



ORD 22-26 | RZN25-000010  
CAPE CORAL CITY COUNCIL HEARING  
MAY 20, 2026

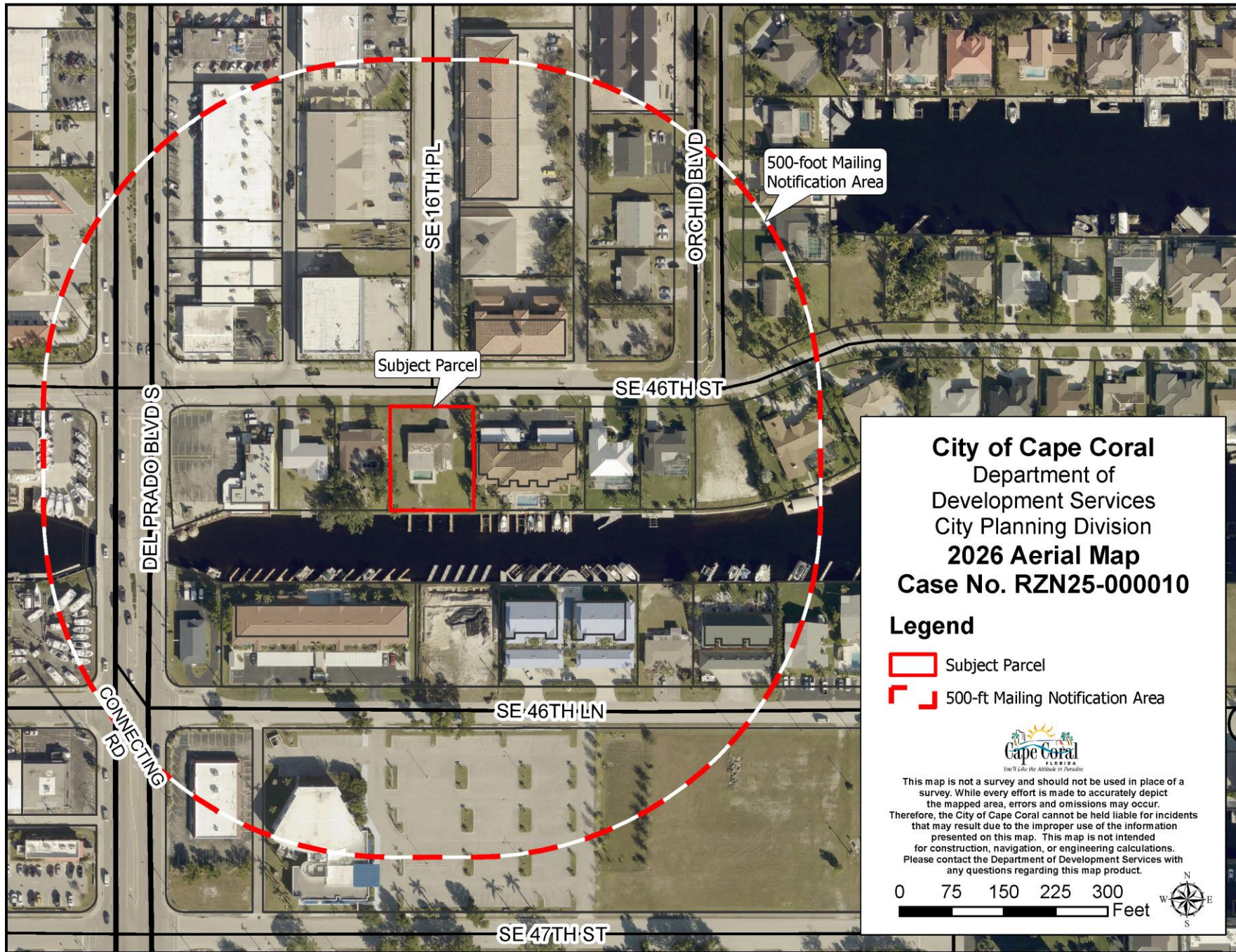
# ORD 22-26

# | Background Information

1. Applicant / PO: BPMP Consulting, Inc. Pension Plan
2. Auth. Rep.: Scott J. Hertz
3. Address: 1620 SE 46<sup>th</sup> ST
4. Location: Along SE 46<sup>th</sup> ST, within the CRA
5. Size: +/- 17,989 SQ FT | +/- 0.41 Acres
6. Amendment Request:
  - A. A privately initiated small-scale rezoning request from existing Residential Multi-Family Low (RML) to South Cape (SC) zoning

