

September 20, 2025

City of Cape Coral

RE: Property ID# 344423C4032300090 1513 Gleason Pkwy Cape Coral FL 33914

Request for Change to Land Zoning from current designation

To Whom It May Concern-

This letter accompanies a request and application to have the subject property described above to have its zoning changed from its current designation.

The parcel described is currently zoned P1 Professional and I am requesting a change to a zoning of C1 Commercial which is compatible with future land use designation for the parcel.

The parcel's size does not provide for adequate space in terms of constructing a conforming professional building, one that would be able to include parking and other commercial requirements necessary for such a building. A change to C1 will provide benefit to the city of Cape Coral as well as the land owner, as it would allow for greater flexibility in terms of development.

The subject parcel is on a freshwater canal and has already been improved with seawall and city utility access and would be ready for further development once this rezoning is approved and completed.

Please find the required application enclosed and contact me as needed with any questions.



Courtney Neuhausel / Owner

PH 239-940-1807



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

REZONING APPLICATION

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

REZONING REQUIREMENTS

1. ☒ **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.
2. ☒ **Letter of intent stating the actual request and why the request is being made.**
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 be prepared in label format and contain the following information; name, address, city, and zip-code.**
5. **Please refer to Rezones Section 3.4.6. (page 7) for additional required documentation.**

NOTE: In addition to the application fee, all required advertising costs are to be paid by the applicant (ORD 39-03, Sec. 3.4.6.). Advertising costs will be billed and must be paid prior to hearing.

Following the approval of your request, the applicant shall be responsible for paying the City to electronically record the final signed Resolution or Ordinance with the Lee County Clerk of Court. Until this fee is paid, restrictions on the issuance of any City permits will remain on the affected property that will prevent the city from issuing any applicable building permits, site plans, certificates of use, or certificates of occupancy for any property covered by the Resolution or Ordinance.

It is required that applicant and/or representative attend both the hearing examiner and city council meetings.



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If the owner does not own the property in his/her personal name, the owner must sign all applicable forms in his/her corporate capacity.

(ALL SIGNATURE MUST BE NOTARIZED)

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.

CORPORATION/COMPANY NAME (IF APPLICABLE)

Courtney Neuhausel

OWNER'S NAME (TYPE OR PRINT)


OWNER'S SIGNATURE

OWNER'S NAME (TYPE OR PRINT)

Courtney Neuhausel

APPLICANT NAME (TYPE OR PRINT)

OWNER'S SIGNATURE


APPLICANT SIGNATURE

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.

STATE OF FL

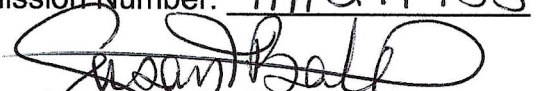
COUNTY OF LEE

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online notarization, this 13th day of October, 2025 by Courtney Neuhausel who is personally known to me or produced _____ as identification.

Exp Date: 9-20-26 Commission Number: HH 271958

Signature of notary Public:

Printed Name of Notary Public:


Susan T. Bates





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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.



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ACKNOWLEDGEMENT FORM

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

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

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

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

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

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

I hereby acknowledge that I have read and understood the above affidavit on the 13th Day of October, 2025.

CORPORATION/COMPANY NAME

Courtney Neuhausel

OWNER'S NAME (TYPE or PRINT)

STATE OF

FL

COUNTY OF

LEE

OWNER'S SIGNATURE

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online notarization, this 13th day of OCTOBER, 2025 by COURTNEY NEUHAUSEL who is personally known to me or produced _____ as identification.



Exp Date: 9-20-26

Commission Number: HH 271958

Signature of notary Public:

Printed Name of Notary Public:

Susan T. Bates



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DOCUMENTARY EVIDENCE (LDC, Section 3.1.11F.6)

A copy of all documentary evidence shall be made available to the decision-making body or the Hearing Examiner and to staff no later than three business days prior to the hearing of the application. This requirement includes information that the applicant intends to present at public hearing.

I have read the above requirement and agree to comply with this provision.

