

CITY OF CAPE CORAL  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
MEMORANDUM

TO: Michael Ilczyszyn, City Manager

FROM: Wyatt Daltry, Planning Team Coordinator

DATE: April 22, 2026

SUBJECT: City-initiated Future Land Use Map Amendment Request, FLUM26-000003

---

Executive Summary

Staff requests a future land use map amendment from Mixed-Use (MX) to Parks and Recreation (PK) for Unit 76, Block 6408, Tract I, otherwise known as Tropicana Park. The area comprises 2.54 acres.

Background

The purpose of this request is to amend the site to Parks and Recreation. The site is developed with newly constructed playground and pavilion facilities.

In 2018, the City of Cape Coral changed the future land use map classification to Mixed-Use as part of the future Seven Islands development. Over time, it was determined that the site would not be incorporated into the greater Seven Islands development and would be a standalone park.

Currently, the site is used as the launching place for the Cape Coral Kayak Club, and between this and the desire to use the site for parkland and recreational activities, it was proposed to amend the site to Parks and Recreation future land use. This proposed amendment to PK would accomplish the goal of providing needed space for parks and recreational activities while removing any opportunity for commercial or residential development.

The application and vicinity maps are attached. Please contact me if you have any questions.

WAD/wad(FLUM26-00003memoofintent)  
Attachments





**DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION**

Tel. (239) 574-0553  
Fax (239) 574-0591  
P.O. Box 150027  
Cape Coral, FL 33915-0027

**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 _____	City <u>Cape Coral</u>
Email _____	State <u>FL</u> Zip <u>33915</u>
Owner _____	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____
<b>APPLICANT INFORMATION (If different from owner)</b>	
Applicant _____	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____
<b>AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)</b>	
Representative <u>Wyatt Daltry, AICP</u>	Address <u>1015 Cultural Park BLVD</u>
Phone <u>239-573-3160</u>	City <u>Cape Coral</u>
Email <u>wdaltry@capecoral.gov</u>	State <u>FL</u> Zip <u>33915</u>
<b>PROPERTY INFORMATION</b>	
Unit <u>76</u> Block <u>6408</u> Lot (s) <u>Tract I</u> Subdivision <u>Cape Coral</u>	
Property Address <u>site is unaddressed</u>	
Plat Book <u>35</u> Page <u>129</u> Current Zoning <u>MX7</u>	
Strap Number <u>124422C200808I000</u> Acreage <u>2.54</u>	
Current Land Use <u>Mixed-Use (7 Islands SD)</u> Proposed Land Use <u>Parks and Recreation</u>	



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.**



DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

Tel. (239) 574-0553  
Fax (239) 574-0591  
P.O. Box 150027  
Cape Coral, FL 33915-0027

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)

A handwritten signature in blue ink that reads "Connie Barron". The signature is written in a cursive style and is positioned above a horizontal line.

AUTHORIZED SIGNATURE



DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

Tel. (239) 574-0553  
Fax (239) 574-0591  
P.O. Box 150027  
Cape Coral, FL 33915-0027

ESTIMATED PEAK HOUR TRIP

Parcel Size: Width 890' Depth 125' Sq. Ft. 110K Acreage 2.54

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.):  
disturbed land, cleared

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

Estimated Development:

- Estimate total lot coverage 0 %
- Estimate total building floor area: 0 Sq. ft.
- Estimate type of future development and percentages:  
(e.g. business offices, commercial retail, automotive repair, etc.)

active park and recreational activities

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 \_\_\_\_\_



**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 23<sup>rd</sup> Day

of April, 2026.

\_\_\_\_\_  
CORPORATION/COMPANY NAME

Connie Barron  
OWNER'S NAME (TYPE or PRINT)

Connie Barron  
OWNER'S SIGNATURE



DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

Tel. (239) 574-0553  
Fax (239) 574-0591  
P.O. Box 150027  
Cape Coral, FL 33915-0027

AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Wyatt Daltry, AICP  
(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 76 BLOCK 6408 LOT(S) 1 SUBDIVISION Cape Coral

OR LEGAL DESCRIPTION \_\_\_\_\_

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

Connie Barron  
PROPERTY OWNER (Please Print)

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

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

\_\_\_\_\_  
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;



DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

---

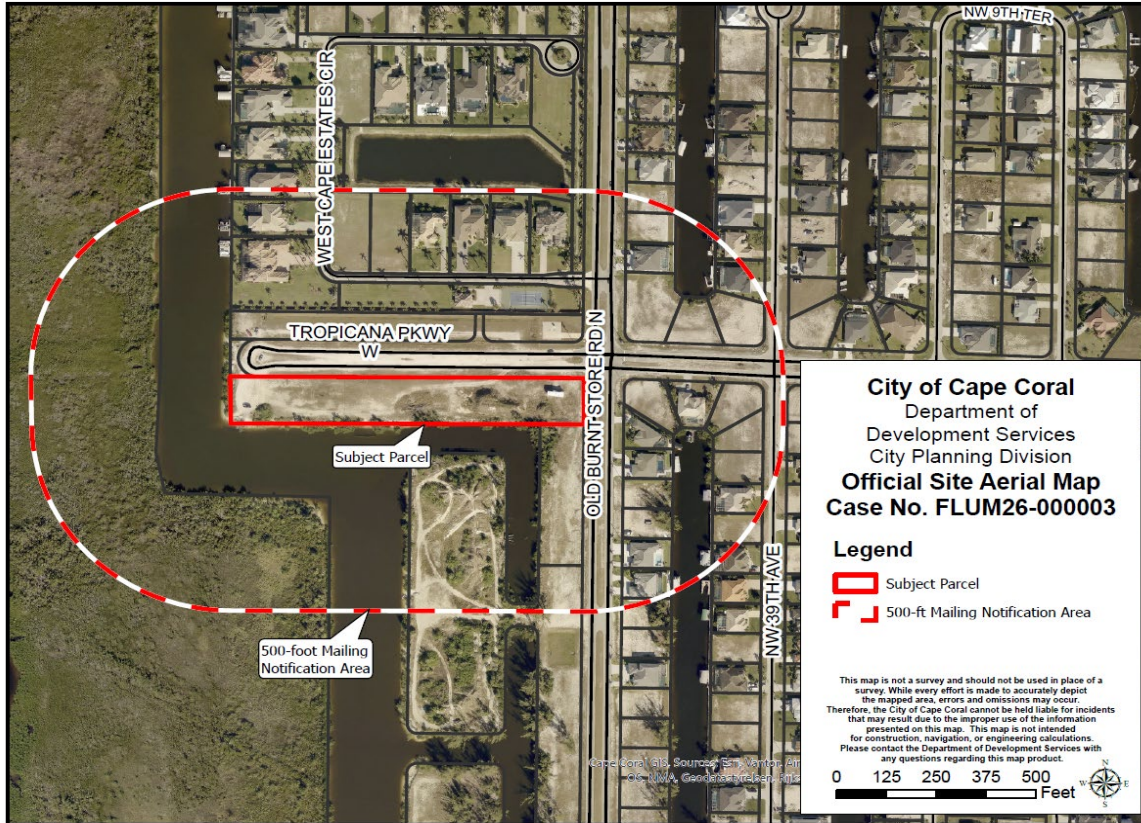
Tel. (239) 574-0553  
Fax (239) 574-0591  
P.O. Box 150027  
Cape Coral, FL 33915-0027

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**  
**FLUM 26-000003**

**PROPERTY ADDRESS:**  
 Address Undetermined.  
 Unit 76, Block 6408, Tract I, otherwise  
 known as Tropicana Park.

**APPLICANT:**  
 City of Cape Coral  
 P.O. Box 150027  
 Cape Coral, FL 33915-0027



**SUMMARY OF REQUEST**

This case involves a City-initiated large-scale Future Land Use Map Amendment for one publicly-owned property (2.54 acres) from Mixed-Use (MX) to Parks and Recreation (PK). The site is developed with park facilities.

The proposed amendment would legalize the existing parkland uses.

EXISTING ZONING	EXISTING LAND USE	PROPOSED LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
Mixed-Use Seven Islands (MX7)	Mixed-Use (MX)	Parks and Recreation (PK)	Developed. Playground and four pavilions present on-site	2.54 acres

**STAFF RECOMMENDATION:** Approval

<b>Positive Aspects of Application:</b>	Proposed Amendment would clarify future use of property for parks and recreational use.
<b>Negative Aspects of Application:</b>	None.
<b>Mitigating Factors:</b>	None.

