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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**

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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>Stephanie Ottar-Gieder</u>	Address <u>P.O. BOX 18183</u>
Phone <u>813-546-2941</u>	City <u>Clearwater</u>
Email <u>MYREALTY2LLC@GMAIL.COM</u>	State <u>FL</u> Zip <u>33762</u>
Owner _____	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____
APPLICANT INFORMATION (If different from owner)	
Applicant _____	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____
AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)	
Representative _____	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____
PROPERTY INFORMATION	
Unit <u>31</u> Block <u>02067</u> Lot (s) <u>0620</u> Subdivision <u>C2</u>	
Property Address <u>1526 NE 13th Ave. Cape Coral, FL 33909</u>	
Plat Book <u>14</u> Page <u>164</u> Current Zoning <u>R1</u>	
Strap Number <u>06 44 24 C2 02067 0620</u> Acreage <u>0.1435</u>	
Current Land Use <u>SF</u> Proposed Land Use <u>MF</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.

Stephanie Ottar-Gieder
NAME (PLEASE TYPE OR PRINT)

Stephanie Ottar-Gieder
AUTHORIZED SIGNATURE

STATE OF Florida
COUNTY OF Pinellas

Sworn to (or affirmed) and subscribe before me, by means of physical presence or online notarization, this 22nd day of April, 2020 by Stephanie Ottar-Gieder who is personally known to me or produced FL. DL. as identification.



SHAVON MATTIELLO
Commission # HH 763312
Expires March 21, 2030

Exp Date: 3/21/2030 Commission Number: HH 763312
Signature of notary Public: [Signature]
Printed Name of Notary Public: Shavon Mattiello



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ESTIMATED PEAK HOUR TRIP

Parcel Size: Width 50 Depth 125 ft Sq. Ft. 6,250 Acreage 0.1435

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.):

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

NONE

Estimated Development:

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

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 information pertaining to my request that may not be included in my application.

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

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

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

I hereby acknowledge that I have read and understood the above affidavit on the 22nd Day of April, 2026.

Thunder Properties LLC
CORPORATION/COMPANY NAME

Stephanie Ottar-Gieder
OWNER'S NAME (TYPE or PRINT)

S. Gieder
OWNER'S SIGNATURE

STATE OF Florida

COUNTY OF Pinellas

Sworn to (or affirmed) and subscribe before me, by means of physical presence or online notarization, this 22nd day of April, 2026 by Stephanie OTTAR-Gieder who is personally known to me or produced FL DL as identification.



SHAVON MATTIELLO
Commission # HH 763312
Expires March 21, 2030

Exp Date: 3/21/2030 Commission Number: HH 763312

Signature of notary Public: [Signature]

Printed Name of Notary Public: Shavon Mattiello



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AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT _____
(Name of person giving presentation)

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

UNIT _____ BLOCK _____ LOT(S) _____ SUBDIVISION _____

OR LEGAL DESCRIPTION _____

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

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

STATE OF _____

COUNTY OF _____

Sworn to (or affirmed) and subscribe before me, by means of physical presence or online
notarization, this _____ day of _____, 20__ by _____ who
is personally known to me or produced _____ as identification.

Exp Date: _____ Commission Number: _____

Signature of notary Public: _____

Printed Name of Notary Public: _____

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



FUTURE LAND USE MAP AMENDMENTS

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



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

April 27th, 2026

Thunder Properties 2 LLC

P. O. Box 18183

Clearwater, FL. 33762

MyRealty2llc@gmail.com

To: Department of Development Services

City planning division, Cape Coral, FL.

I am writing to express my intent to apply for future land use of 1526 NE 13th Ave.
Cape Coral, FL. 33909.

Legal: CAPE CORAL UNIT 31 BLK 2067 PB 14 PG 164 LOT 62

Current future land use is SF and is 6250 sq ft.

I am requesting to change future land use from SF to MF.

This is due to Cape Coral minimum land requirement to build on 10,000 sq ft. and I am trying to combine

With adjoining parcel with address of 1528 NE 13th Ave. Cape Coral, FL. Sq ft. 5000 sq ft.

Making it a buildable lot size.

Each of these parcels already have separate water meters.

I am the owner of 1526 NE 13th Ave. and would like the pleasure of buying out the adjoining parcel to build a duplex.

I would appreciate your kind consideration. I look forward to the possibility of moving forward.

