




TO: Michael Ilczyszyn, City Manager

FROM: Amy Yearsley, Planning Manager 

DATE: April 9, 2026

SUBJECT: City-Initiated Future Land Use and Zoning Amendment Applications for 2501 SE 17th Place

The City requests amending the future land use and zoning of the western portion of the Everest facility at 2501 SE 17th Place as follows:

- Amending the future land use from Commercial/Professional to Public Facilities.
- Amending the zoning from the Commercial to the Institutional District.

These two amendments will result in the Everest facility having a single future land use and zoning classification and allow the two existing sites to be combined into one parcel, thereby preparing this site for future development activities.

Attached to this memo is a future land use and rezoning application. Your signature is required on each application where indicated. Please contact Mike Struve, Planning Team Coordinator (x3255), should you have any questions.

AY/ms (DCD/Planning_Division_2009/MEMOS/Everest FLUMA_and Rezone 04092026.docx)

Enclosures (future land use and rezoning applications)

C: Jeff Pearson, Utilities Director
Byron Taylor, Principal Engineer, Utilities
Matt Williams, Public Works Director



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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CITY PLANNING DIVISION**

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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>City of Cape Coral</u>	Address <u>1015 Cultural Park Boulevard/PO Box 150027</u>
Phone _____	City <u>Cape Coral</u>
Email _____	State <u>FL</u> Zip <u>33915</u>
Owner _____	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____
APPLICANT INFORMATION (If different from owner)	
Applicant <u>Same as above</u>	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____
AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)	
Representative <u>City Planning Division</u>	Address <u>1015 Cultural Park Boulevard/PO Box 150027</u>
Phone <u>239-242-3255</u>	City <u>Cape Coral</u>
Email _____	State <u>FL</u> Zip <u>33915</u>
PROPERTY INFORMATION	
Unit <u>19</u> Block <u>1196</u> Lot (s) <u>See legal description</u> Subdivision _____	
Property Address <u>2501 SE 17th Avenue</u>	
Plat Book <u>13</u> Page <u>131</u> Current Zoning <u>Commercial</u>	
Strap Number <u>32-44-24-C1-01196.0030</u> Acreage <u>13.38</u>	
Current Land Use <u>Commercial/Professional</u>	Proposed Land Use <u>Public Facilities</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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CITY PLANNING DIVISION

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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 _____



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

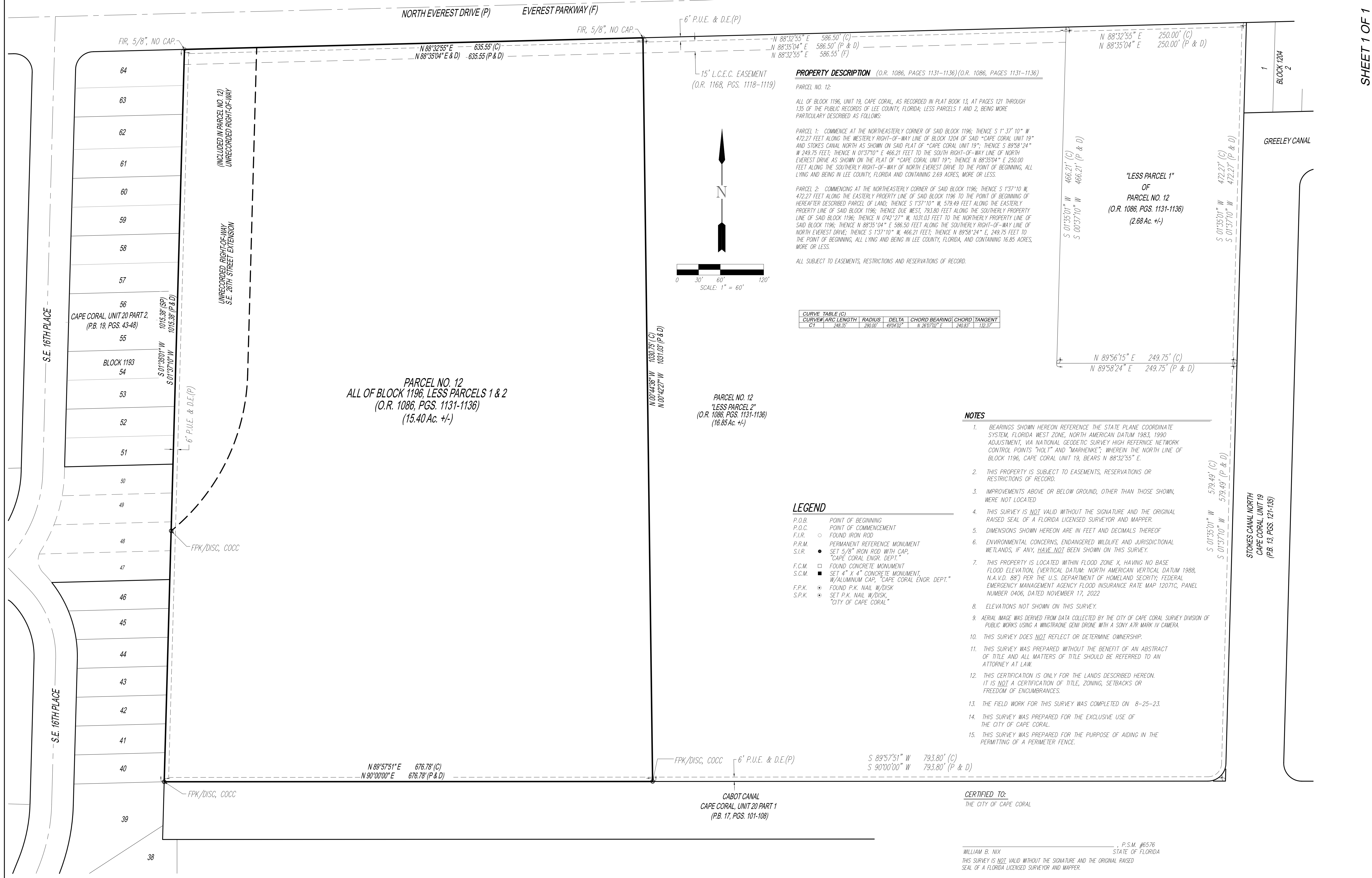
- A. Purpose of Amendments. Future Land Use Map amendments shall be considered for the following reasons:
1. The amendment implements the goals, objectives, and policies of the Comprehensive Plan.
 2. The amendment promotes compliance with changes to other city, state, or federal regulations.
 3. The 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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CITY PLANNING DIVISION

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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.



PARCEL NO. 12
ALL OF BLOCK 1196, LESS PARCELS 1 & 2
(O.R. 1086, PGS. 1131-1136)
(15.40 Ac. +/-)

PARCEL NO. 12
"LESS PARCEL 2"
(O.R. 1086, PGS. 1131-1136)
(16.85 Ac. +/-)

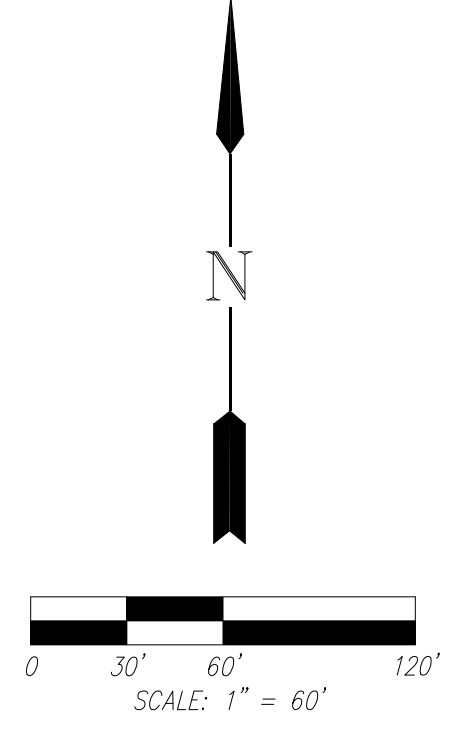
"LESS PARCEL 1"
OF
PARCEL NO. 12
(O.R. 1086, PGS. 1131-1136)
(2.68 Ac. +/-)

