

CITY OF CAPE CORAL
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM

TO: Michael Ilczyszyn, City Manager
FROM: Wyatt Daltry, Planning Team Coordinator
DATE: April 24, 2026
SUBJECT: City-initiated Rezone Request, RZN26-000003

Executive Summary

Staff requests a rezone from Mixed-Use Seven Islands zoning (MX7) to Single-Family Residential (R1) for Unit 76, Block 6408, Tract I, otherwise known as Tropicana Park. The area comprises 2.54 acres.

Background

The purpose of this request is to amend the site consistent with the development and operation of a park site. This property has recently developed with newly constructed playground and pavilion facilities.

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

Currently, the site is used as the launching place for the Cape Coral Kayak Club, and between this and the desire to use the site for parkland and recreational activities, it was proposed to rezone the site facilitate parks development and operation. The City does not have a standalone parks zoning district; the reason for this is that parks are a permitted use in every zoning district other than Industrial. However, the existing MX7 district permits intense uses other than parks and as a result, staff determined that the R1 district would be a better fit for the surrounding, mostly residential area.

A companion future land use map amendment, case number FLUM26-000003, is in process and will proceed with this request.

The application and aerial map is attached. Please contact me if you have any questions.

WAD/wad(RZN26-00003memoofintent)
Attachments



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

For Internal Use Only

Case _____

Date _____

Tel. (239) 574-0776

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.



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

Tel. (239) 574-0776
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

REZONE REQUEST

FEE \$2,050.00 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, Sec. 3.4.6). Advertising costs will be billed and must be paid prior to hearing.

PROPERTY INFORMATION

Project Name: Tropicana Park Rezone
Location/Address No address
Strap Number 124422C200808I000 Unit 76 Block 6408 Lot (s) Tract I
Plat Book 35 Page 129 Future Land Use MX>PK Current Zoning MX7

PROPERTY OWNER (S) INFORMATION

Owner City of Cape Coral Address 1015 Cultural Park BLVD
Phone 239-573-3160 City Cape Coral
Email wdaltry@capecoral.gov State FL Zip 33915-0027

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 Wyatt Daltry Address as above
Phone 239-573-3160 City _____
Email wdaltry@capecoral.gov State _____ Zip _____



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

Tel. (239) 574-0776
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

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.

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.

City of Cape Coral

CORPORATION/COMPANY NAME (IF APPLICABLE)

Connie Barron

OWNER'S NAME (TYPE OR PRINT)

Connie Barron

OWNER'S SIGNATURE

OWNER'S NAME (TYPE OR PRINT)

OWNER'S SIGNATURE

APPLICANT NAME (TYPE OR PRINT)

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.



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

Tel. (239) 574-0776
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Wyatt Daltry, AICP

(Name of person giving presentation)

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

Rezone of Tropicana Park

(Type of Public Hearing, PUD, Rezone, Special Exception, Vacation of Plat, Variance, etc.)

UNIT 76 BLOCK 6408 LOT(S) Tr I SUBDIVISION Cape Coral

OR LEGAL DESCRIPTION _____

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

Connie Barron

PROPERTY OWNER (Please Print)

Connie Barron Asst City Manager

PROPERTY OWNER (Signature & title)

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

Tel. (239) 574-0776
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

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 27th Day of April, 2026.

CORPORATION/COMPANY NAME

Connie Barron

OWNER'S SIGNATURE

Connie Barron
OWNER'S NAME (TYPE or PRINT)



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

Tel. (239) 574-0776
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

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.

Connie Barron
OWNER/APPLICANT
(PLEASE TYPE OR PRINT)

Connie Barron
OWNER/APPLICANT SIGNATURE



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

Tel. (239) 574-0776
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

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.

CITY OF CAPE CORAL
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM

TO: Michael Ilczyszyn, City Manager

FROM: Wyatt Daltry, Planning Team Coordinator

DATE: April 24, 2026

SUBJECT: City-initiated Rezone Request, RZN26-000003

Executive Summary

Staff requests a rezone from Mixed-Use Seven Islands zoning (MX7) to Single-Family Residential (R1) for Unit 76, Block 6408, Tract I, otherwise known as Tropicana Park. The area comprises 2.54 acres.

Background

The purpose of this request is to amend the site consistent with the development and operation of a park site. This property has recently developed with newly constructed playground and pavilion facilities.