Sincerely

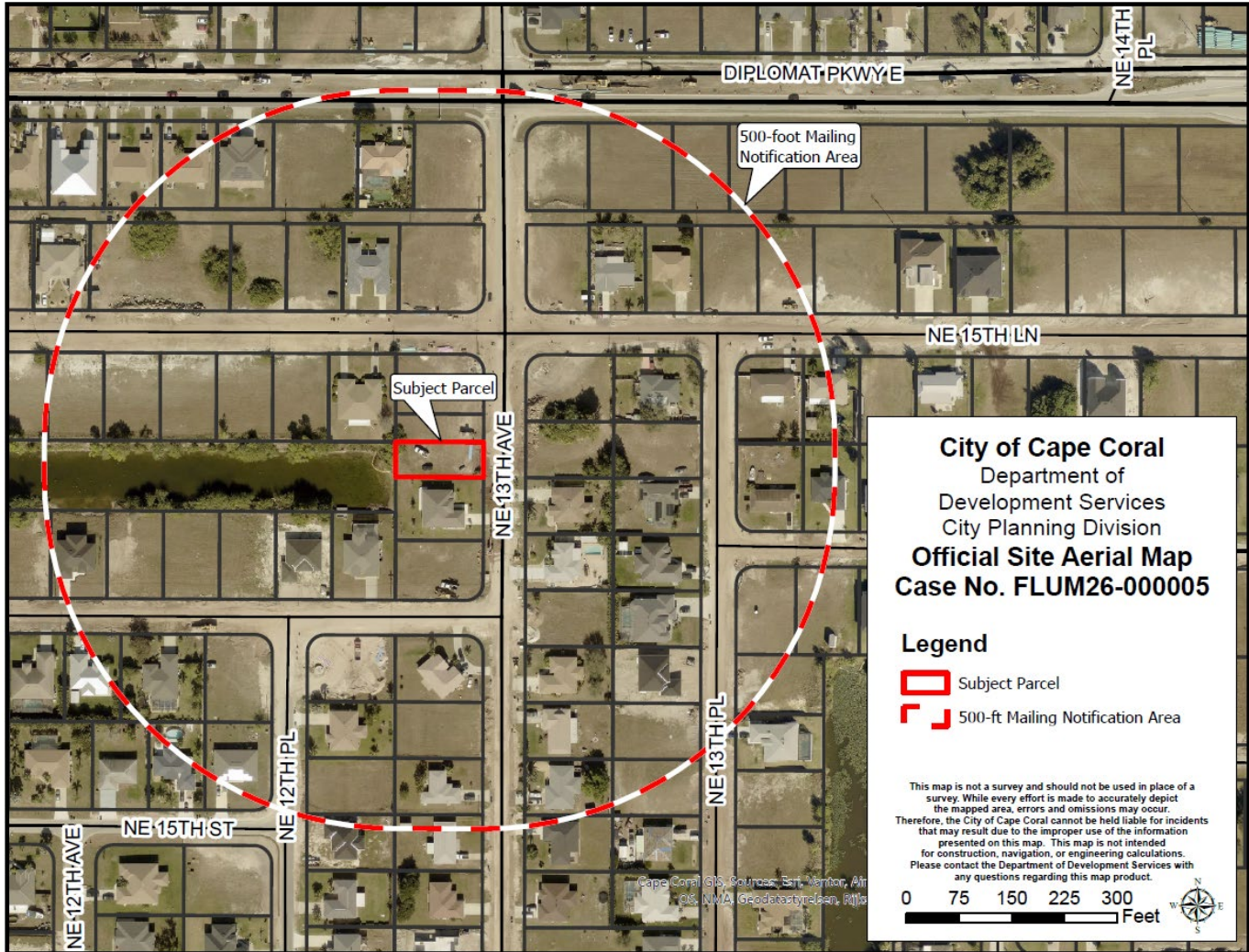


Stephanie Ottar-Gieder

PLANNING DIVISION STAFF REPORT
FLUM 26-000005

PROPERTY ADDRESS:
 1526 NE 13th AVE
 Cape Coral, FL 33909

APPLICANT:
 Thunder Properties 2, LLC
 P.O. Box 18183
 Clearwater, FL 33762



SUMMARY OF REQUEST

This case involves a privately-initiated large-scale Future Land Use Map Amendment for one property (6,250 square feet) from Single-Family Residential (SF) to Multi-Family Residential (MF). The site is undeveloped.

EXISTING ZONING	EXISTING LAND USE	PROPOSED LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
Single-Family Residential (R1)	Single-Family Residential (SF)	Multi-Family Residential (MF)	Undeveloped.	6,250 square feet

STAFF RECOMMENDATION: Approval

Positive Aspects of Application:	Proposed Amendment would influence assemblage of two undersized properties into a developable multi-family residential site.
Negative Aspects of Application:	None.
Mitigating Factors:	None.

Property Owner: City of Cape Coral

Prepared By: Wyatt Daltry, Planning Team Coordinator

Approved By: Amy Yearsley, Planning Manager

Unit, Block, Lot: Unit 31, Block 2067, Lot 62

Zoning: R1

Urban Service Area: Transition

City Water and Sewer: Yes, served by North 1 expansion.

Type of Street Access: Local roadway, NE 13th Avenue.

Location: NE portion of Cape Coral.