PROPERTY DESCRIPTION (O.R. 1086, PAGES 1131-1136) (O.R. 1086, PAGES 1131-1136)
 PARCEL NO. 12:
 ALL OF BLOCK 1196, UNIT 19, CAPE CORAL, AS RECORDED IN PLAT BOOK 13, AT PAGES 121 THROUGH 135 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; LESS PARCELS 1 AND 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: COMMENCE AT THE NORTHEASTERLY CORNER OF SAID BLOCK 1196; THENCE S 1° 37' 10" W 472.27 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID "CAPE CORAL UNIT 19" AND STOKES CANAL NORTH AS SHOWN ON SAID PLAT OF "CAPE CORAL UNIT 19"; THENCE S 89° 58' 24" W 249.75 FEET; THENCE N 01° 37' 10" E 466.21 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH EVEREST DRIVE AS SHOWN ON THE PLAT OF "CAPE CORAL UNIT 19"; THENCE N 88° 35' 04" E 250.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF NORTH EVEREST DRIVE TO THE POINT OF BEGINNING, ALL LYING AND BEING IN LEE COUNTY, FLORIDA AND CONTAINING 2.69 ACRES, MORE OR LESS.

PARCEL 2: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID BLOCK 1196; THENCE S 1° 37' 10" W 472.27 FEET ALONG THE EASTERLY PROPERTY LINE OF SAID BLOCK 1196 TO THE POINT OF BEGINNING OF HEREAFTER DESCRIBED PARCEL OF LAND; THENCE S 1° 37' 10" W 579.49 FEET ALONG THE EASTERLY PROPERTY LINE OF SAID BLOCK 1196; THENCE DUE WEST, 793.80 FEET ALONG THE SOUTHERLY PROPERTY LINE OF SAID BLOCK 1196; THENCE N 0° 42' 27" W 1031.03 FEET TO THE NORTHERLY PROPERTY LINE OF SAID BLOCK 1196; THENCE N 89° 58' 24" E 586.50 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH EVEREST DRIVE; THENCE S 1° 37' 10" W 466.21 FEET; THENCE N 89° 58' 24" E 249.75 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN LEE COUNTY, FLORIDA, AND CONTAINING 16.85 ACRES, MORE OR LESS.

ALL SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.



CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	248.35'	290.00'	49°14'10"	N 26°17'02" E	240.81'	132.37'

NOTES

- BEARINGS SHOWN HEREON REFERENCE THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, VIA NATIONAL GEODETIC SURVEY HIGH REFERENCE NETWORK CONTROL POINTS "HOLT" AND "MARHENKE"; WHEREIN THE NORTH LINE OF BLOCK 1196, CAPE CORAL UNIT 19, BEARS N 88°32'55" E.
- THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE NOT LOCATED.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE AND JURISDICTIONAL WETLANDS, IF ANY, HAVE NOT BEEN SHOWN ON THIS SURVEY.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION, (VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988, N.A.V.D. 88") PER THE U.S. DEPARTMENT OF HOMELAND SECURITY; FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 12071C, PANEL NUMBER 0406, DATED NOVEMBER 17, 2022.
- ELEVATIONS NOT SHOWN ON THIS SURVEY.
- AERIAL IMAGE WAS DERIVED FROM DATA COLLECTED BY THE CITY OF CAPE CORAL SURVEY DIVISION OF PUBLIC WORKS USING A MINGTRAONE GENII DRONE WITH A SONY ATR MARK IV CAMERA.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES.
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 8-25-23.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CITY OF CAPE CORAL.
- THIS SURVEY WAS PREPARED FOR THE PURPOSE OF AIDING IN THE PERMITTING OF A PERIMETER FENCE.

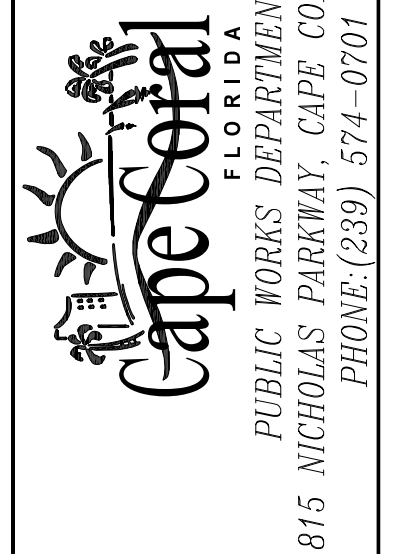
LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- F.I.R. FOUND IRON ROD
- P.R.M. PERMANENT REFERENCE MONUMENT
- S.I.R. SET 5/8" IRON ROD WITH CAP, "CAPE CORAL ENGR. DEPT."
- F.C.M. FOUND CONCRETE MONUMENT
- S.C.M. SET 4" X 4" CONCRETE MONUMENT, W/ALUMINUM CAP, "CAPE CORAL ENGR. DEPT."
- F.P.K. FOUND P.K. NAIL W/DISK
- S.P.K. SET P.K. NAIL W/DISK, "CITY OF CAPE CORAL"

CERTIFIED TO:
 THE CITY OF CAPE CORAL

WILLIAM B. NIX, P.S.M. #6576
 STATE OF FLORIDA
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY
A PORTION OF BLOCK 1196
CAPE CORAL UNIT 19, P.B. 13, PGS. 121-132
 SECTION 32, TOWNSHIP 44 SOUTH, RANGE 24 EAST,
 LEE COUNTY, FLORIDA



PROJECT NUMBER:	ORDER NUMBER:	DATE:	SCALE:	REVISION:	DATE:	DESCRIPTION:	BY:
2023-0131	23-131		1"=60'				

DRAWING NUMBER: 2023-0131
 SURVEY JOB: 2023-0131
 FIELD BOOK(S) / PAGE(S): F.B.394, PGS. 31-37



PLANNING DIVISION STAFF REPORT

Monday, May 18, 2026

Case No.:	FLUM26-000004	Prepared By:	Anthony Santora, Senior Planner
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Property Location:	2501 SE 17 th AVE	<u>Applicant / Property Owner</u>	
Authorized Representative		Name:	City of Cape Coral
Name:	Anthony Santora	Address:	1015 Cultural Park BLVD Cape Coral, FL. 33990
Address:	1015 Cultural Park BLVD, Cape Coral, FL	Phone No.:	239-573-3125
Phone No.:	239-573-3125	Email:	asantora@capecoral.gov

SUMMARY OF REQUEST:

This is a small-scale City-initiated request for an amendment to the Future Land Use Map where the City is the property owner.

The applicant has requested an amendment to the Future Land Use Map, amending the current Commercial/Professional (CP) land use to a proposed Public Facility (PF) land use for a single parcel totaling +/- 582,988 SF or 13.38 Acres.



MAP SOURCE: City of Cape Coral

Existing Zoning	Existing Land Use	Proposed Land Use	Site Improvements	Size of Property (+/-)
Commercial (C)	Commercial/Professional (CP)	Public Facility (PF)	Developed	582,988 SF 13.38 Acres

STAFF RECOMMENDATION: | Approval

Conditions: | N/A

CASE OVERVIEW

Background:	<ul style="list-style-type: none"> The parcel is part of the Everest facility, containing active City services. Subject area has primary frontage SE 17th ST, with secondary on Everest PKWY.
Positive Aspects of Application:	<ul style="list-style-type: none"> The proposed amendment will align existing uses and FLUM classification. The proposed amendment will alleviate existing non-conformities.
Negative Aspects of Application:	<ul style="list-style-type: none"> The new classification reduces the overall amount of Commercial Land Use.
Mitigating Factors:	<ul style="list-style-type: none"> The parcel is adjacent to another City owned and operated parcel to the east. A concurrent zoning change will amend the zoning to INST to coincide with FLUM.