Courtney Neuhausel

OWNER/APPLICANT
(PLEASE TYPE OR PRINT)


OWNER/APPLICANT SIGNATURE

(SIGNATURE MUST BE NOTARIZED)

STATE OF FL

COUNTY OF LEE

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online notarization, this 13th day of October, 2025 by Courtney Neuhausel who is personally known to me or produced _____ as identification.

Exp Date: 9-20-26 Commission Number: HH271958

Signature of Notary Public: 

Printed Name of Notary Public: Susan T. Bates





**DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION**

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P.O. Box 150027
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REZONES REGULATIONS

A. Manner of Initiation. Applications for a change in zoning may be initiated in the following manner:

1. The City Council upon its own motion;
2. The Planning and Zoning Commission upon its own motion;
3. The property owner(s) of at least fifty-one percent of the land in the proposed rezone area;
4. The City Manager for a City initiated rezone; or
5. The Community Development Department, following approval of a similar use determination.

B. Review Criteria. An application for a rezone shall be reviewed in accordance with the following criteria:

1. Whether the proposed zoning district proposed is consistent with the City Comprehensive Plan;
2. Whether the full range of uses allowed in the proposed zoning district will be compatible with existing uses in the area under consideration;
3. Whether the range of uses allowed in the proposed zoning district will be compatible with existing and potential uses in the area under consideration;
4. Whether the proposed zoning district will serve a community need or broader public purpose;
5. The characteristics of the proposed rezone area are suitable for the uses permitted in the proposed zoning district; and
6. Whether a zoning district other than the district requested will create fewer potential adverse impacts to existing uses in the surrounding area.

C. Effective date of approval. A rezone shall take effect upon City Council adoption of the ordinance approving the rezone.

D. New application after denial. No application for a rezone which has been previously denied by the City Council shall be accepted for at least one year after the date of denial. An application to rezone property to a designation that is different than the designation which was denied by the City Council, will be accepted and considered without consideration of time since the previous application was denied.

October 4 2024

City of Cape Coral

RE: Property ID# 344423C4032300090 1513 Gleason Pkwy Cape Coral FL 33914

Request for Rezoning in conjunction with Request for Change to Future Land Use

To Whom It May Concern-

This letter accompanies a request and application to have the subject property described above rezoned to RML Residential Multi-Family Low (RML) for best use of property. This request is done in conjunction with the current active request to have the property's Future Land Use changed from its current designation.

The current Future Land use is currently CP for Commercial-Professional Office. I am requesting a change to Future Land use to MF Multiple Family Residential and Rezoning to RML Residential Multi-Family Low.

The parcel's size does not provide for adequate space in terms of constructing a conforming professional building, one that would be able to include parking and other commercial requirements necessary for such a building. The recent change of the Future Land Use and rezoning of the adjacent parcel #34423C4032300150 at 1505 Gleason Pkwy to the east prohibits any future combination of these two parcels into a larger potential Professional Office zoned parcel. This would have created a parcel that could have allowed adequate space for possible use as Commercial-Professional Office but this potential of combining of the parcels is no longer an option.

Moreover, the somewhat recent rezoning of the adjacent parcel at 1505 Gleason Pkwy allowed for the parcel to conform as to adjacent RML properties to the east of 1505 and created a contiguous series of parcels extending some distance to the east on this same canal, all the way to Skyline Blvd. The rezoning of the subject parcel at 1513 Gleason Pkwy would allow for consistent zoning with these properties on the entire Gleason Pkwy frontage.

The subject parcel is on a freshwater canal and has already been improved with seawall and city utility access and would be ready for further development once this rezoning is approved and completed.

Please find the required application enclosed and contact me as needed with any questions.