**Property Owner:** City of Cape Coral

**Prepared By:** Wyatt Daltry, Planning Team Coordinator

**Approved By:** Amy Yearsley, Planning Manager

**Unit, Block, Lot:** Unit 76, Block 6408, Tract I, otherwise known as Tropicana Park.

**Zoning:** MX7

**Urban Service Area:** Reserve

**City Water and Sewer:** Yes, served by North 2 expansion.

**Type of Street Access:** Tropicana Parkway, a collector roadway.

**Location:** NW portion of Cape Coral, west of Old Burnt Store Road

**STRAP Numbers:** 124422C200808I000

Zoning and Land Use Information:

<b>Subject Property:</b>	<b>Future Land Use</b>	<b>Zoning</b>
<i>Current:</i>	MX	MX7
<i>Proposed:</i>	PK	Not applicable – not a zoning change.

<b>Surrounding Areas</b>	<b>Future Land Use</b>	<b>Zoning</b>
<i>North:</i>	PK and Single-Family Residential (SF)	R1
<i>South:</i>	MX	MX7
<i>East:</i>	SF and Single-Family/Multi-Family (SM)	R1
<i>West:</i>	Natural Resources/Preservation	Not Zoned

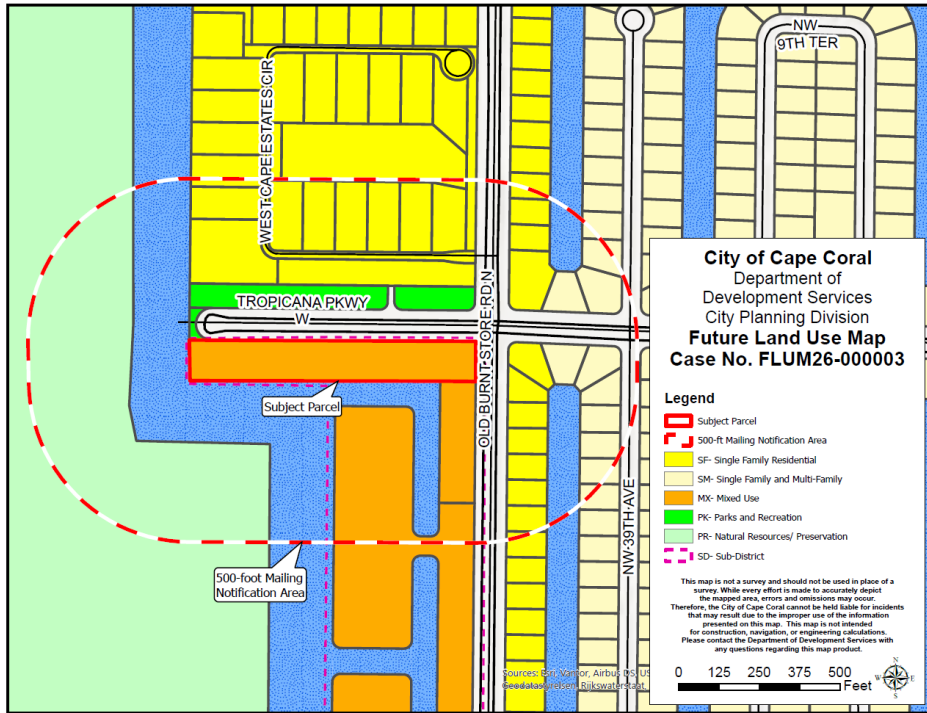
**Background:**

The subject area has been owned by the City since 1983, when the property was transferred to the City by Avatar Holdings, the successor to Gulf American Corporation (GAC), the original developer of Cape Coral. This site was originally identified in the original 1979 plat for Unit 76 as parkland.