# ORD 22-26 | Background Information

1. The subject parcel is currently vacant.
2. The parcel has access to all utilities, including water and sewer.
3. The property owner owns the adjacent vacant parcel to the west.
4. Zoning: R3: R3 -> RML (ORD4-17)
5. FLUM: MF: MF -> DM (ORD57-25)
6. Applicant LOI states that the intent is to combine this parcel with the adjacent parcel to the west and prepare it for possible future development.



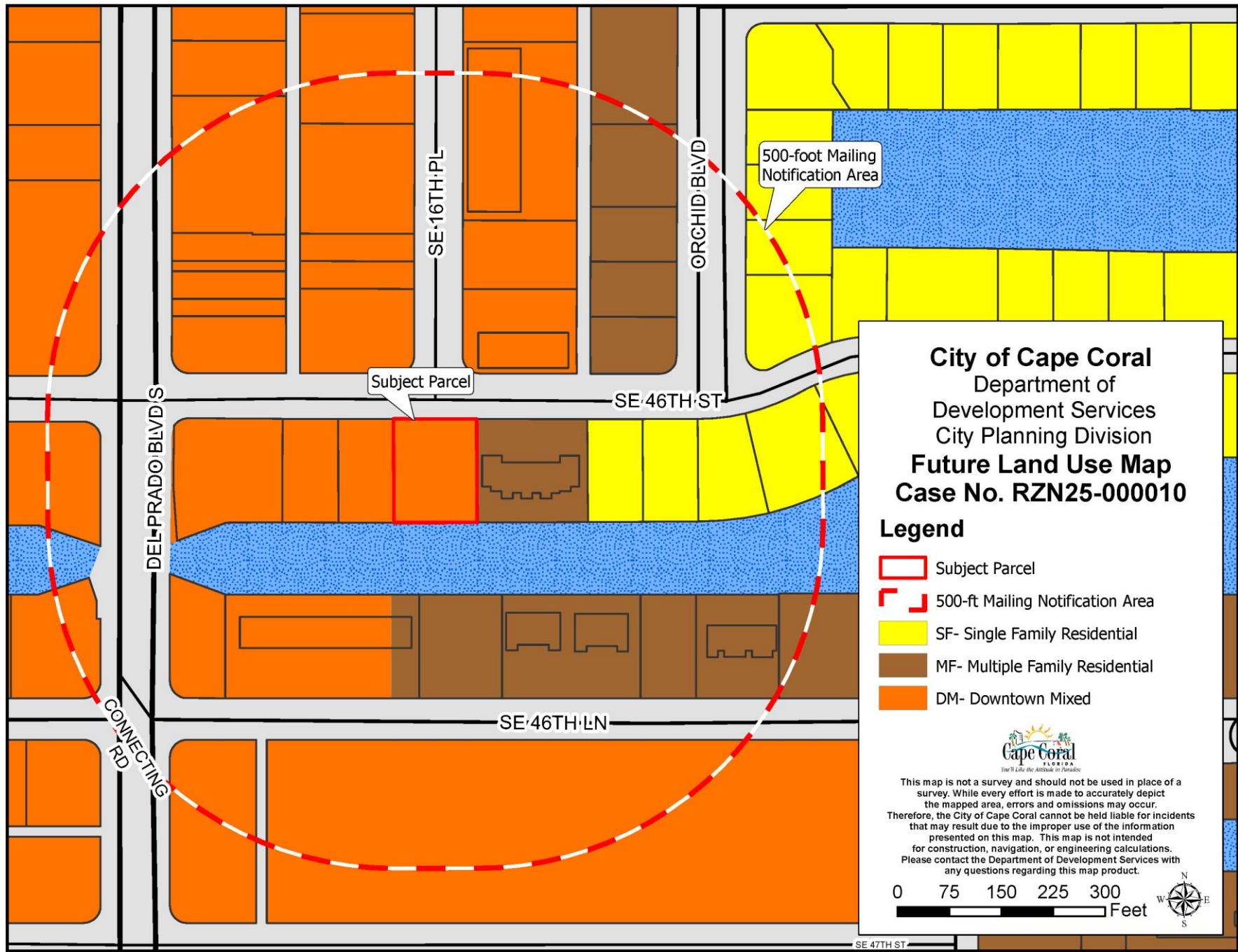
**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**2026 Aerial Map**  
**Case No. RZN25-000010**