Courtney Neuhausel / Owner

PH 239-940-1807

PLANNING DIVISION STAFF REPORT
RZN24-000014

Staff Report prepared by Chad Boyko, AICP, Principal Planner

SITE ADDRESSES 1513 Gleason Parkway	APPLICANT/PROPERTY OWNER Courtney Neuhausel
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SUMMARY OF REQUEST The applicant requests a rezone from Professional Office (P-1) to Commercial (C) for one property totaling 28,938 sq. ft. The parcel has retained the Commercial/Professional (CP) since the adoption of the Comprehensive Plan in 1989.	 <p>MAP SOURCE</p>
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STAFF RECOMMENDATION: **Approval**

Positive Aspects of Application:	Rezone will allow for a wider variety of commercial uses on a parcel that has been designated Commercial/Professional (CP) since 1989.
Negative Aspects of Application:	Site lacks ideal depth for the C district.
Mitigating Factors:	The site is near a major commercial intersection and has frontage along an arterial roadway.

SITE INFORMATION

Urban Service Area: The site is within the Urban Services Transition area.

City Water and Sewer: Municipal utilities including water, sewer, and irrigation are available for the site.

Street Access: Gleason Parkway – minor arterial

STRAP Numbers: 34-44-23-C4-03230.0090

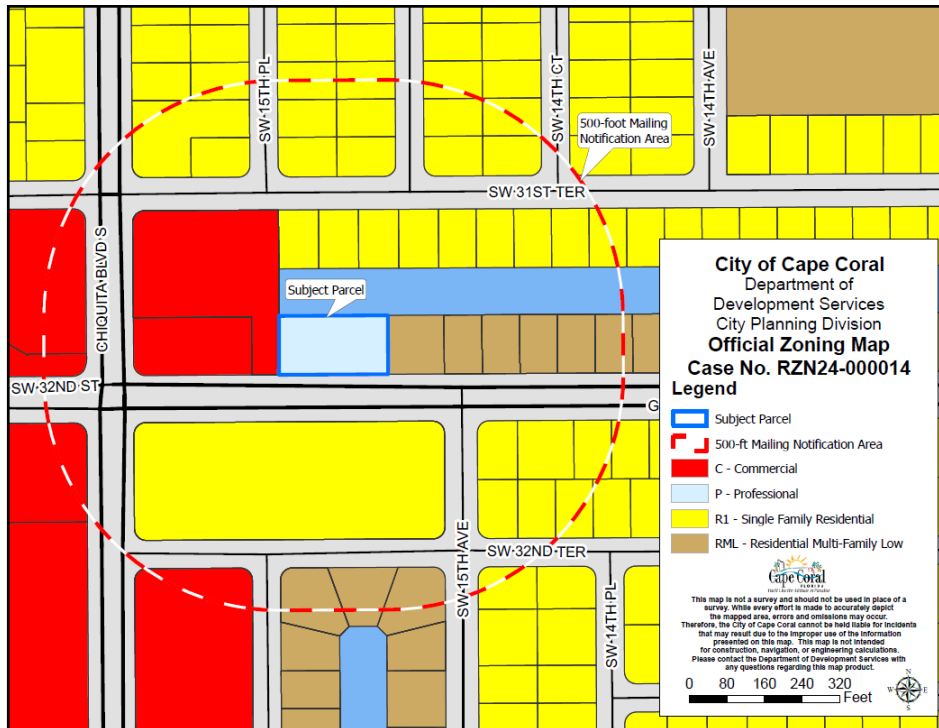
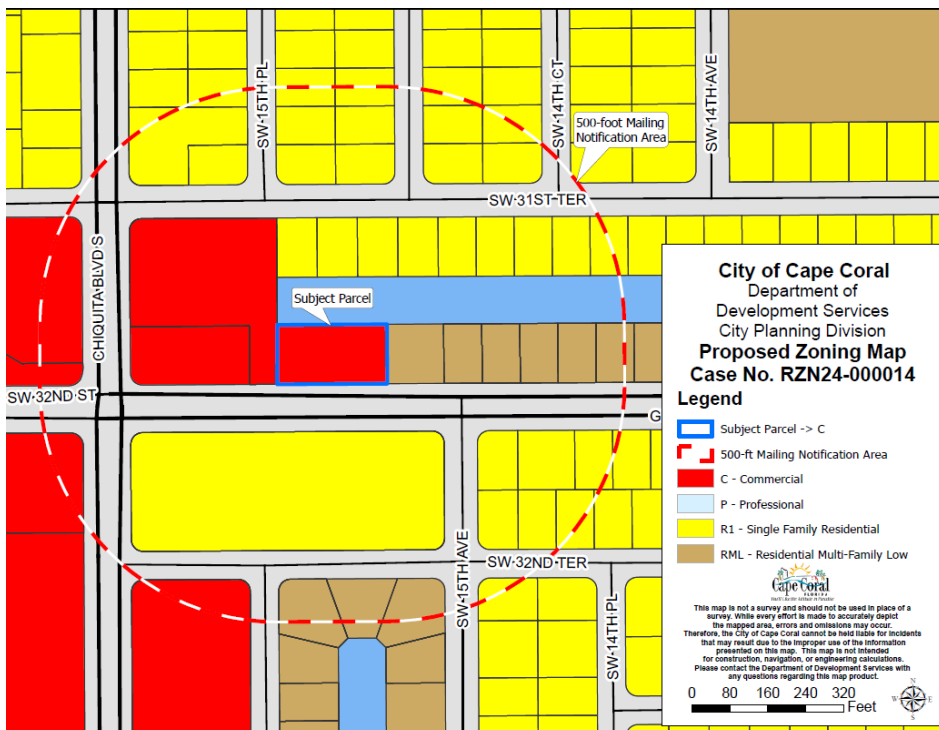
Block/Lot(s): Block 3230 / Lots 9-14