STRAP Numbers: 064424C2020670620

Zoning and Land Use Information:

Subject Property:	Future Land Use	Zoning
<i>Current:</i>	SF	R1
<i>Proposed:</i>	MF	Not applicable – not a zoning change. However, to properly develop the property, a rezone would be required

Surrounding Areas	Future Land Use	Zoning
<i>North:</i>	MF	Residential Multi-Family Low (RML)
<i>South:</i>	SF	R1
<i>East:</i>	SF	R1
<i>West:</i>	SF and MF	R1 and RML

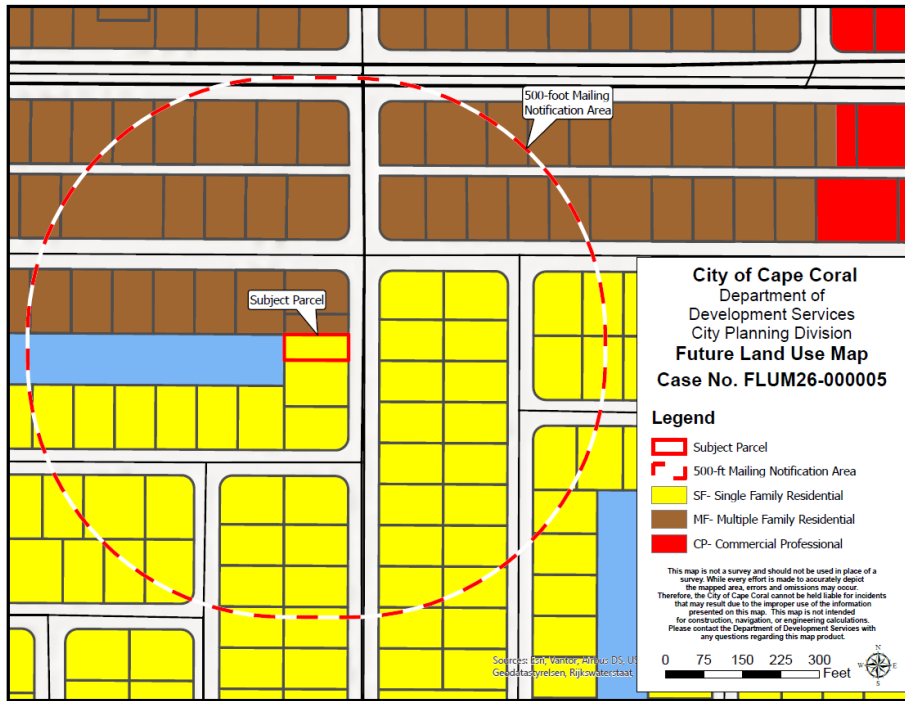
Background:

Prior to 2019, the property has a Multi-Family Residential future land use with a zoning designation of Residential Receiving (RX), a zoning district which was used for the City’s now-defunct Transfer of Development Rights (TDR) program. RX properties that did not receive a transfer of development rights were permitted to develop a single-family residence. As the City’s TDR program resulted in one (1) transfer of development rights agreement in 30 years, the program was eliminated when the Land Development Code was adopted in 2019, RX properties were rezoned to R1 properties, and the Multi-Family designations on those RX properties were amended to Single-Family Residential. Through this process, the RX zoning district was eliminated and no transfer of development rights program exists in Cape Coral.

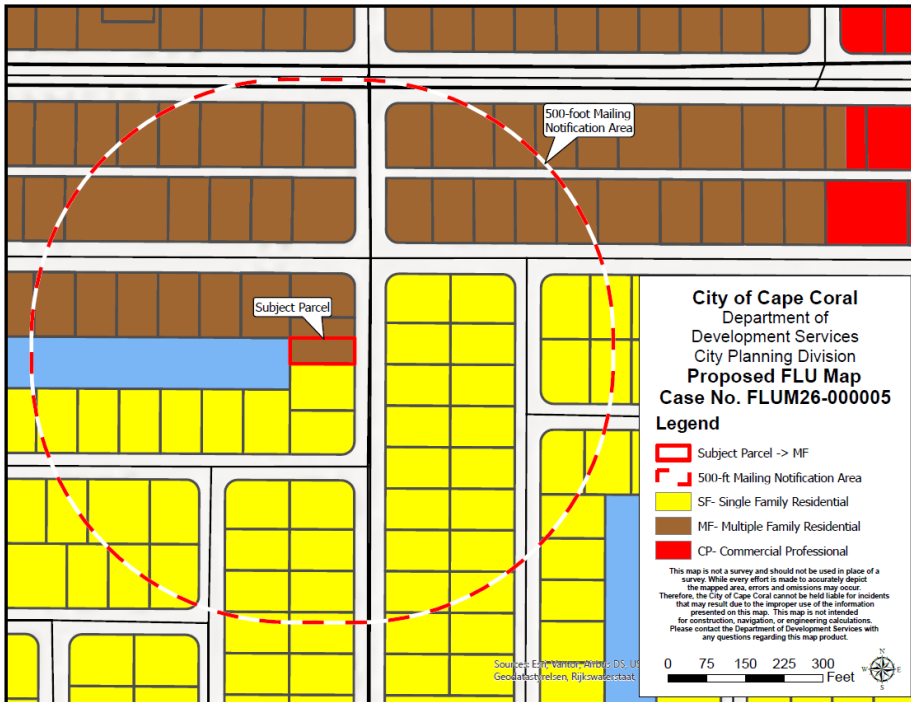
This is a privately initiated request. In their letter of intent, the applicant has expressed a desire to purchase the property to the north and then combine that with this property, which would result in a parcel of 11,250 square feet. The property to the north has a MF future land use and RML zoning. If accomplished, and assuming this future land use is adopted (and also rezoned to RML), this would permit the construction of a duplex as utilities are present in the area.