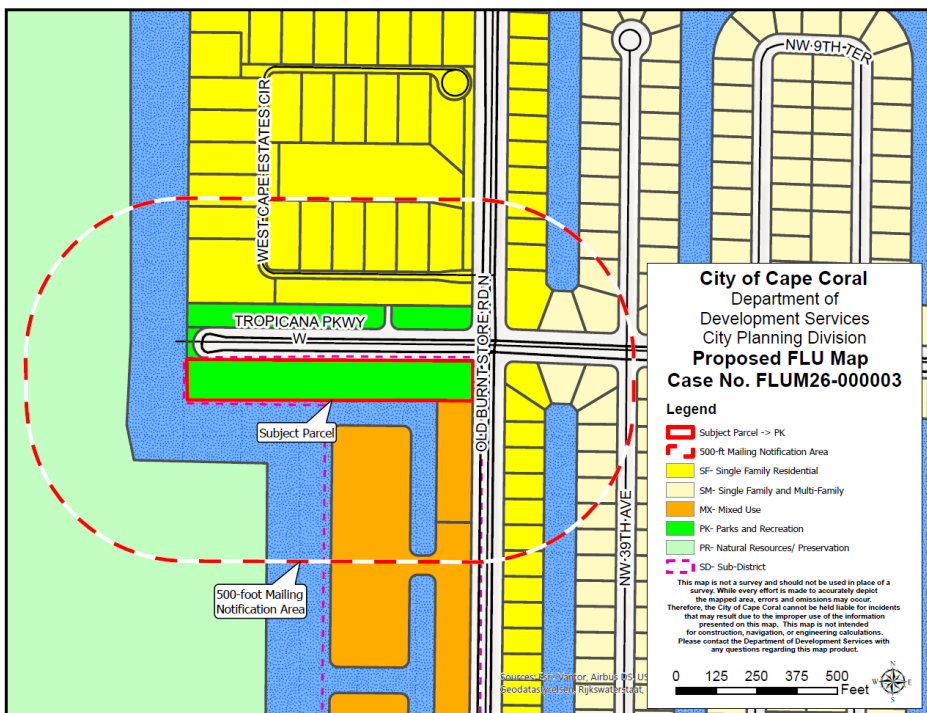
When the Seven Islands site was proposed to be developed as a mixed-use development in the mid-2010's, this tract was amended to Mixed-Use future land use as there were discussions which suggested this property could be used for ancillary Seven Islands-related development in addition to recreational uses. Today, as the development route for Seven Islands has become more focused, Staff determined that the subject property would be better served as a standalone park, separate from the nearby Seven Islands development. Furthermore, additional recreational groups have already been using the site for outdoor recreational purposes and the proposed future land use map amendment to PK is in accord with such uses.

Maps:

Current Future Land Use



Proposed Future Land Use



## **ANALYSIS:**

### **Additional Site Information**

#### Protected Species

Should protected species be identified on the sites 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: "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."

The City of Cape Coral 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 measures may be required of the developer prior to beginning work on the site.

#### Utilities

This site is in the Urban Services Reserve area as designated by the City Comprehensive Plan. Centralized utilities were extended to this site through the North 2 utility expansion program, however.

#### Soils and Drainage

The sites have a variety of soil classifications. Some soils may have limitations for development, which are typically overcome by importing fill. The soil types should not present an obstacle to future land 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 Long Range Transportation Plan.*

## 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 the 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 City is seeking an amendment to the Future Land Use Map to provide legal basis for recreational uses on a platted park site. While not all of the six purposes identified above shall be required to be met, at least one should be met for consideration of approval.**

**The proposed amendment is in compliance with Purposes #1, 3, 5 and 6, as the proposed amendment implements the goals, objectives, and policies of the Comprehensive Plan, results in compatible uses in the subject area, will assist in providing adequate recreational services for residents, and facilitates community infrastructure in the nearby area.**

*C. Review Criteria. Proposed future land use map amendments shall be reviewed in accordance with the requirements of F.S. Ch. 163, 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;*

**Analysis: The proposed amendment is consistent with the Goal of the Recreation and Open Space Element of the Comprehensive Plan.**

**This proposed amendment meets this criterion.**

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

**Analysis: The proposed amendment would permit the construction of additional recreation**

uses in northwestern Cape Coral. It has been well-documented that the city is greatly deficient in recreational uses, and the proposed amendment would assist in addressing this shortfall.

This proposed amendment meets this criterion.

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;*

**Analysis:** The proposed amendment is seeking an amendment to Parks and Recreation. The amendment area is newly developed with playground and pavilion facilities. Historically, parks have been considered to be compatible with nearby residential, mixed-use, or non-residential uses (save industrial).

This proposed amendment meets this criterion.

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 of traffic that cannot be mitigated through application of the development standards in this Code;*

**Analysis:** The proposed amendment is seeking a new designation, Parks and Recreation. The surrounding area is undeveloped to the west (state protected land). Residential uses are located to the north and east while the future mixed-use development of Seven Islands is to the south.

This proposed amendment meets this criterion.