Site Area: 28,938 sq. ft.

FUTURE LAND USE AND ZONING INFORMATION		
Site:	Future Land Use	Zoning
Current:	Commercial/Professional (CP)	Professional Office (P)
Proposed:	Multi-Family Residential (MF)	N/A
	Surrounding Future Land Use	Surrounding Zoning
North:	Single-Family Residential (SF)	Single-Family Residential (R1)
South:	CP/Public Facilities (PF)	R1
East:	MF	Residential Multi-Family Low (RML)
West:	CP	Commercial (C)

FINDINGS OF FACT

The site is one undeveloped parcel in Southwest Cape Coral. The parcel has frontage on Gleason Parkway – a minor arterial. The site is bordered to the north by the Barkentine Canal. The site is bordered to the west by a commercial development that includes a retail store, a restaurant, and a gas station and the site is bordered to the east by an undeveloped parcel. To the south across Gleason Parkway is a religious facility and daycare. The site has access to municipal water, sewer, and irrigation. Within Block 320, other than the commercial development to the west, all remaining sites are undeveloped or developed with residential uses. The site has retained the CP future land use designation and Professional Office (P) zoning since 1989. The applicant indicates that they are seeking the rezone to allow for a wider variety of commercial uses on the site.

EXISTING ZONING MAP**PROPOSED ZONING MAP**

ANALYSIS

Land Development Code:

Staff reviewed this application based on the review criteria found in LDC, Section 3.4.6 for evaluating rezones. This application was also reviewed based on the provisions of the Commercial Corridor (CC) district.

1. Whether the proposed zoning district is consistent with the City Comprehensive Plan;

The proposed Commercial (C) district will be compatible with the Comprehensive Plan designation of Commercial/Professional (CP).

2. Whether the full range of uses allowed in the proposed zoning district will be compatible with existing uses in the area under consideration;

The C district is primarily intended to allow for the development of commercial uses such as retail, restaurants, office, and personal and professional services. The C zoning district is generally utilized for sites that have frontage along arterials that experience high traffic counts. The site has frontage along Gleason Parkway which is a minor arterial and is near the intersection of Gleason Parkway and Chiquita Boulevard. To the west, the site is adjacent to a commercial development that includes a gas station, a retail store, and a restaurant. To the east, the site is adjacent to an undeveloped parcel that has entitlements for single or multi-family development. To the south, across Gleason Parkway is a religious institution and to the north across the Barkentine Canal is two single-family homes.