PLANNING DIVISION STAFF REPORT

Monday, May 18, 2026

SITE INFORMATION

Street Addresses: 2501 SE 17th AVE

Urban Service Area: Infill

City Water & Sewer: City Water: Yes City Sewer: Yes Service Area: N/A

Right-of-Way Access: The site(s) are accessible from SE 17th ST, a local 2-lane roadway

STRAP Number(s): 32-44-24-C1-01196.0030

Block / Lot(s): Block: 1196 Lot(s): N/A

Subdivision: N/A

Site Area: SQ. FT. (+/-): 582,988 (Total) Acres (+/-): 13.38

Case Planner: Anthony Santora, Senior Planner

Review Approved By: Wyatt Daltry, Planning Team Coordinator

FUTURE LAND USE AND ZONING INFORMATION

Site:	Future Land Use	Zoning
<i>Current:</i>	Commercial/Professional (CP)	Commercial (C)
<i>Proposed:</i>	Public Facility (PF)	INST (<i>zoning change running concurrent with FLUMA</i>)
	Surrounding Future Land Use	Surrounding Zoning
<i>North:</i>	Single Family Residential (SF) Public Facility (PF)	Single-Family Residential (R-1) Commercial (C)
<i>South:</i>	Single Family Residential (SF)	Single-Family Residential (R-1)
<i>East:</i>	Public Facility (PF) Commercial/Professional (CP)	Institutional (INST) Commercial (C)
<i>West:</i>	Multi-Family Residential (MF) Public Facility (PF) Commercial/Professional (CP)	Residential Multi-Family Low (RML) Commercial (C)

PURPOSE OF REQUEST

The applicant has requested this amendment to the Future Land Use Map to amend the land use for these parcels and initiate a zoning change to align the existing uses of the site with the land use and zoning, eliminate non-conformities, and allow full utilization of the site. If approved, the applicant will combine the parcel with adjacent City owned land to the east.

FUTURE LAND USE AND ZONING HISTORY

32-44-24-C1-01196.0030:	F: CP (Original – 1989) Z: R3 -> C1 (Est. 1990); C1 -> C (ORD4-19)
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PLANNING DIVISION STAFF REPORT

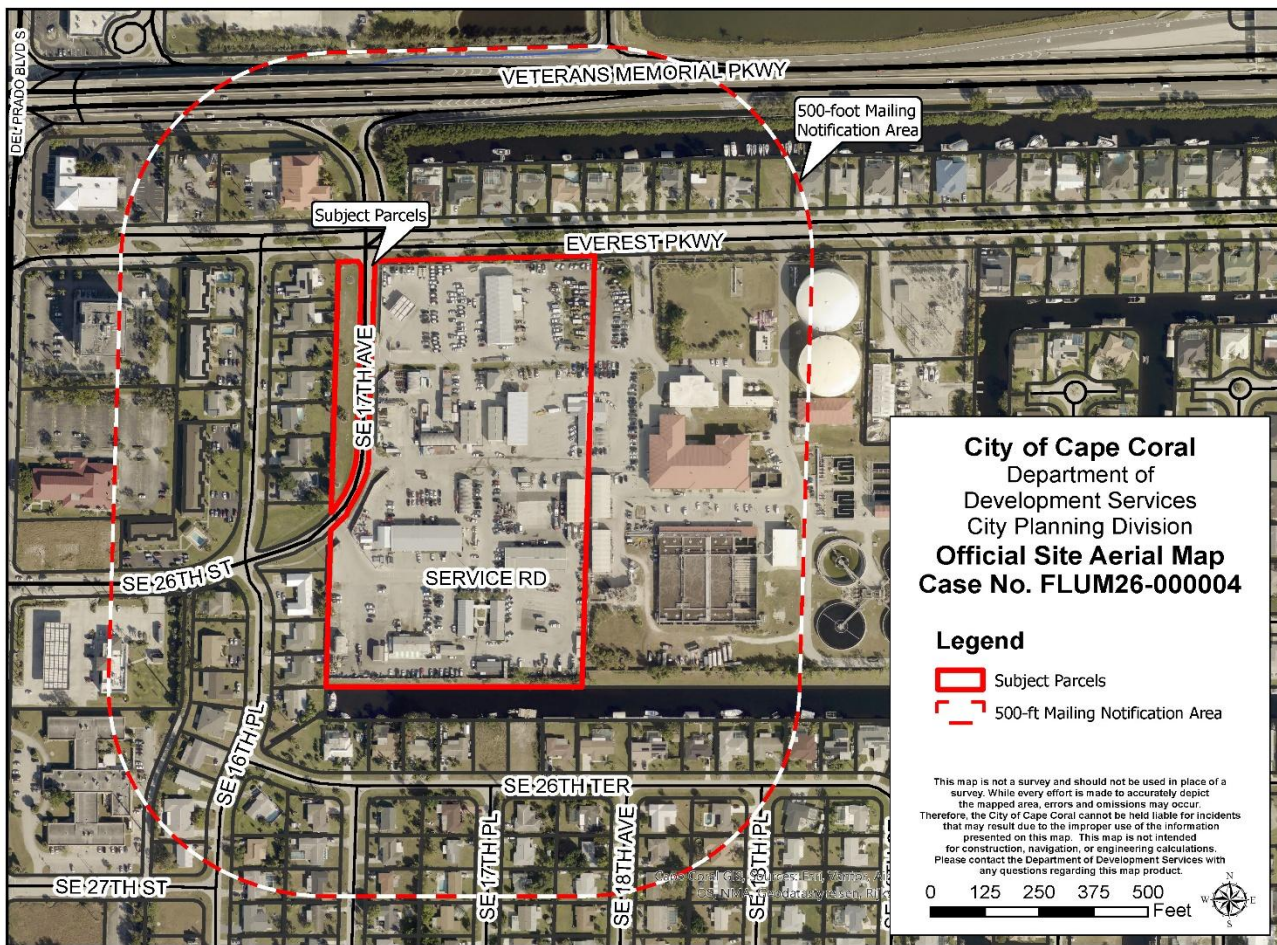
Monday, May 18, 2026

BACKGROUND

This is a City-initiated request for a land use amendment where the City of Cape Coral is the property owner. The request is to amend the Future Land Use map from Commercial/Professional (CP) to Public Facility (PF) for a single parcel totaling approximately 582,988 SF or 13.38 Acres. The proposed Public Facility (PF) land use would align the existing city services uses on the site and allow for full utilization of the property. Additionally, it is the City's intent is to amend the zoning and combine the parcel with the adjacent city owned parcel to the east, alleviating existing non-conformities and allowing for future expansion of city services.

The subject area is part of the Everest facility and is developed with existing city services including Cape Coral Fleet Management, Public Works Service Division, and Parks Maintenance. The site is heavily developed with low level structures and support elements and abut the Everest Water Reclamation Plant to the East. The surrounding area is densely developed with single family residential dwellings, low scale multi-family dwellings, public facilities and low scale commercial.