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 Transition area as designated by the City Comprehensive Plan. Centralized utilities were extended to this site through the North 1 utility expansion program.

Soils and Drainage

The site has been observed to have the Matlacha gravelly fine sand soil type. This soil is considered to have a moderate limitation for development, which is typically overcome by importing fill. The soil type 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 multi-family residential uses. 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, and 6, as the proposed amendment implements the goals, objectives, and policies of the Comprehensive Plan, results in compatible uses in the subject area, and prepares the city for future growth.

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 Policy 1.7 of the Future Land Use 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 multi-family residential uses in northeastern Cape Coral. Providing an alternative residential option to single-family positively improves the housing stock, where appropriate.

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 Multi-Family Residential. Given the small size of the property, the RMM zoning district would be inappropriate, but the RML district, a district that is adjacent to the subject property, would be an appropriate extension of the MF future land use and RML zoning.

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, Multi-Family Residential. The surrounding area is developed with single-family and multi-family residential structures.

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 1 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.

The following policy was reviewed for consistency with the Comprehensive Plan.

--

Future Land Use Element

Policy 1.7. Future Land Use Element:

“Policy 1.7: The City has identified a shortfall of multi-family residential housing stock in the community. To provide better guidance in identifying properties which are appropriate for multi-family residential development, to reduce this shortfall, locational guidelines have been developed. The following locational guidelines are as follows:

1.) Proximity to major roadways.

To prevent the establishment of multi-family residential development far in the middle of predominantly single-family neighborhoods, an appropriate location for multi-family residential development is adjacent to or within ¼ mile of major roadways such as arterial and collector roadways, as identified by *Figure 7 City Roadway Classifications*.

The proposed amendment is 500’ of Diplomat Parkway and therefore meets this criteria.

2.) Proximity to non-residential land uses.

An important consideration for siting multi-family residential development is the need for multi-family residential uses to be in proximity to major employment centers. Providing housing near commercial uses can result in shorter trips, lessened traffic generation by workers, and providing multiple transportation mode options (walking, bicycling, automobile, bus) for employees.

An appropriate location for multi-family residential development is adjacent to or within ¼ mile of non-residential land uses such as the Commercial/Professional, Light Industrial, Mixed Use, Downtown Mixed, Pine Island Road District, or Commercial Activity Center future land use classifications.

The proposed amendment is 1,000-1,200 feet from Commercial/Professional-designated land and therefore meets this criteria.

3.) Transitioning from commercial uses to less intense uses.

Multi-family residential uses have traditionally provided a role in buffering single-family uses or neighborhoods from nearby commercial development. Multi-family residential development is often self-contained with parking lots which provide a physical barrier visually separating commercial uses, particularly the lighting and loading areas, from single-family residential uses, which is a benefit to the community.

Therefore, an appropriate location for multi-family residential development is physically between single-family development and non-residential land uses such as the Commercial/Professional, Light Industrial, Mixed Use, Downtown Mixed, Pine Island Road District, or Commercial Activity Center future land use classifications.

The proposed amendment does not contribute to a transition and therefore, this criteria is not met.

4.) Assemblage opportunities and adjacency to existing multi-family residential.

Single, isolated pre-platted parcels provide little opportunity for larger-scale multi-family residential development, and contribute to the same ills that strip center commercial developments offer; a proliferation of driveways onto major roadways.

The proposed amendment provides for assemblage though not for a large-scale residential development. The criteria is partially met.

Therefore, an appropriate location for multi-family residential development is a collection of properties of 3-acres or greater which provide multi-family assemblage opportunities, or for properties which alone are 3-acres or greater in size. Furthermore, consideration will be given to logical extensions from existing multi-family residential designated properties.

Additionally, this last sentence supports the proposed amendment.

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.