The proposed zoning will be compatible with the existing uses to the west and south as both are developed with commercial or institutional uses. The single-family homes to the north should not experience any deleterious effects as they are separated by a 20-foot wide canal.

The uses allowed in the C district can generate varying levels of traffic and noise, however, the site is relatively small which will reduce the scale of impact on the surrounding community. Typical developments on similar sized sites are generally limited to small retail operations or personal or professional services. These developments are typically compatible even in residential neighborhoods as they provide goods and services to neighboring residents.

3. Whether the range of uses allowed in the proposed zoning district will be compatible with existing and potential uses in the area under consideration;

The surrounding area is primarily built out with the aforementioned uses above. The only undeveloped abutting parcel is to the east. This parcel is zoned to allow for single or multi-family development. The uses allowed should be compatible with the undeveloped site. The LDC requires a substantial buffer between commercial and residential uses and the relatively small size of the site should limit the scope and number of uses that can be developed.

4. Whether the proposed zoning district will serve a community need or broader public purpose;

The City of Cape Coral has a well-documented need for non-residential development. The rezone will likely increase the possibility of commercial development as the C zoning allows a larger and wider variety of uses than the Professional Office (P) zoning.

The rezone will allow for a development that can provide employment opportunities, tax revenue, and a destination that can provide for goods and services within the surrounding area.

5. *The characteristics of the proposed rezone area are suitable for the uses permitted in the proposed zoning district; and*

The site is one undeveloped parcel that have frontage on a minor arterial. The site lacks the ideal depth of 250 feet, however, adding additional depth through assemblage is not possible due to the canal behind the parcel. The site is one parcel removed from the major intersection and is only abutting residential property on one side. While the site is less than one acre, the parcel should still be able to accommodate a commercial development with more than adequate landscaping and parking.

These characteristics make the site suitable for the C zoning district.

6. *Whether a zoning district other than the district requested will create fewer potential adverse impacts to existing uses in the surrounding area.*

According to Policy 1.15 of the Comprehensive Plan, the P and C zoning districts are the only districts compatible with the CP future land use designation. The existing P zoning allows for fewer uses and does not include some uses such as automotive repair or vehicle rental that either have the potential to produce additional noise or traffic within the area.

ECONOMIC DEVELOPMENT MASTER PLAN ANALYSIS

The rezone is neither supported nor in conflict with the City Economic Development Master Plan. The site is not within an Economic Opportunity Area, however, the rezone will remove any potential commercial or mixed-use development.

Comprehensive Plan:

The following Comprehensive Plan policy is applicable to RZN24-000014:

Chapter 4 Future Land Use Element, Policy 1.15.L, Commercial/Professional (CP):

The proposed rezone is compatible with the CP future land use per Chapter 4 of the Comprehensive Plan.

PUBLIC NOTIFICATION

This case will be publicly noticed as required by LDC, Section 8.3.2.A and 8.3.4 as further described below.

Publication: A display ad will be prepared and sent to the *News-Press* announcing the intent of the petitioners to amend the land use of the property described within this report. The ad will appear in the *News-Press* a minimum of 10 days

prior to the public hearing scheduled before the Cape Coral Hearing Examiner. Following the public hearing before the Commission, the display ad announcing the final public hearing before the City Council will appear once in the *News-Press*. The ad will appear in the newspaper not less than 10 days prior to the date of the final public hearing before the City Council. The display ads will not be published in the legal section of the *News-Press*.