Aerial Map

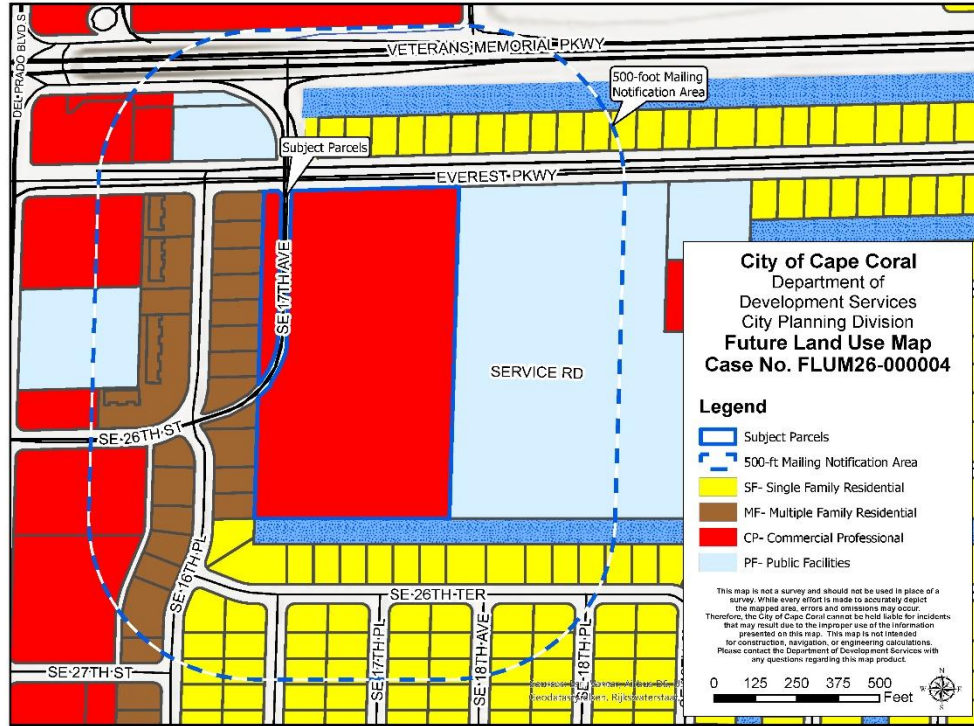




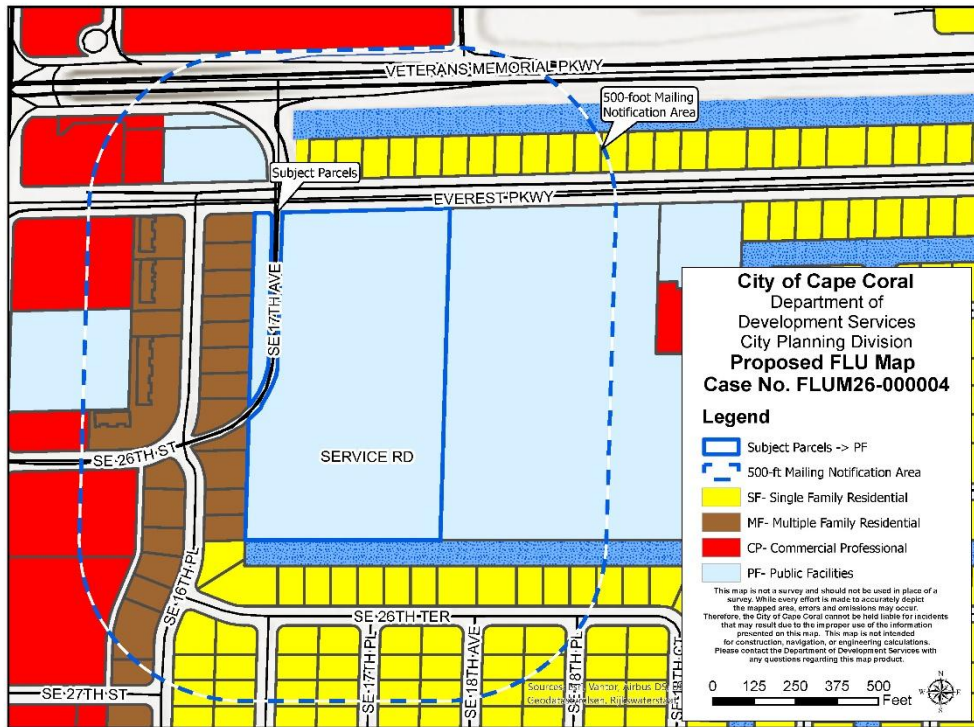
PLANNING DIVISION STAFF REPORT

Monday, May 18, 2026

Current Future Land Use Map



Proposed Future Land Use Map

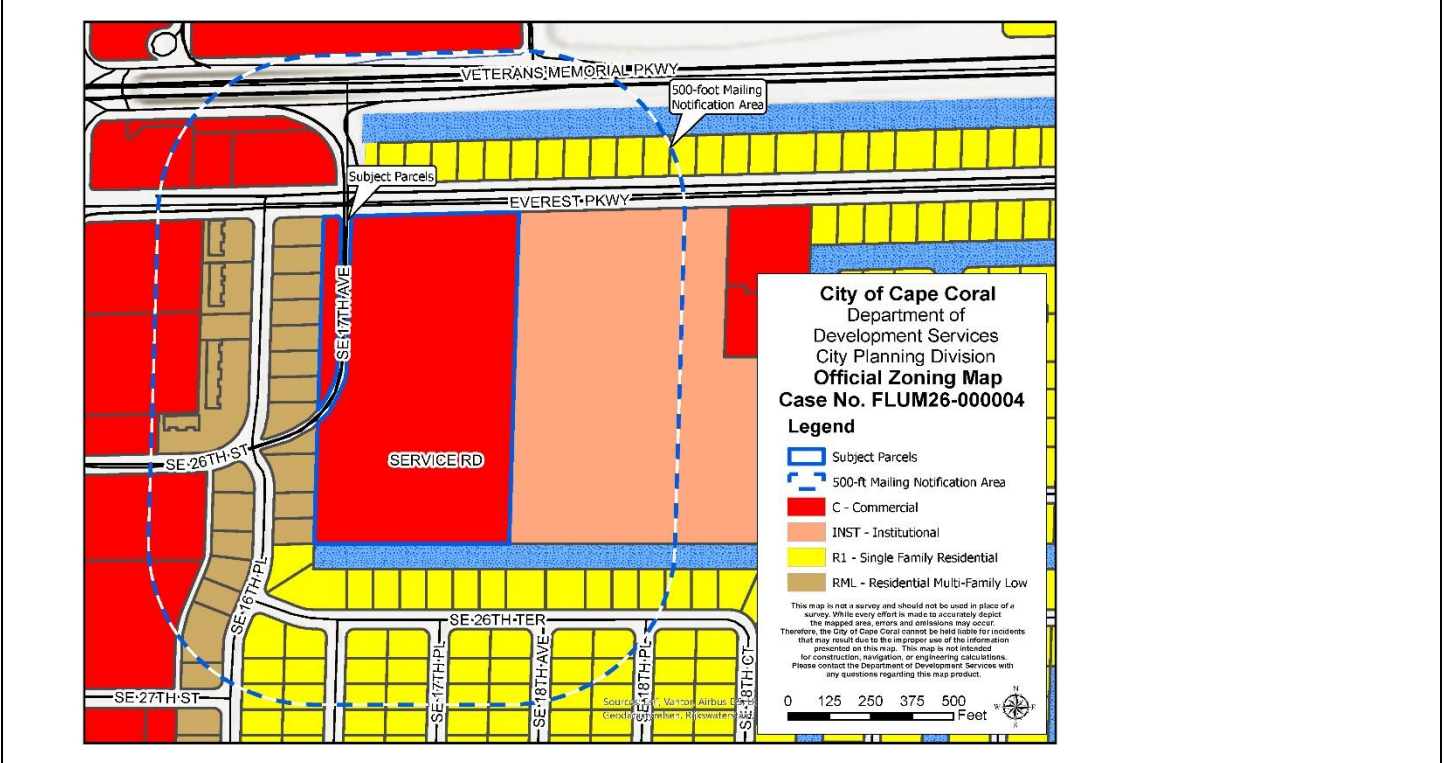




PLANNING DIVISION STAFF REPORT

Monday, May 18, 2026

Current Zoning Map



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PLANNING DIVISION STAFF REPORT

Monday, May 18, 2026

ADDITIONAL SITE INFORMATION

Protected Species:

City records illustrate an active Burrowing Owl burrow existing on the west side of SE 17th AVE, located along the roadway within a strip of non-developed land. No other species or activity throughout the site is presently recorded. However, the City will require species surveys prior to the issuance of permits or further 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 Infill area as designated by the City Comprehensive Plan. Water, sewer, and irrigation utilities are available. Electric utility is available for the subject area.