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.;*

**Analysis:** The existing site is part of the Reserve Urban Service Area but is served by centralized utilities provided by the North 2 utility expansion. The site is connected to the existing transportation network.

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.

This proposed amendment meets this criterion.

6. *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 analyzed the Comprehensive Plan to determine what policies support or undermine the proposed future land use map amendment. The FLU amendment is consistent with those pertinent policies of the Comprehensive Plan as identified below.

### **Future Land Use Element**

#### **Policy 1.15i. Parks & 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.

Through the analysis of the Comprehensive Plan, staff recommends **approval** of the proposed amendment.

### **Impact Assessment Summary**

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 impacts discussed in this assessment do not necessarily reflect the actual number of dwelling units, population, etc. present within the subject area.

Proposed changes from Mixed-Use lands assumes a density of 25 units/acre for 20% of the site and a floor-area-ratio of 0.25 for 80% of the site, consistent with the maximum residential development permitted by that classification; proposed changes to Parks and Recreation assume 10,000 square feet of building area for office or other park uses.

#### **Non-Residential Square Footage**

Existing:	22,128 sq. ft.(permitted thru existing FLU)
Proposed:	10,000 sq. ft.
Net Change:	-12,128 sq. ft.

#### **Dwelling Units**

Existing:	10 (maximum permitted by right thru existing FLU)
Proposed:	0
Net Change:	-10 dwelling units

**Population\***

Existing: 26  
Proposed: 0  
Net Change: -26

\* 2.59 persons/household = avg. household size; 2019-2023 US Census Quickfacts

**Water Use**

Existing: 8,638 gal/day total (10 du x 200 gal/du/day, 22,128 sq.ft. x 0.3 gal/sq.ft./day)  
Proposed: 3,000 gal/day total (10,000 square feet x 0.3 gal/sq ft/day)  
Net Change: -5,638 gal/day  
Facility Capacity: 30.1 MGD  
Permitted Usage: 16.9 MGD  
Avg. Daily Usage: 16.3 MGD

**Sewage**

Existing: 8,638 gal/day total (10 du x 200 gal/du/day, 22,128 sq.ft. x 0.3 gal/sq.ft./day)  
Proposed: 3,000 gal/day total (10,000 square feet x 0.3 gal/sq ft/day)  
Net Change: -5,638 gal/day  
Facility Capacity: 28.4 MGD  
Avg. Daily Usage: 22.5 MGD

**Solid Waste**

Existing Generation: 123 lbs. total/day (26 persons x 4.74 lbs/person/day)  
Proposed: 1,360 lbs. total/day (10,000 square feet x 0.136 lbs/sq ft/day)  
Net Change: +1,237 lbs./day  
Facility Capacity: 1,836 tons/day  
Existing Demand: 1,384 tons/day  
Capacity Available: Yes

**Traffic/Daily Trips Estimate**

Existing Generation: 135 PM peak trips/hour  
Proposed: 40 PM peak trips/hour\*  
Net Change: -95 PM peak hour trips  
Facility Capacity: All roadways meet or surpass the minimum acceptable Level of Service Standard of "D."  
Capacity Available: Yes

\*varies based on final park plan

## Development Impact Analysis

### Hurricane Evacuation

The subject area is in Evacuation Zone A. Based on the summation of the amendment impacts above, there should be little to no impact on hurricane evacuation times.

### Park Lands

The levels of service standard (LOS) for parkland and facilities are based on permanent population. The proposed amendment would slightly reduce park demand.

### 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 measures may be required of the developer to proceed.

### Police and Fire Impacts

Property is served by Fire Station 11. Proposed development is expected to generate low impact.

For Police services, the subject properties are served by Police Northwest District, Zone 3. Proposed development is expected to generate low impact.