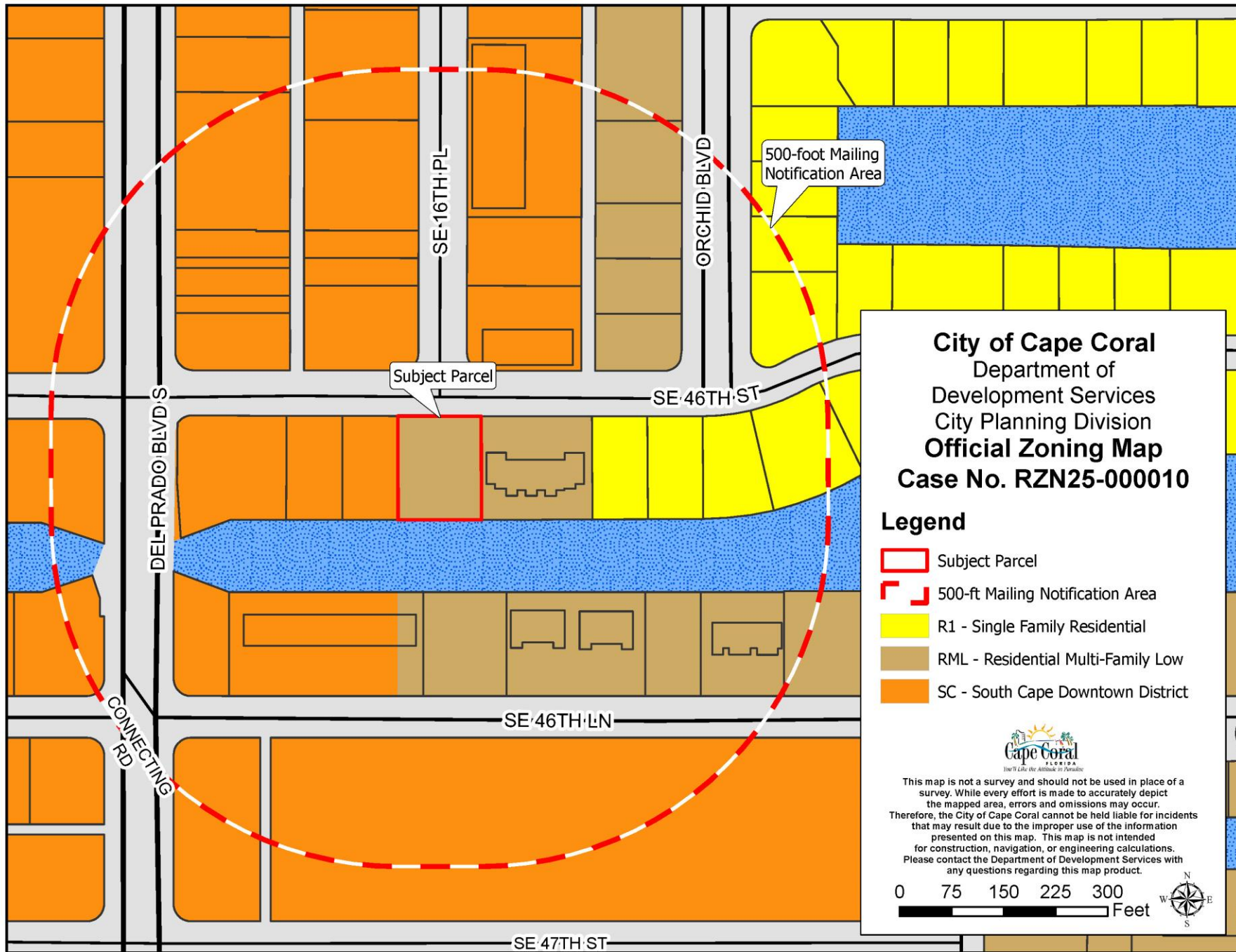
**Legend**

- 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 75 150 225 300 Feet







**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**Official Zoning Map**  
 Case No. RZN25-000010

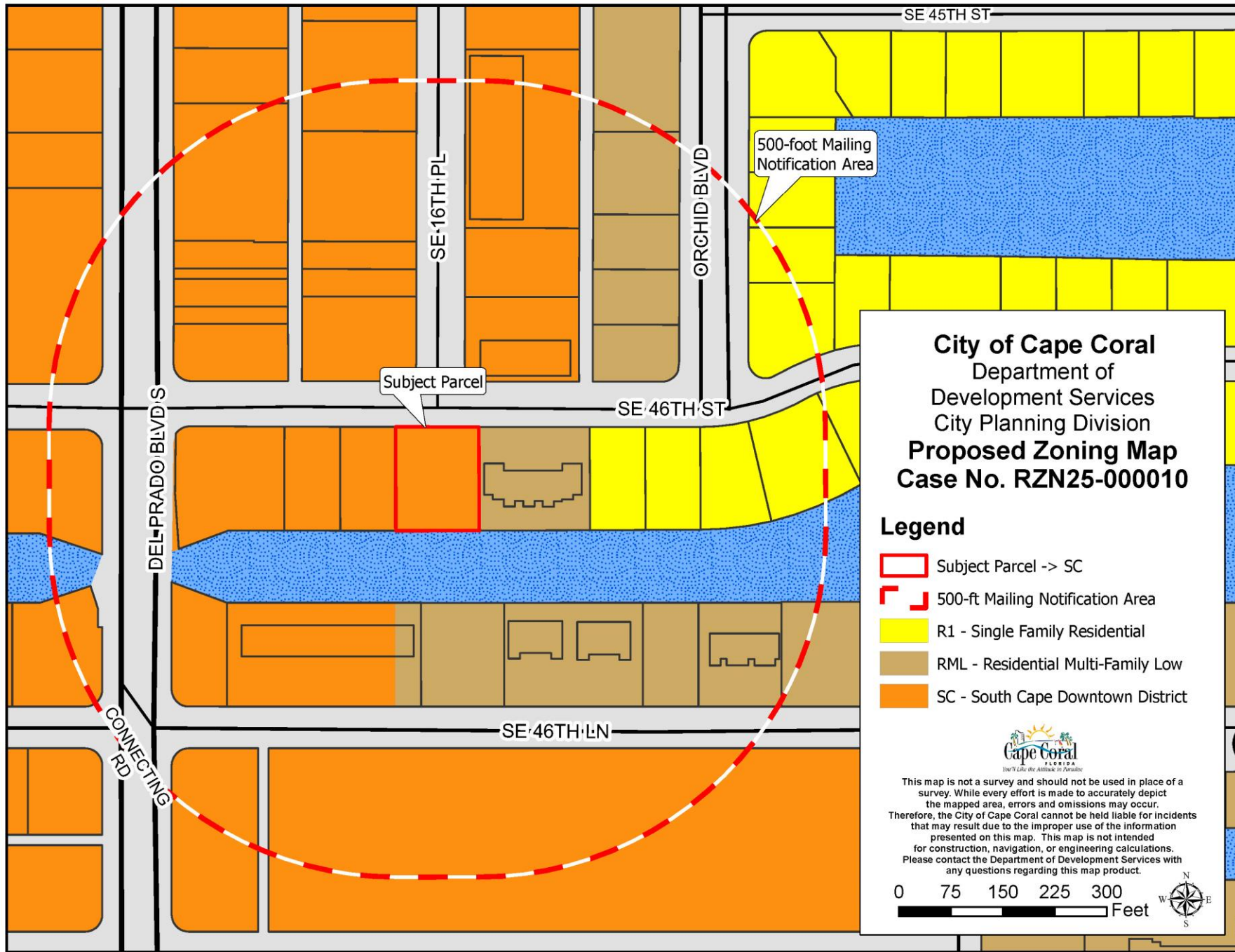
**Legend**

- Subject Parcel
- 500-ft Mailing Notification Area
- R1 - Single Family Residential
- RML - Residential Multi-Family Low
- SC - South Cape Downtown District

  
 Cape Coral  
 FLORIDA  
*You'll Love the Atmosphere in Paradise*

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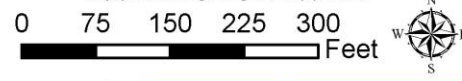
**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**Proposed Zoning Map**  
**Case No. RZN25-000010**

**Legend**

-  Subject Parcel -> SC
-  500-ft Mailing Notification Area
-  R1 - Single Family Residential
-  RML - Residential Multi-Family Low
-  SC - South Cape Downtown District



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# Analysis – Land Development Code