Soils and Drainage:

The site is located primarily on the Cypress Lake fine sand – Urban land complex (Soil Type 102). The soil consists of moderately deep, poorly drained soils that formed in sandy and loamy marine sediments over limestone bedrock. This soil has some limitations for development which are typically overcome using various engineering solutions, such as importing fill. Major use allowances skew towards: Forest Land; Rangeland; Wildlife Habitat; Recreation; and Urban Land. The soil type(s) 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 LRTP.



PLANNING DIVISION STAFF REPORT

Monday, May 18, 2026

APPLICATION ANALYSIS

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 flowing 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 align the existing uses of the site with the Future Land Use and Zoning designation. Included in this alignment, the amendment will also alleviate existing non-conformities and allow full utilization of the parcel for expansion of City services. Additionally, the proposed amendment will clarify and more accurately reflect the amount of true Commercial land classified within the City, allowing for better and more accurate planning efforts and city service impacts and requirements. Provided this, the proposed amendment is consistent with purpose 1, 3 and 6.

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

- 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: Refer to below Analysis Section for a breakdown of Comprehensive Plan compliance.

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

Analysis: The proposed amendment would have a positive impact on the health, safety and welfare of the community by aligning the land use classification with the existing and continued use of the property. The amendment would also allow for a zoning change and subsequent combination with adjacent city owned property, thereby eliminating existing non-conformities and allowing full utilization of the property through future expansions. These expansions would provide additional city services and needs which would be an immediate community benefit for the area and the city as whole. Provided this the amendment not only protects but enhances the health, safety and welfare of the community.



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- 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 area encompasses approximately 582,988 square feet (13.38 acres) and is divided into two components: a large, contiguous rectilinear parcel located east of SE 17th Avenue, and a smaller linear strip located west of SE 17th Avenue. The primary parcel is already developed with existing City services and directly abuts additional City-owned land, including the water reclamation facility. The smaller western strip remains undeveloped. Both areas are generally contiguous, exhibit a regular rectilinear configuration, and contain minimal topographic variation or environmental constraints.

The site benefits from primary frontage along SE 17th Avenue, a local two-lane roadway, and secondary frontage along Everest Parkway, a designated collector roadway. These access conditions support a wide range of development intensities and facilitate internal circulation and service access.

The amendment seeks to apply the Public Facilities (PF) Future Land Use designation, which allows all zoning districts except Agricultural. As a result, the range of potential zoning districts, and therefore the range of potential permitted uses, varies from low-intensity agrarian-type activities to more intensive commercial or industrial operations. Correspondingly, the dimensional and development standards applicable to the site differ by zoning district, with some districts requiring more robust setbacks, buffering, or site improvements, and others allowing more flexible or compact development forms. (See LDC Table 4.1.3.B for a complete summary of dimensional standards.)

Given the physical characteristics of the property, including its substantial size, regular shape, minimal environmental constraints, and existing adjacency to City service operations, the site is well-suited to accommodate the full spectrum of uses and dimensional standards permitted under the PF designation. The large land area provides ample flexibility for site planning, buffering, circulation, and compliance with any district-specific development requirements.

Provided this, the proposed PF designation, along with all consistent zoning districts and their associated permitted uses, is 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 of traffic that cannot be mitigated through application of the development standards in this Code;*

Analysis: The amendment is seeking a Future Land Use designation of Public Facility (PF), which permits all zoning districts with the exception of Agricultural (A). However, the site is already developed with existing city services and will continue to be occupied by those uses in the future.

The surrounding Future Land Use classifications to the north, south, east, and west consist of a mix of Single-Family Residential (SF), Public Facility (PF), Commercial/Professional (CP), and Multi-Family Residential (MF). These districts are supported by corresponding zoning categories including R-1, INST, C, and RML. The area is already developed with low-scale single-family neighborhoods, existing City service facilities, and commercial development along Del Prado Boulevard.

The proposed PF designation aligns with the existing PF designated lands surrounding the site and is compatible with the CP designated areas, which permit similar or complementary civic and institutional uses. The range of zoning districts and allowable uses under the PF designation are therefore consistent



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with the types, densities, and intensities of development already present in the surrounding area. Where the residential land use occurs, the sites are separated by roadways or can always or share a minimal adjacency to the site. Additionally, the site is developed with typical low scale buildings which are not out of character with the surrounding area and do not negatively impact the visual or aesthetic characteristics of the community.

Any traffic impacts associated with the uses permitted under the PF future land use classification would be similar to those anticipated under the existing Commercial/Professional designation and compatible with the surrounding roadway network. SE 17th Avenue, Everest Parkway, and Del Prado Boulevard South provide adequate capacity and connectivity. Any additional impacts that may occur through expansion of existing uses can be mitigated through the development standards of the City's Land Development Code and Engineering Design Standards.

Provided this, the proposed PF designation is compatible with the surrounding land use pattern, and the allowed uses will not result in negative impacts to the surrounding area or community that cannot be addressed through existing regulatory mechanisms.

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 site is heavily developed with existing City service facilities and contains all major utility infrastructure necessary to support both its current operations and any future expansions or applicable uses. The property is fully served by electrical utilities, stormwater infrastructure, municipal water, sanitary sewer, and irrigation systems. These systems have been constructed and maintained to support long-term public facility operations.

From a transportation standpoint, the site benefits from direct frontage along SE 17th Avenue, a local roadway that provides immediate access to Everest Parkway, a major collector, and Del Prado Boulevard South, a major arterial. This configuration of roadway connections ensures that the site can accommodate a wide range of traffic volumes and vehicle types associated with the full spectrum of permitted uses. Secondary frontage along Everest Parkway further enhances access, circulation, and service capabilities with minimal impact to the surrounding area.

Overall, the combination of extensive existing development, robust utility availability, and strong roadway connectivity demonstrates that the site is fully capable of supporting all allowed uses—whether by right or through additional approvals—under the proposed Future Land Use designation. The surrounding infrastructure network is already designed to support public facility operations and is adequate to accommodate both current and future demands.

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.

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

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



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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:

Chapter 4, Future Land Use Element, Policy 1.15: Land development regulations adopted to implement this comprehensive plan will be based on, and will be consistent with, the standards for uses and densities/intensities as described in the following future land use classifications. Table 1 shows the zoning district which are consistent with and implement the respective future land use map classifications. In no case shall maximum densities allowable by the following classifications conflict with Policy 4.3.3 of the Conservation and Coastal Management Element regulating density of development within the Coastal High Hazard Area.

Table 1:

Future Land Use	Consistent Zoning Districts
Single-Family (SF)	R-1, RE
Single-Family and Multi-Family (SM)	R-1, RML, RMM, RE, A (E/O)
Multi-Family (MF)	RML, RMM
Low Density Residential (LDR)	RE, A (E/O)
Commercial / Professional (CP)	C, P, NC, BSOD
Mixed Use (MX)	All except MXB
Downtown Mixed (DM)	RML (E/O), SC, MXB
Pine Island Road District (PIRD)	CC
Commercial Activity Center (CAC)	NC, BSOD
Light Industrial (I)	I
Natural Resources/Preservation (PRES)	PV
Public Facilities (PF)	ALL except A
Parks and Recreation (PK)	ALL except MX7 and MXB
Open Space (OS)	PV
Burnt Store Road District (BURST)	BSC
Mixed Use Ten (MUX)	Planned Unit Development (PUD)-only

- h. Public Facilities: The majority of the public facilities category consists of schools, public safety buildings, and religious establishments. Government offices must conform to the Commercial/Professional densities/intensities of use.

Analysis: The requested amendment is seeking a dual land use classification of Public Facility (PF) for the subject area. Per table 1 of Policy 1.15, all zoning districts, with the exception of A, are permissible within the future land use classification. Additionally, per part h of Policy 1.15, governmental offices must meet the densities and intensities of the Commercial/Professional (CP) land use classification.

