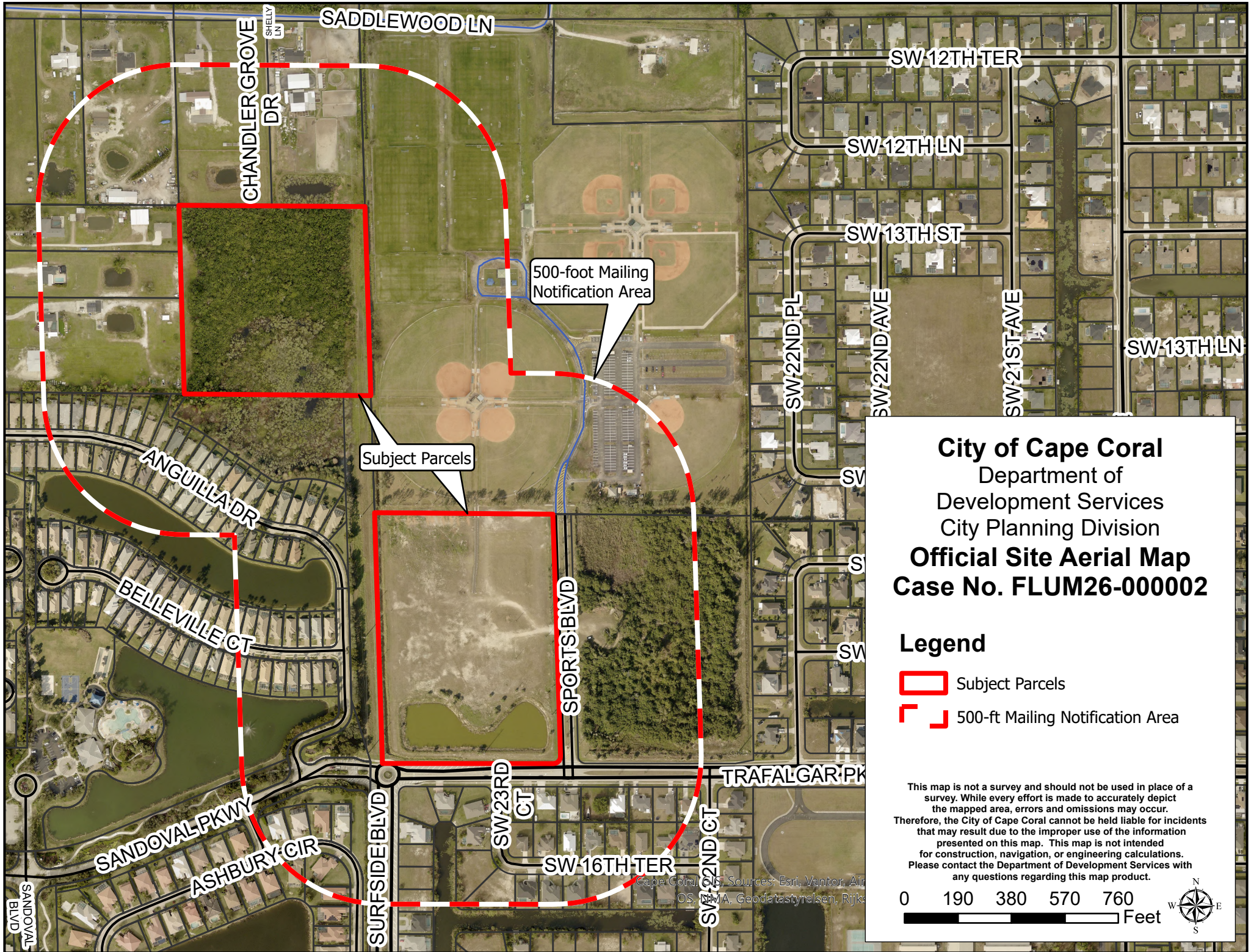
**Legend**

- Subject Parcels
- 500-ft Mailing Notification Area
- SF- Single Family Residential
- MF- Multiple Family Residential
- PIRD- Pine Island Road District
- PF- Public Facilities
- PK- Parks and Recreation