Dwelling Units

Existing:	<1 (technically 0.63; the site is too small to support a SF residence)
Proposed:	2 (while also too small to support a duplex, the applicant's intention is to assemble the site with the adjacent MF property)
Net Change:	+1.37 dwelling units

Population*

Existing:	1
Proposed:	5
Net Change:	+4

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

Water Use

Existing: 200 gal/day total (1 du x 200 gal/du/day)
Proposed: 400 gal/day total (2 du x 200 gal/du/day)
Net Change: +200 gal/day
Facility Capacity: 30.1 MGD
Permitted Usage: 16.9 MGD
Avg. Daily Usage: 16.3 MGD

Sewage

Existing: 200 gal/day total (1 du x 200 gal/du/day)
Proposed: 400 gal/day total (2 du x 200 gal/du/day)
Net Change: +200 gal/day
Facility Capacity: 28.4 MGD
Avg. Daily Usage: 22.5 MGD

Solid Waste

Existing Generation: 4.74 lbs. total/day (1 persons x 4.74 lbs/person/day)
Proposed: 23.7 lbs. total/day (5 persons x 4.74 lbs/person/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: 1 PM peak trips/hour
Proposed: 2 PM peak trips/hour
Net Change: +1 PM peak hour trips
Facility Capacity: All roadways meet or surpass the minimum acceptable Level of Service Standard of "D."
Capacity Available: Yes

Development Impact Analysis

Hurricane Evacuation

The subject area is in Evacuation Zone D. 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 increase 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 5. Proposed development is expected to generate minimal impact; fewer than 15 calls annually.

For Police services, the subject properties are served by Police Northeast District, Zone 2. Proposed development is expected to generate low impact, generating approximately 1-2% more calls for service.