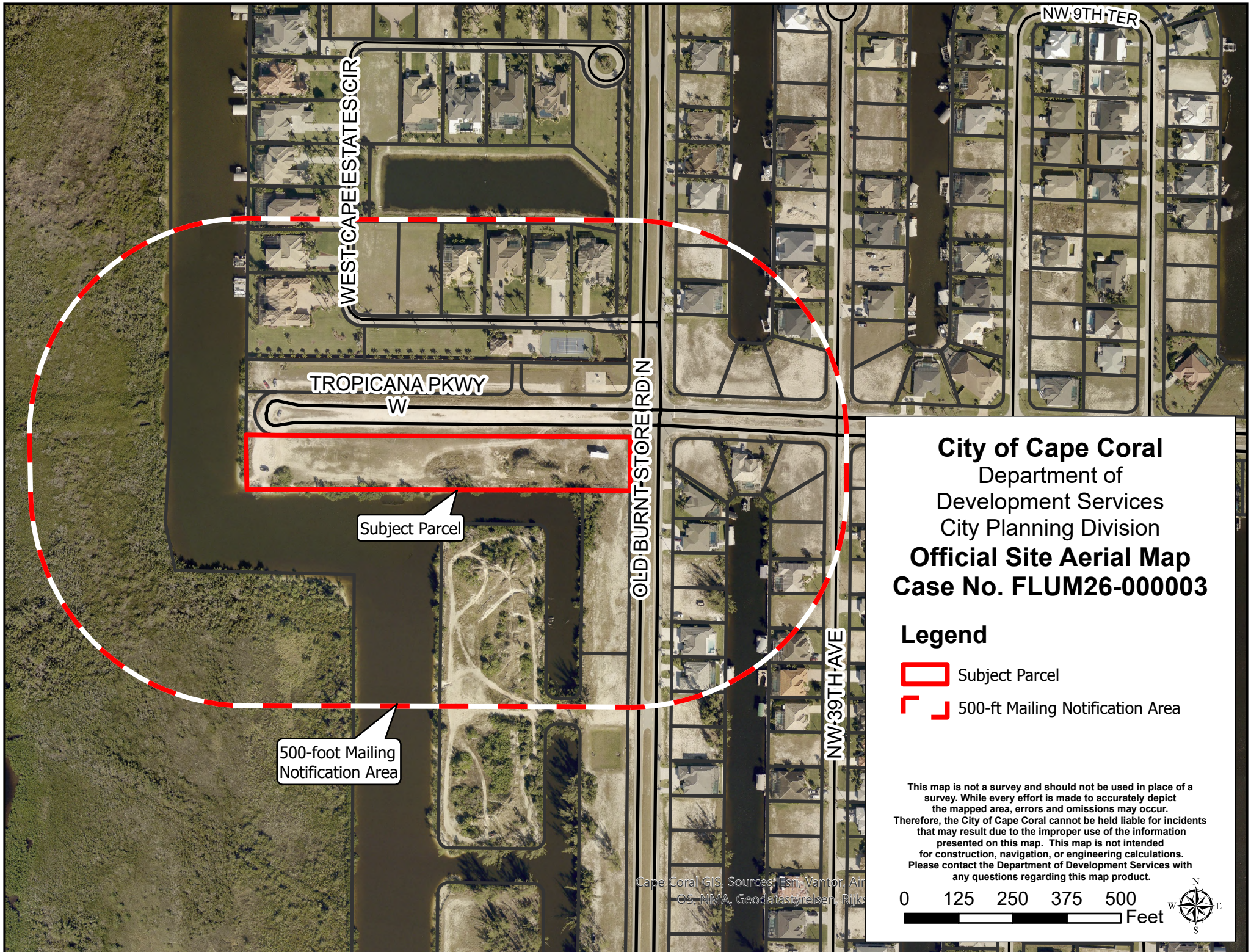
### School Impacts

There will be a decrease in students, due to the decrease in single-family dwelling units resulting from this amendment.

Existing dwelling units:	10 dwelling units
Existing students:	1
Proposed dwelling units:	0 dwelling units
Proposed students:	0
Change:	-1 students



### **Recommendation:**

The FLU amendment is consistent with the Comprehensive Plan as identified above. As a result, the Planning Division recommends **adoption** of the proposed small-scale future land use map amendment request.

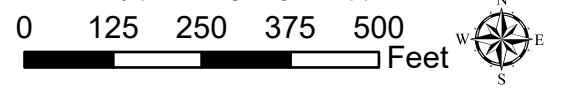


**City of Cape Coral**  
Department of  
Development Services  
City Planning Division  
**Official Site Aerial Map**  
**Case No. FLUM26-000003**