- A. Staff has examined the request and reviewed it in accordance with the criteria listed in LDC Section 3.4.6.B.1 through 3.4.6.B.6
- B. Staff has found that the requested rezone is **consistent** with all criteria.

3.4.6.B.1: **CONSISTENT** (Comprehensive Plan Consistency)

3.4.6.B.2: **CONSISTENT**

3.4.6.B.3: **CONSISTENT**

3.4.6.B.4: **CONSISTENT**

3.4.6.B.5: **CONSISTENT**

3.4.6.B.6: **CONSISTENT**

# Analysis – Comprehensive Plan

- A. In accordance with LDC Section 3.4.6.B.1, staff has reviewed the request for alignment with the City’s Comprehensive Plan.
  
- B. The request is **consistent** with the City’s Comprehensive Plan.

Chapter 3, Housing Element Goal:

**CONSISTENT**

Chapter 4, Future Land Use Element, Policy 1.6:

**CONSISTENT**

Chapter 4, Future Land Use Element, Policy 1.15:

**CONSISTENT**

Chapter 4, Future Land Use Element, Police 2.1:

**CONSISTENT**

Chapter 4, Future Land Use Element, Policy 16.7:

**CONSISTENT**

# Analysis – City Impact: Fire and Police\*

## A. Fire:

1. **Low Impact** to Fire Services anticipated.

## B. Police:

1. **Minor Impact** to Police Services anticipated.
2. Future Development may generate additional impact and service needs.

*\*Impacts are based on existing and proposed possible developments for the subject properties. Impacts may change as development occurs or as regulations are modified in the future.*

# Recommendation

Given the analysis conducted regarding the requested rezoning, the proposed amendment seeking to change the zoning of select parcels from Residential Multi-Family Low (RML) to South Cape (SC) is **consistent** with the purpose and requirements for amending the zoning as well as the guidelines and policies of the Comprehensive Plan.

The City Planning Department recommends **APPROVAL** of the application.

## **Hearing Examiner Recommendation:**

Hex Date: 03/17/2026 | Recommendation: **Approval** (RZN Hex Rec. 4-2026)

## **Correspondence:**

Prior to the schedule hearing, staff has not received any correspondence.

Thank you  
Questions?