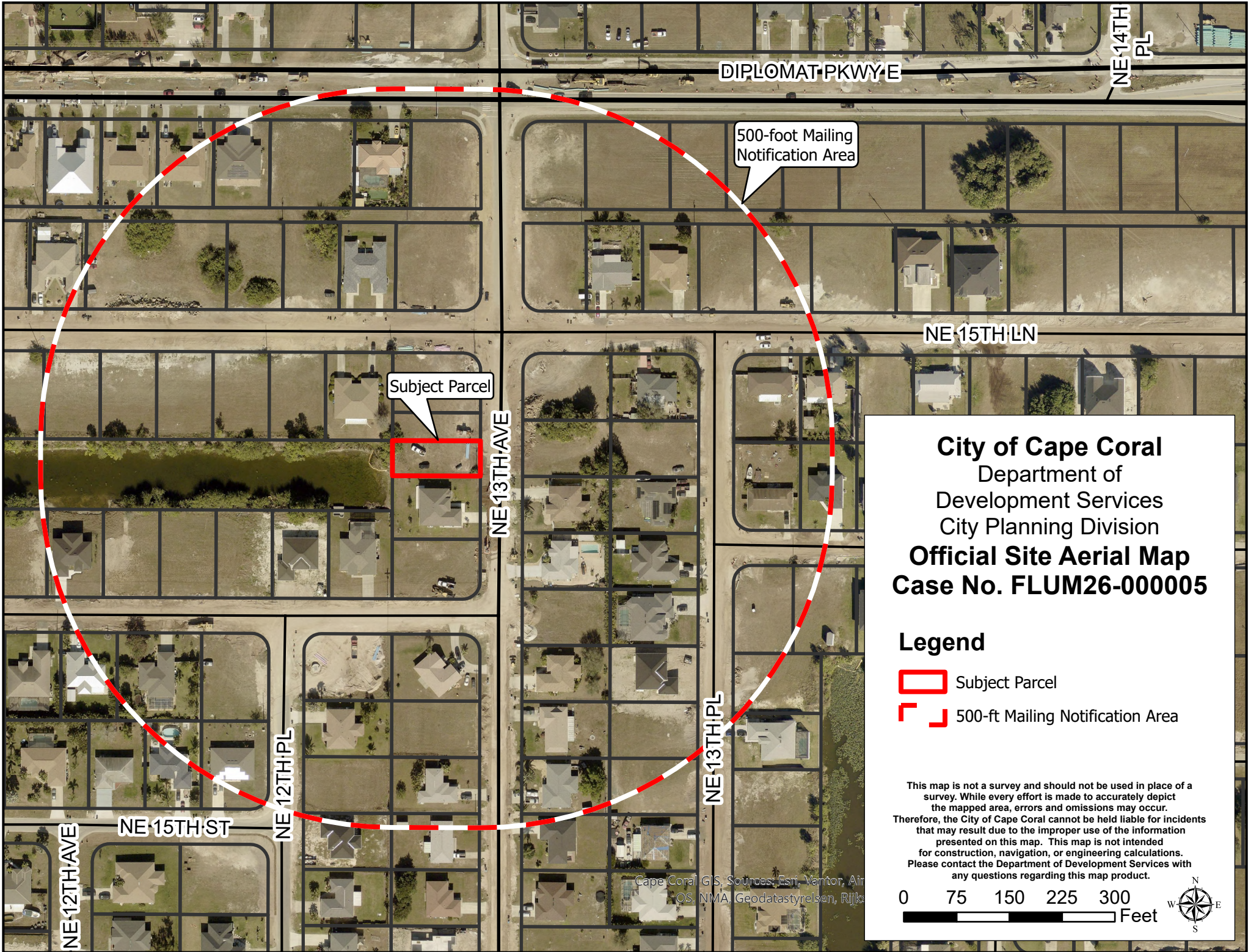
School Impacts

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

Existing dwelling units:	1 dwelling units
Existing students:	<1
Proposed dwelling units:	2 dwelling units
Proposed students:	<1
Change:	0 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.

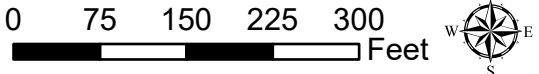


City of Cape Coral
Department of
Development Services
City Planning Division
Official Site Aerial Map
Case No. FLUM26-000005

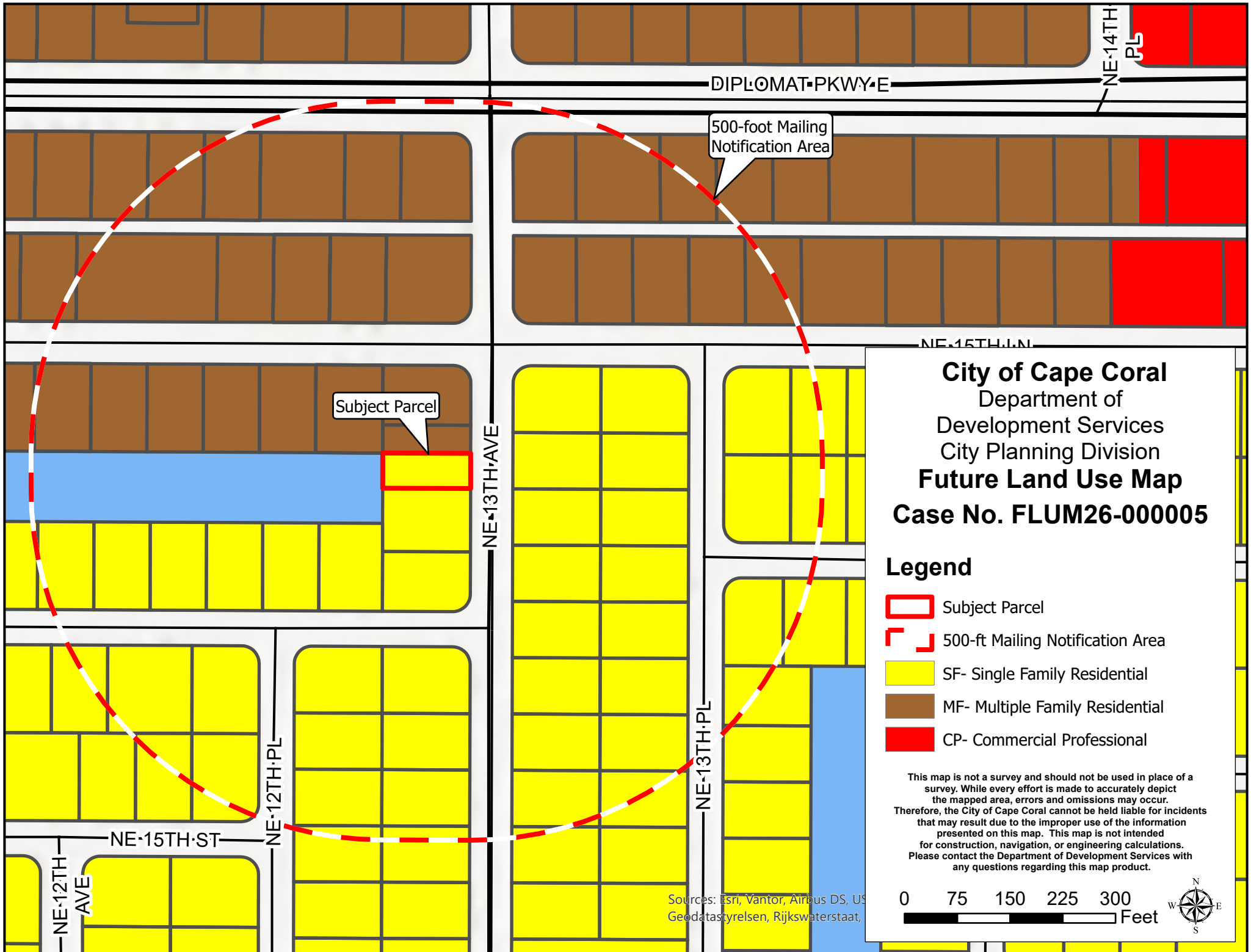
Legend

-  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, Geodastystrelsen, Rijks