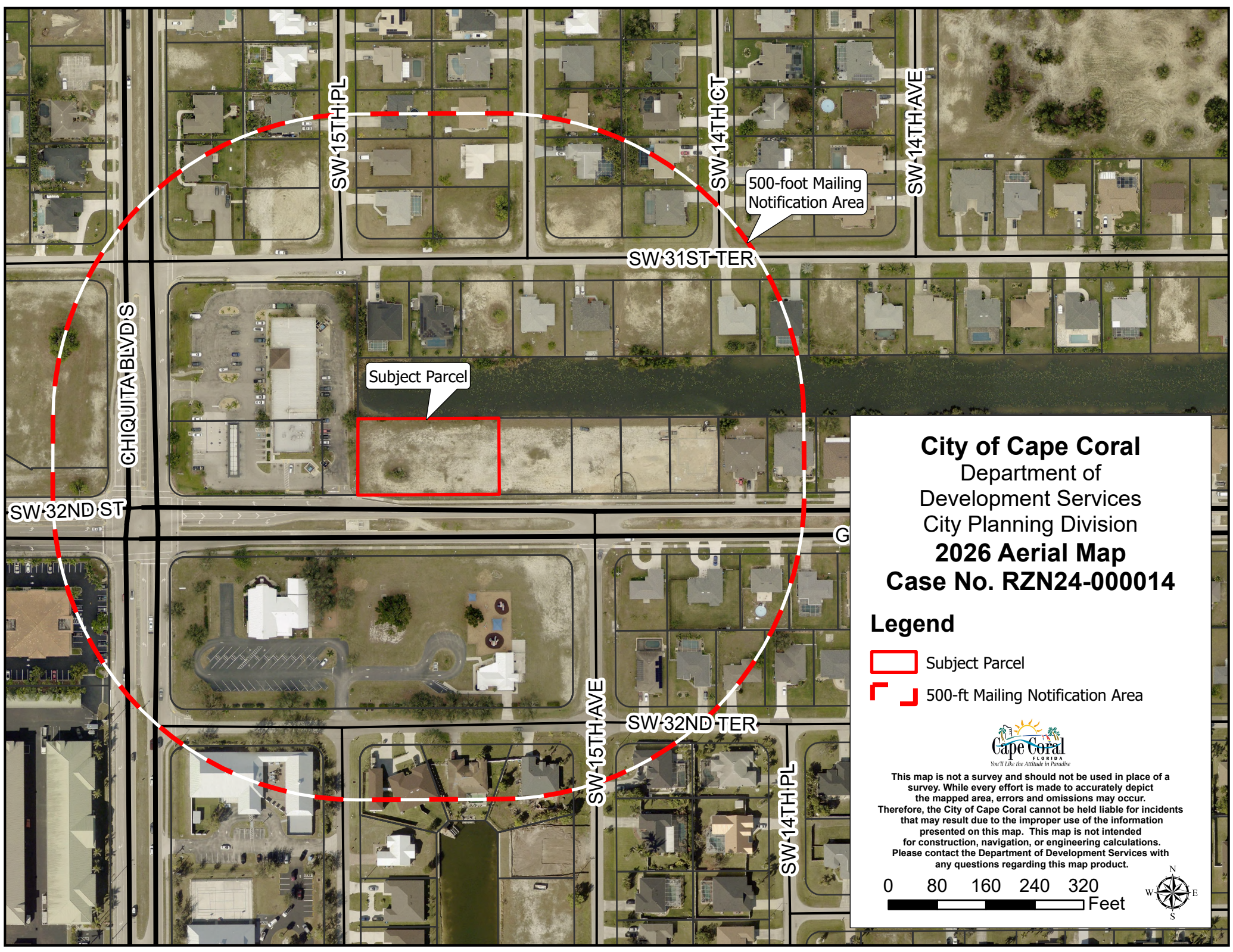
Written notice: Property owners located within 500 feet from the property line of the land which the petitioners request to vacate will receive written notification of the scheduled public hearing. These letters will be mailed to the aforementioned parties a minimum of 10 days prior to the public hearing scheduled before the Hearing Examiner.

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

RECOMMENDATION

Through the analysis of the Cape Coral Comprehensive Plan and specifically the Future Land Use Element, the proposed rezone to Commercial (C) zoning is consistent with the Comprehensive Plan, the Land Development Code, and is compatible with the surrounding area, therefore, Planning Division staff recommends **approval** of the rezone request.