The site is currently developed with a myriad of governmental offices and city services, being utilized as a service hub providing support for various city functions and departments. As the site is developed with those offices and services specified in part h of Policy 1.15 the maximum densities and intensity allowances of the Commercial/Professional land use classification currently apply and were developed too, such as max 1 FAR. As such, the site meets these



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requirements as it was designed to the existing land use classification of CP, thereby meeting the subsequent requirement as they share the same standards for allowable maximum development.

Provided this, the proposed land use amendment is consistent with Policy 1.15 of Chapter 4, Future Land Use Element.

Chapter 1, Capital Improvement Element, Policy 1.5: Public facility expansion and construction (including the construction of schools and public medical facilities) shall be located in such a manner as to avoid impacts on unique or significant natural systems.

Analysis: The subject site is developed with existing city service uses and contains the necessary infrastructure to support those operations. The proposed amendment for the property to the Public Facilities land use category aligns the land use designation with the long-standing, established use of the site. No new disturbance of natural systems is required, and no additional land, particularly land that may contain sensitive environmental features, would be, or would need to be, converted for public facility purposes.

Amending the site will allow full utilization of the property for existing and future city service functions while ensuring that other undeveloped or environmentally sensitive lands are not needed for these uses. Since the site is already built and previously impacted, the amendment avoids any new encroachment on unique or significant natural systems. Therefore, the proposed amendment to the Public Facility future land use is consistent with Policy 1.5 of Chapter 1, Capital Improvement Element.

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Impact Assessment Summary:

The following calculations summarize approximate conditions for each municipal service analyzed. To determine the impact assessment, staff utilized the adopted and proposed future land use 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 with the subject area, but reflect what those impacts may be if the area was developed in accordance with the maximum allowable development possibilities.

Additionally, Policy 1.15 of Chapter 4, Future Land Use Element, of the Comprehensive Plan specifies that government offices must conform to the Commercial/Professional densities and intensities of use. The site is currently classified as Commercial/Professional (CP), and developed with existing governmental offices and services, which will continue to exist on the site for the foreseeable future. Utilizing this overlap, with an understanding that the highest intensities, densities, and requirements are congruent through the comparative land uses, staff determined that there would be no change in impacts and reflected that information in the subsequent breakdown. All service elements which would have been provided under the most stringent development in the existing future land use, would still be required to be provided in their amount under the proposed future land use element.

Dwelling Units:

Existing:	0 (per permitted uses)
Proposed:	0 (per permitted uses)
Net Change:	0 dwelling unit(s) NO CHANGE

Population¹:

Existing:	0 (Existing)
Proposed:	0
Net Change:	0 person(s) NO CHANGE

Water Use²:

Existing:	N/A
Proposed:	N/A
Net Change:	0 NO CHANGE
Facility Capacity:	30.0 MGD
Ann. Avg. Day Flow:	12.8 MGD
Capacity Available:	YES

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



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Sewage³:

Existing:	N/A
Proposed:	N/A
Net Change:	0 NO CHANGE
Facility Capacity:	28.4 MGD
Ann. Avg. Day Flow:	15.31 MGD
Capacity Available:	YES

Solid Waste⁴:

Existing Generation:	N/A
Proposed:	N/A
Net Change:	0 NO CHANGE
Facility Capacity:	1,836 tons/day (Lee County Waste-to-Energy Facility) ⁵ <i>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.</i>
Existing Demand:	686 tons/day (509 Residential + 177 Commercial)
Capacity Available:	Yes

Traffic / Daily Trips⁶:

Existing Generation:	N/A
Proposed:	N/A
Net Change:	0 NO CHANGE
Facility Capacity:	Major Collector
Capacity Available:	Yes

Development Impact Analysis:

Hurricane Evacuation:

The subject property is within Evacuation Zone (A). Based on the summation of the amendment impacts above, including the limitations for development based on existing and proposed uses, 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 proposed amendment would result in NO CHANGE in park demand due to the existing and continued utilization of the site for City facilities. The amendment will result in a the current amount of classified park land within the City to remain consistent with no effect in either addition or subtraction of area or requirement.

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.

⁶ Calculations based on ITE (Institute of Transportation Engineers) Trip Generation Manual, 7th Edition.



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Protected Species:

City records indicate that there exists a burrowing owl burrow on the undeveloped portion of the western site, with no other documented species identifiable on the property. However, 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 measures or mitigation measures may be required by the developer to proceed.

Police & Fire Impact Estimates:

Fire: Property is served by Fire Station #3. The proposed amendment is anticipated to be minimal at less than 15 calls annually. **Low to neutral impact** to demands anticipated.⁷

Police: Property is served by police patrol area Southeast, zone 1. Anticipated impact where expansion of existing city services is provided is expected to generate between a 2-3% increase to recorded calls for service in Zone 1, Southeast and approximately 1% citywide. **Minor impact** to service demands anticipated.⁸

School Impacts⁹:

Existing Households:	0 Households
Existing Students:	0
Proposed Households:	0 Household
Proposed students:	0
Change:	0 Students NO CHANGE

Conclusion:

Given the analysis conducted in regard to the requested Amendment to the Future Land Use Map, the proposed amendment seeking to change the Future Land Use designation of a portion of land from CP (Commercial/Professional) to PF (Public Facility) is consistent with the purpose and requirements for Amending the Future Land Use Map as well as the guidelines and policies of the Comprehensive Plan. The proposed amendment would be minimally intrusive to the surrounding neighborhood, align existing site uses with the Future Land Use classification, and allow for full utilization and future expansion of City services and uses. The amendment would have a positive effect on the overall health, safety and welfare of the community and a net positive impact overall on the City.

Therefore, it is the recommendation of staff that the proposed small-scale Amendment to the Future Land Use Map be approved as submitted.

⁷ Fire Impact determined through the City of Cape Coral Fire Department, 05/14/26.

⁸ Police Impact determined through the City of Cape Coral Police Department, 05/14/26.

⁹ 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.