DIPL•OMAT•PKWY•E

NE-14TH
PL

500-foot Mailing
Notification Area

Subject Parcel

NE-13TH•AVE

NE-15TH•LN

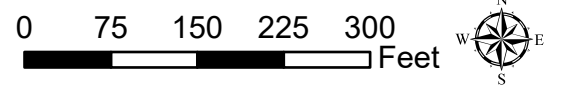
City of Cape Coral
 Department of
 Development Services
 City Planning Division
Future Land Use Map
Case No. FLUM26-000005

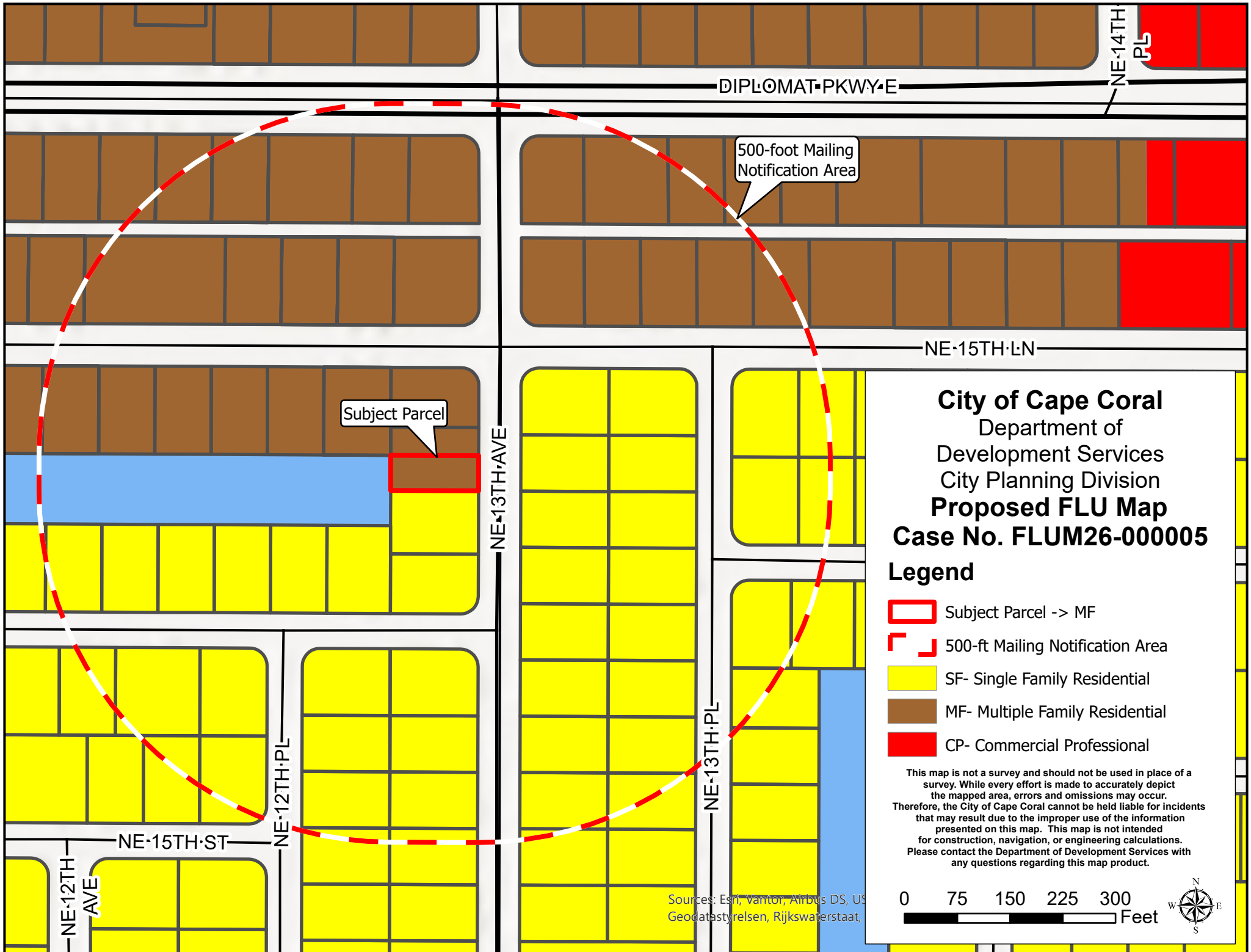
Legend

- Subject Parcel
- 500-ft Mailing Notification Area
- SF- Single Family Residential
- MF- Multiple Family Residential
- CP- Commercial Professional