Chad Boyko, AICP, Principal Planner
239-573-3162 / cboyko@capecoral.gov



City of Cape Coral
Department of
Development Services
City Planning Division
2026 Aerial Map
Case No. RZN24-000014

Legend

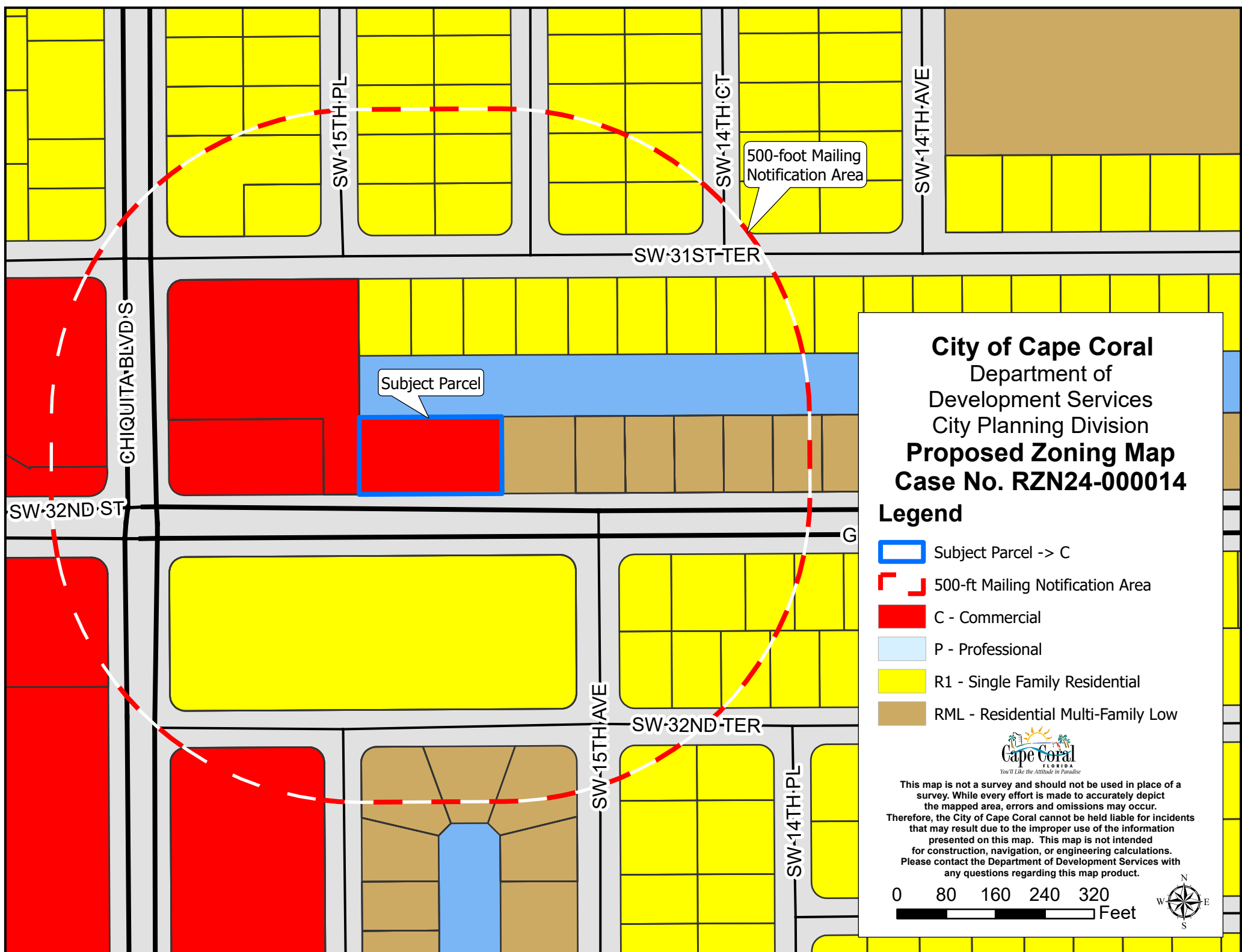
-  Subject Parcel
-  500-ft Mailing Notification Area



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.







0 80 160 240 320
Feet





City of Cape Coral
Department of
Development Services
City Planning Division
Proposed Zoning Map
Case No. RZN24-000014

Legend

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



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