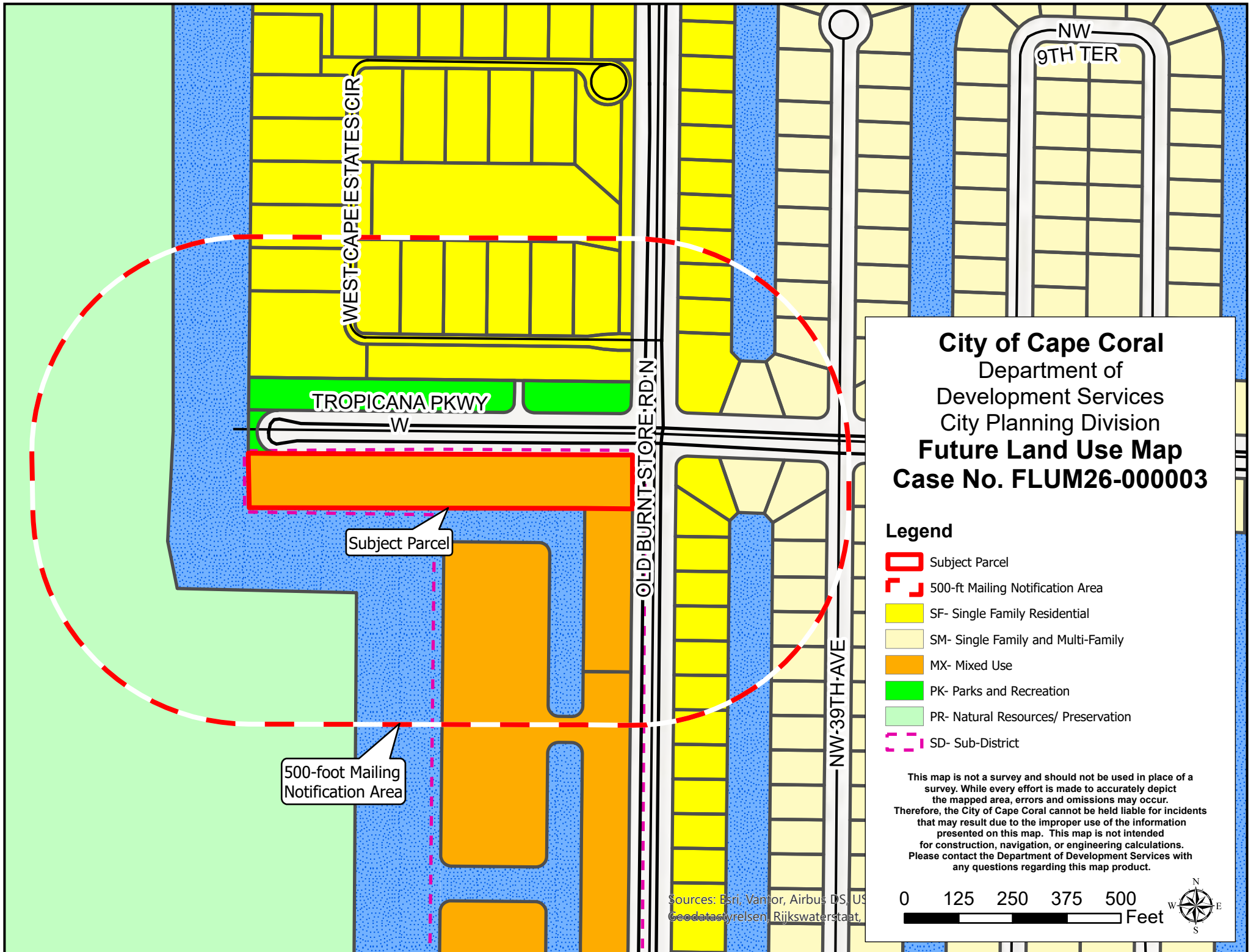
**Legend**

-  Subject Parcel
-  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, Air OS, NMA, Geodatastyrelsen, Rijks