PLANNING DIVISION STAFF REPORT

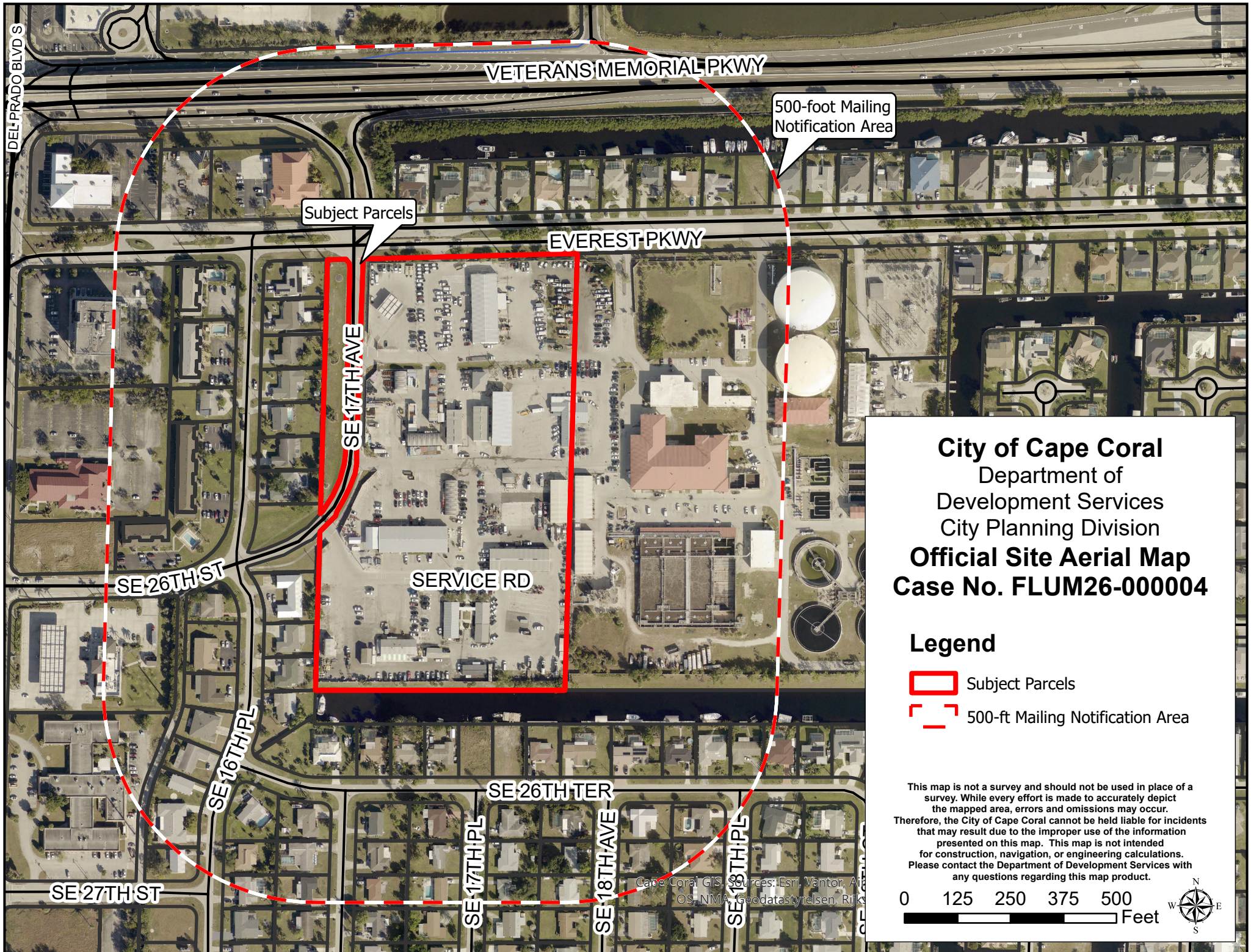
Monday, May 18, 2026

RECOMMENDATION

Planning staff has reviewed this request in accordance with Section 3.5.2 of the Land Development Code of the City of Cape Coral as well as the City of Cape Coral Comprehensive Plan. Through analysis of the proposed request and analysis of compliance with applicable criteria, the Planning Division staff recommends **APPROVAL** of the amendment request.

Staff Contact Information

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Department of Community Development
Planning Division
Phone: (239) 573-3125
Email: asantora@capecoral.gov



VETERANS MEMORIAL PKWY

500-foot Mailing Notification Area

Subject Parcels

EVEREST PKWY

SE 17TH AVE

SE 26TH ST

SERVICE RD

SE 16TH PL

SE 26TH TER

SE 27TH ST

SE 17TH PL



SE 18TH AVE

SE 18TH PL

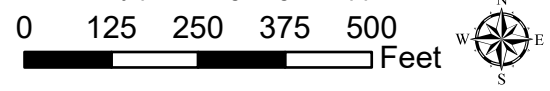
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City of Cape Coral
Department of
Development Services
City Planning Division
Official Site Aerial Map
Case No. FLUM26-000004

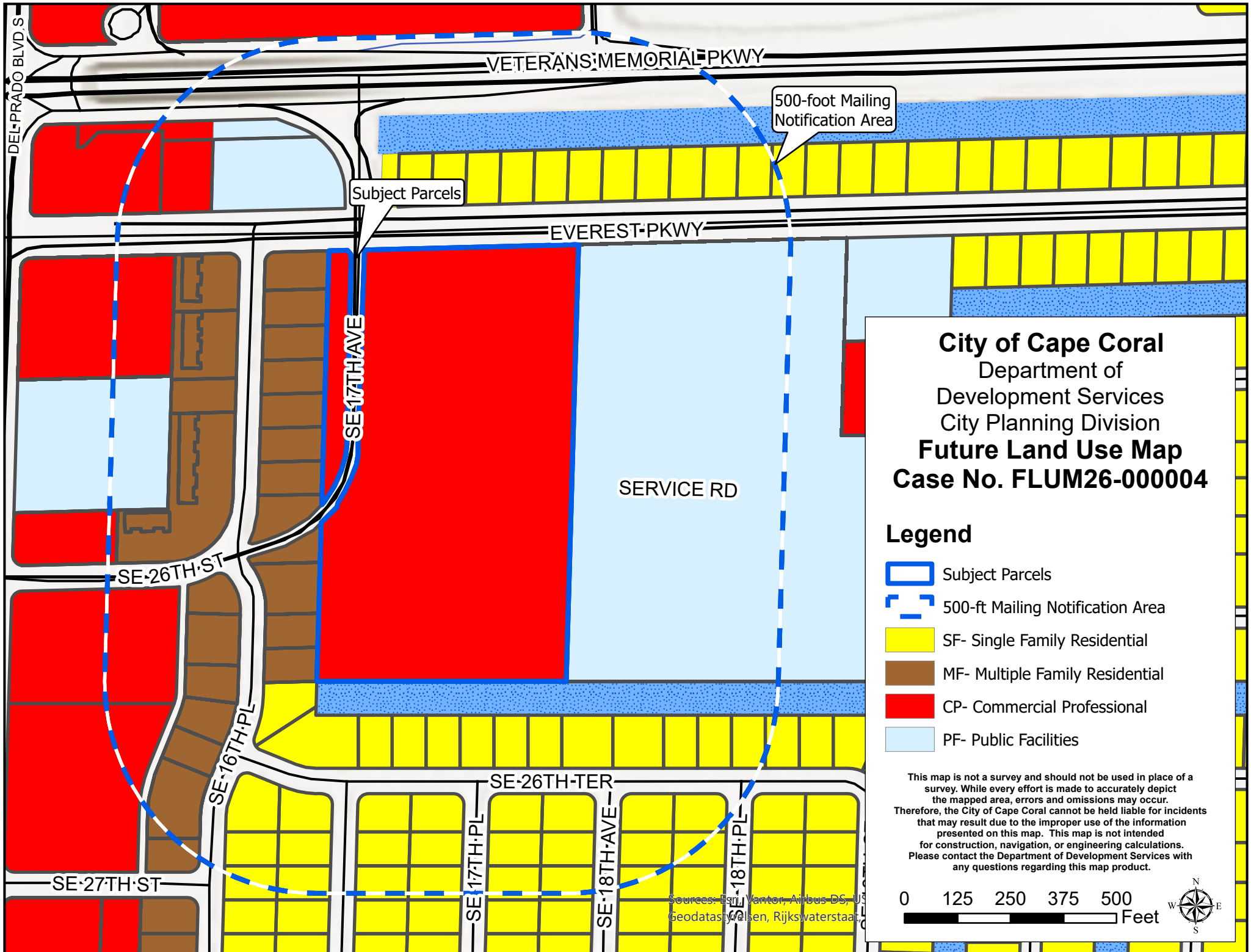
Legend

-  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, A
OS, NMA, Geodatastyrelsen, Rijk

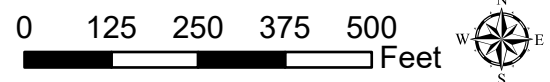


City of Cape Coral
 Department of
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 City Planning Division
Future Land Use Map
Case No. FLUM26-00004