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

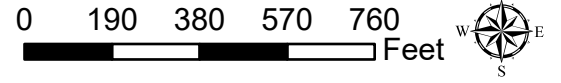


**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**Official Site Aerial Map**  
**Case No. FLUM26-000002**

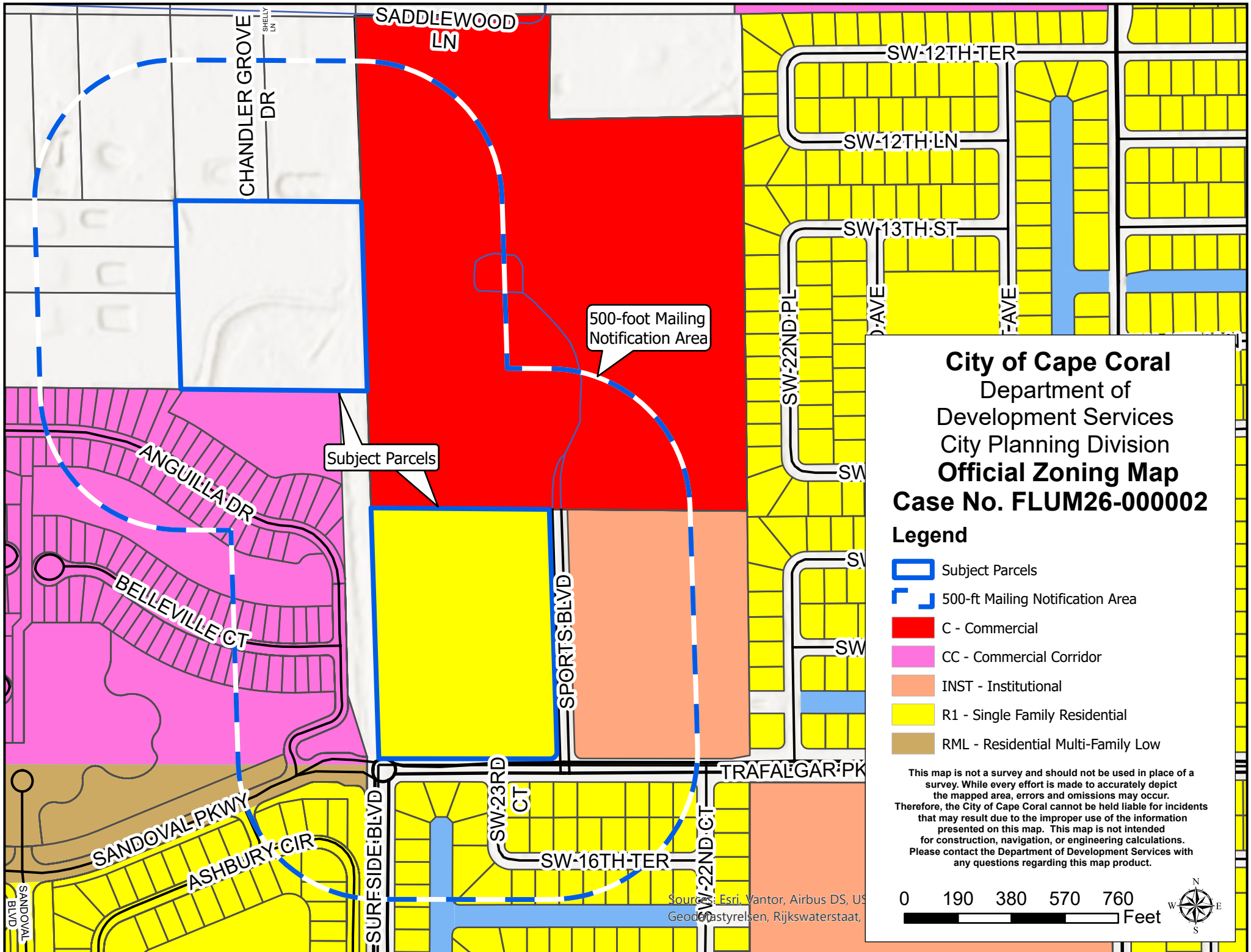
**Legend**

- Subject Parcels
- 500-ft Mailing Notification Area

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Cape Coral GIS Sources: Esri, Vantor, Air  
 OS, WMA, Geodastynelsen, Rijk

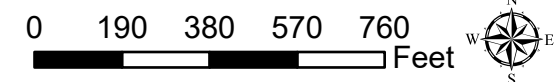


**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**Official Zoning Map**  
**Case No. FLUM26-000002**

**Legend**

-  Subject Parcels
-  500-ft Mailing Notification Area
-  C - Commercial
-  CC - Commercial Corridor
-  INST - Institutional
-  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.



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