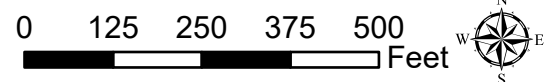


**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**Future Land Use Map**  
**Case No. FLUM26-000003**

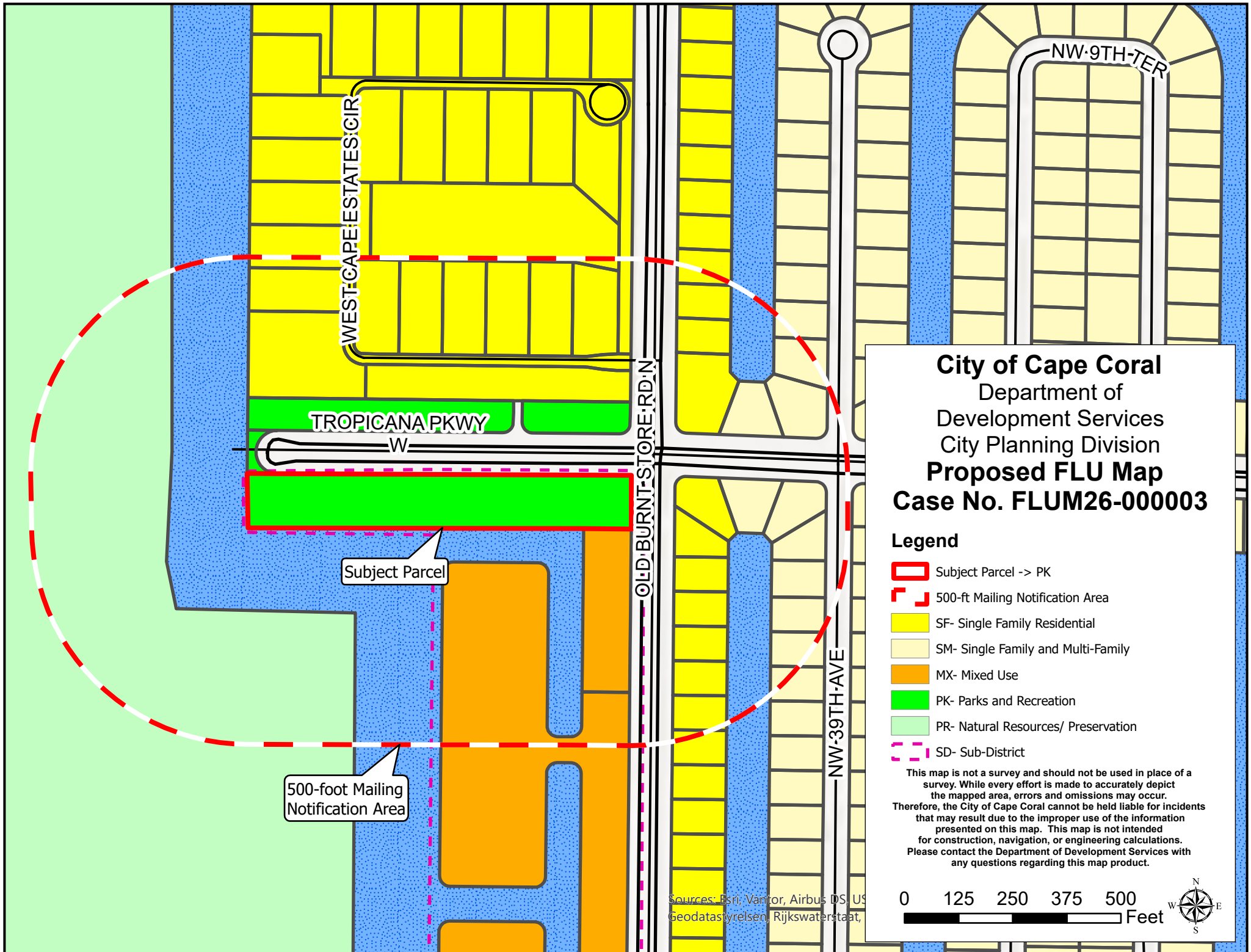
**Legend**

-  Subject Parcel
-  500-ft Mailing Notification Area
-  SF- Single Family Residential
-  SM- Single Family and Multi-Family
-  MX- Mixed Use
-  PK- Parks and Recreation
-  PR- Natural Resources/ Preservation
-  SD- Sub-District

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  
 Geodata, syreisen, Rijkswaterstaat,

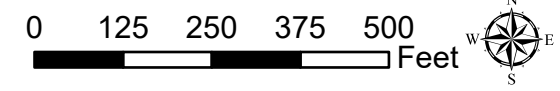


**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**Proposed FLU Map**  
**Case No. FLUM26-000003**

**Legend**

-  Subject Parcel -> PK
-  500-ft Mailing Notification Area
-  SF- Single Family Residential
-  SM- Single Family and Multi-Family
-  MX- Mixed Use
-  PK- Parks and Recreation
-  PR- Natural Resources/ Preservation
-  SD- Sub-District

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  
 Geodatastyrelsen, Rijkswaterstaat,