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





DIPL·OMAT·PKWY·E

NE·14TH·PL

500-foot Mailing Notification Area

Subject Parcel

NE·15TH·LN

NE·13TH·AVE

NE·13TH·PL






NE·12TH·PL

NE·15TH·ST

NE·12TH·AVE

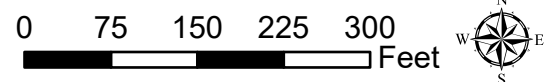
City of Cape Coral
 Department of
 Development Services
 City Planning Division
Proposed FLU Map
Case No. FLUM26-000005

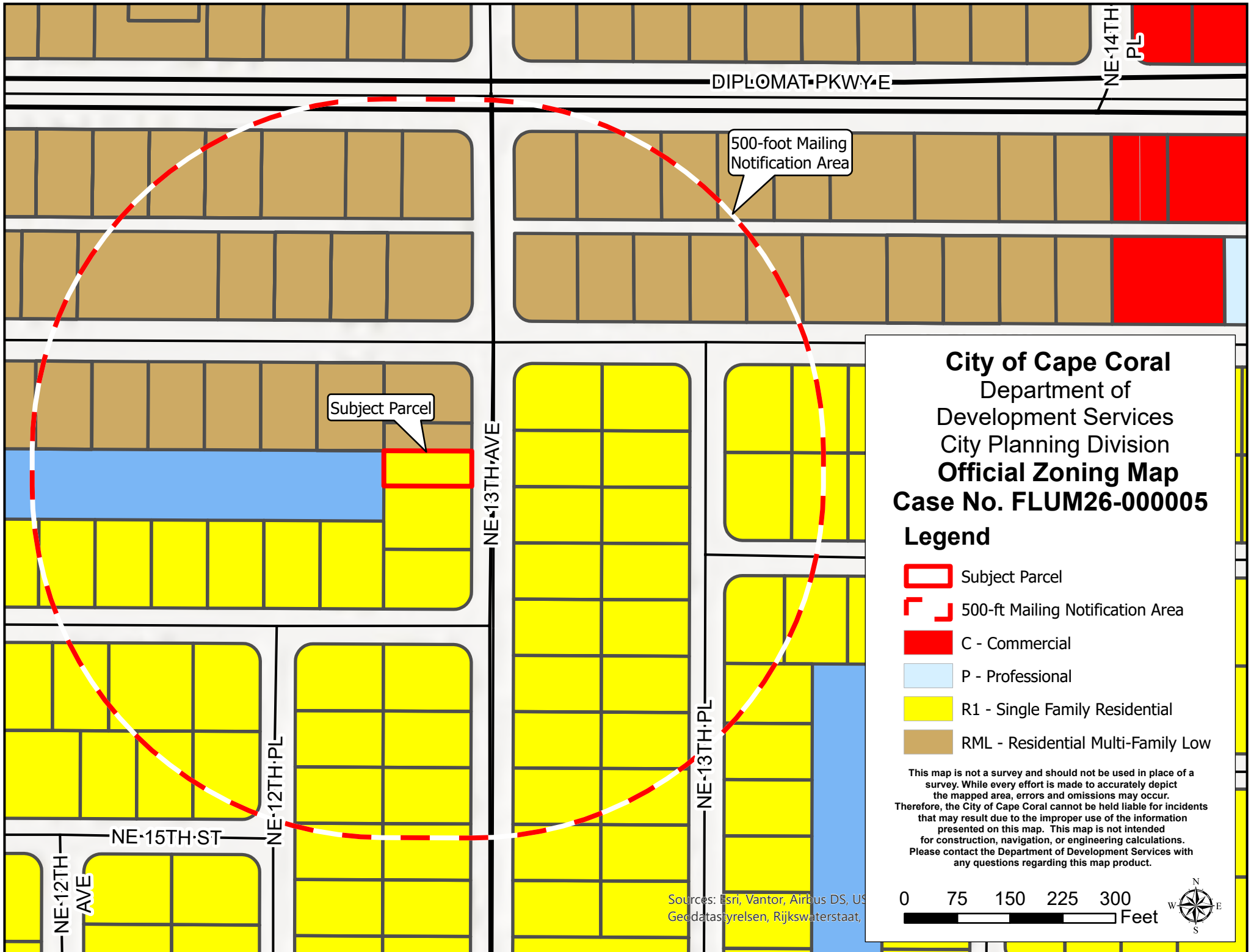
Legend

-  Subject Parcel -> MF
-  500-ft Mailing Notification Area
-  SF- Single Family Residential
-  MF- Multiple Family Residential
-  CP- Commercial Professional

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





DIPL0MAT·PKWY·E

NE·14TH
PL

500-foot Mailing
Notification Area

Subject Parcel

NE·13TH·AVE

NE·13TH·PL







NE·12TH·PL

NE·15TH·ST

NE·12TH·
AVE

City of Cape Coral
 Department of
 Development Services
 City Planning Division
Official Zoning Map
Case No. FLUM26-000005

Legend

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

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