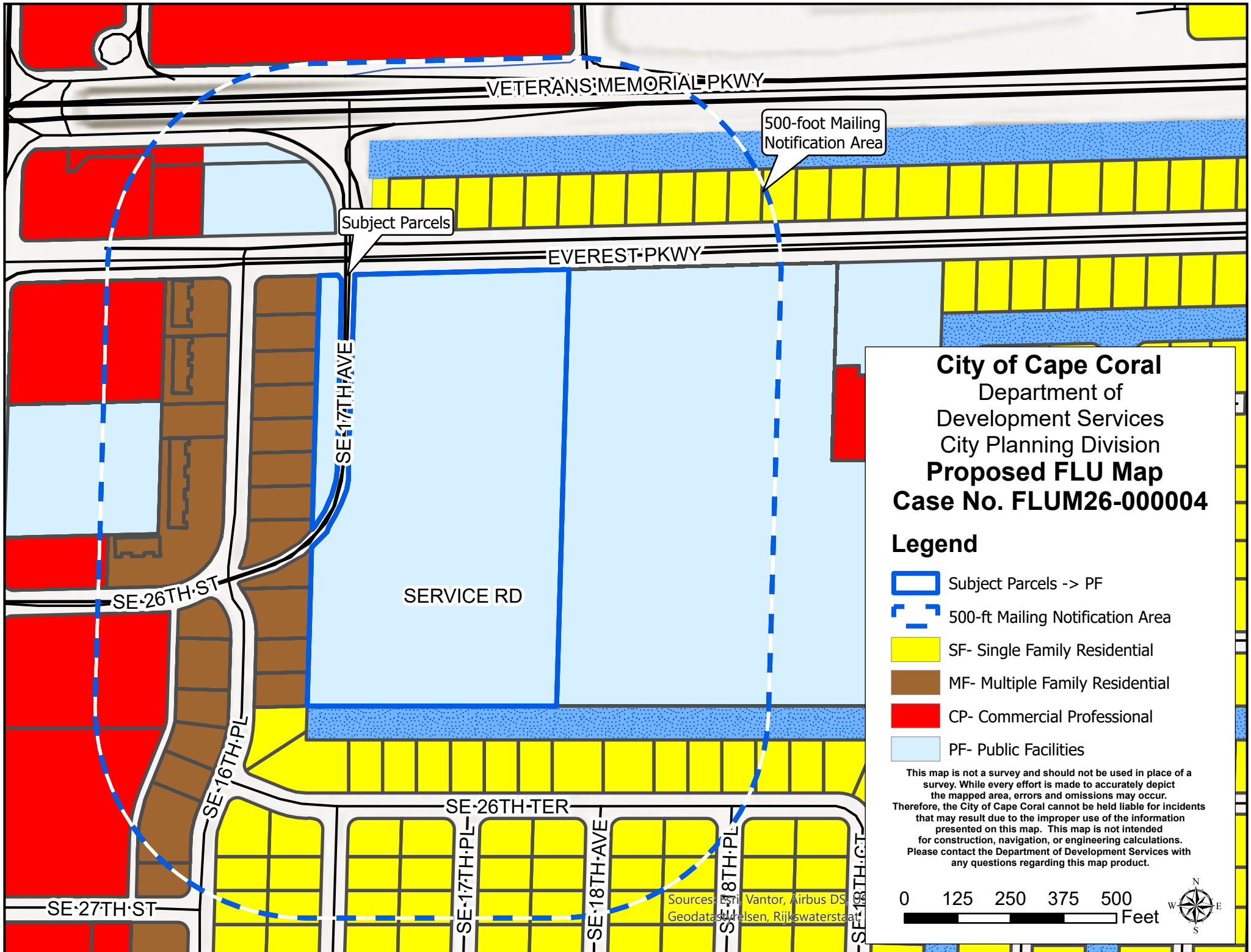
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-  Subject Parcels
-  500-ft Mailing Notification Area
-  SF- Single Family Residential
-  MF- Multiple Family Residential
-  CP- Commercial Professional
-  PF- Public Facilities

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Sources: Esri, Vantor, Airbus-DS, US
 Geodatastyelsen, Rijkswaterstaat,



Subject Parcels

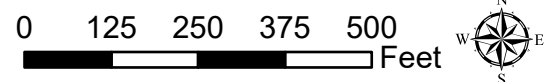
500-foot Mailing Notification Area

City of Cape Coral
 Department of
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 City Planning Division
Proposed FLU Map
Case No. FLUM26-000004

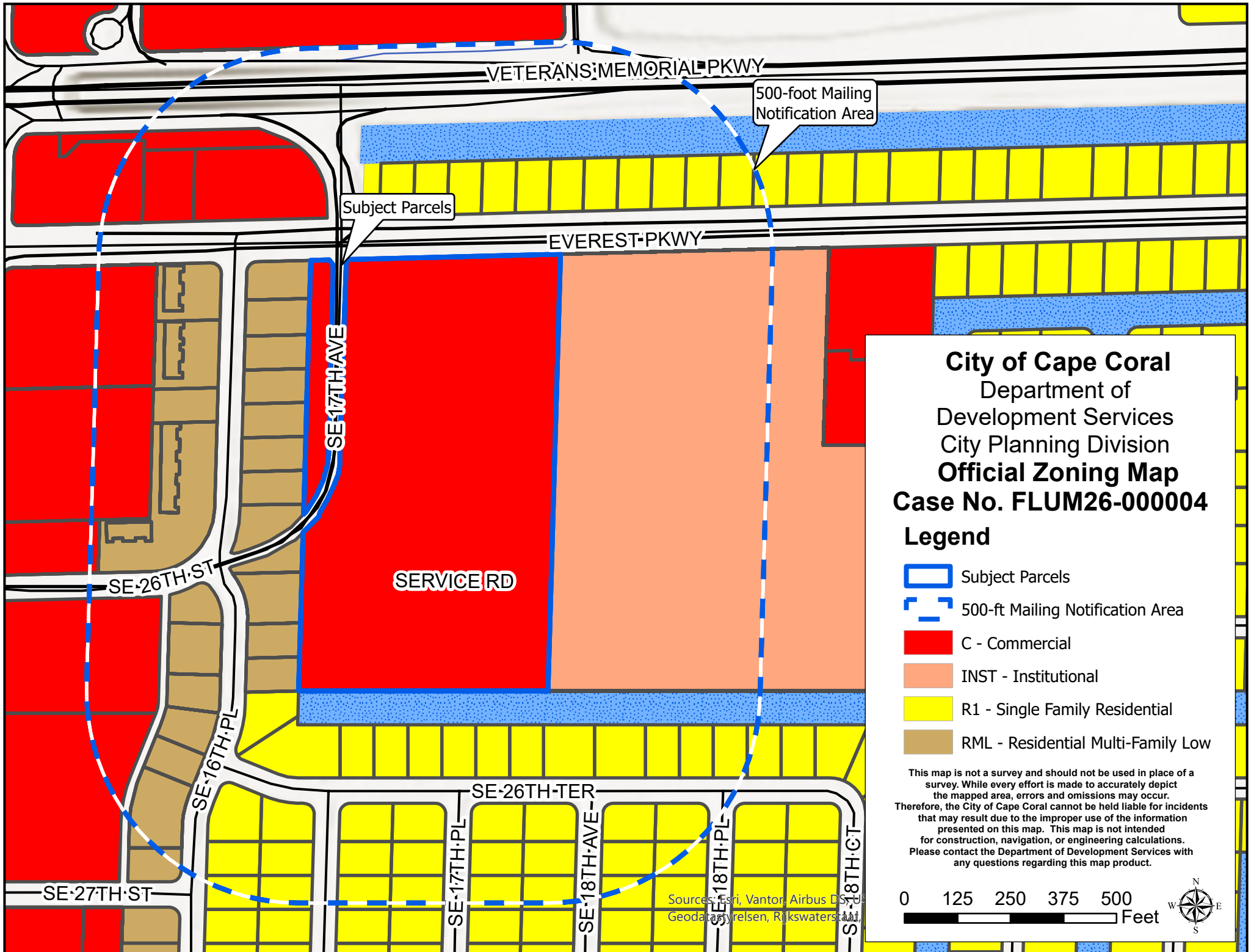
Legend

-  Subject Parcels -> PF
-  500-ft Mailing Notification Area
-  SF- Single Family Residential
-  MF- Multiple Family Residential
-  CP- Commercial Professional
-  PF- Public Facilities

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



Sources: Esri, Vantor, Airbus DS, Geodata.nl, Felsen, Rijkswaterstaat

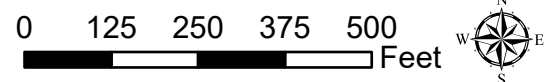


City of Cape Coral
 Department of
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 City Planning Division
Official Zoning Map
Case No. FLUM26-000004

Legend

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

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Sources: Esri, Vantor, Airbus DS, US
 Geodata, pyrelsen, Rijkswaterstaat