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

Currently, the site is used as the launching place for the Cape Coral Kayak Club, and between this and the desire to use the site for parkland and recreational activities, it was proposed to rezone the site facilitate parks development and operation. The City does not have a standalone parks zoning district; the reason for this is that parks are a permitted use in every zoning district other than Industrial. However, the existing MX7 district permits intense uses other than parks and as a result, staff determined that the R1 district would be a better fit for the surrounding, mostly residential area.

A companion future land use map amendment, case number FLUM26-000003, is in process and will proceed with this request.

The application and aerial map is attached. Please contact me if you have any questions.

WAD/wad(RZN26-00003memoofintent)
Attachments

PLANNING DIVISION STAFF REPORT
RZN26-000003

Staff Report prepared by Wyatt Daltry, AICP, Planning Team Coordinator

SITE ADDRESS Address Undetermined. Unit 76, Block 6408, Tract I, otherwise known as Tropicana Park.	APPLICANT/PROPERTY OWNER: City of Cape Coral P.O. Box 150027 Cape Coral, FL 33915-0027
--	--

SUMMARY OF REQUEST

This case involves a city-initiated small-scale rezoning for one property (2.54 acres) from Mixed-Use Seven Islands (MX7) to Single-Family Residential (R1). The site is developed with parkland uses.

A companion future land use map amendment from Multi-Family (MX) to Parks and Recreation (PK) (as FLUM26-00003/Ordinance XX-26) is underway.

EXISTING ZONING	EXISTING LAND USE	PROPOSED ZONING	SITE IMPROVEMENTS	SIZE OF PROPERTY
Mixed-Use Seven Islands (MX7)	Parks and Recreation (PK, at time of rezoning adoption)	Single-Family Residential (R1)	Playground, pavilions	2.54 acres

STAFF RECOMMENDATION: Approval

Positive Aspects of Application:	Upon adoption, the site will be prepared for parkland development,
Negative Aspects of Application:	None
Mitigating Factors: (Support)	None

SITE INFORMATION

Property Owner: City of Cape Coral

Prepared By: Wyatt Daltry, Planning Team Coordinator

Approved By: Amy Yearsley, Planning Manager

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

Urban Service Area: Reserve

City Water and Sewer: Yes

Type of Street Access: Tropicana Parkway and Old Burnt Store Road, which are collector roadways.

Location: NW portion of Cape Coral, at intersection of Tropicana Parkway and Old Burnt Store Road

STRAP Numbers: 124422C200808I000

Zoning and Land Use Information:

<i>Subject Property:</i>	<i>Future Land Use</i>	<i>Zoning</i>
<i>Current:</i>	PK (under process through companion FLUMA, FLUM26-00003)	MX7
<i>Proposed:</i>	N/A	R1

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

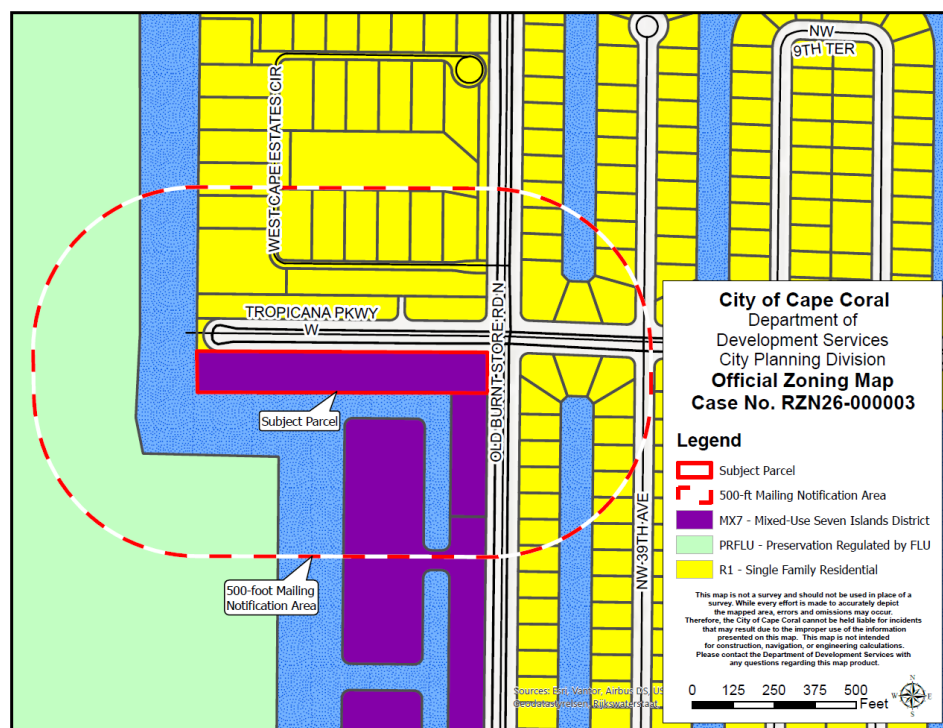
Background:

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

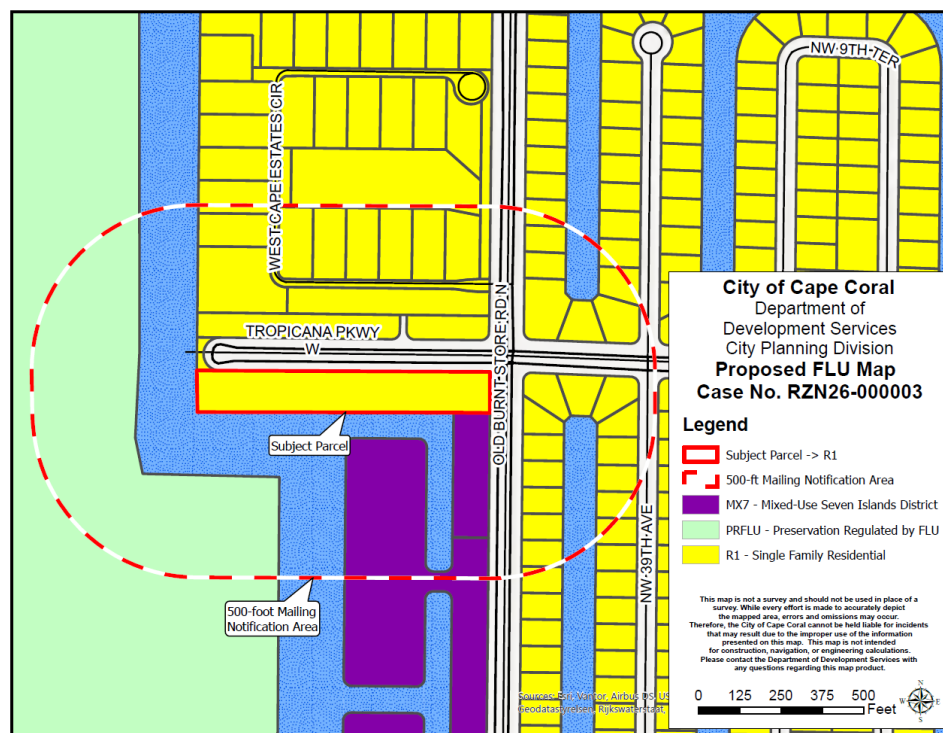
When the Seven Islands site was proposed to be developed as a mixed-use development in the mid-2010's, this tract was amended to Mixed-Use future land use as there were discussions which suggested this property could be used for ancillary Seven Islands-related development in addition to recreational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

Following up with this future land use map amendment, staff also is proposing this rezone from MX7 to R1. While primarily a residential district, the R1 zoning permits parks uses and is a better district for future parkland and recreational uses than a mixed-use district.

CURRENT ZONING MAP



PROPOSED ZONING MAP



ANALYSIS

Staff analyzed this request based on the goals and objectives in the Comprehensive Plan and the standards for rezones in LDC, Section 3.4.6.

Comprehensive Plan

Staff analyzed this amendment by reviewing Policy 8.5 of the Future Land Use Element, which states:

Policy 1.15i. Parks & Recreation:

The densities/intensities of use for various parks and recreational facilities are those established in the Recreation and Open Space Element of this Comprehensive Plan, under the Section entitled "The Plan for Recreation and Open Space in Cape Coral" and the Parks Master Plan.

Uses permitted within the Parks and Recreation future land use map classification include, but are not limited to, NRPA activities listed in Policy 1.2 of the Recreation and Open Space Element, picnic facilities, and public boat ramps.

Land Development Code

LDC, Section 3.4.6 provides six criteria for rezone requests:

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

The proposed R1 Zoning is consistent with the recently adopted Parks and Recreation FLUC. A rezone to R1 will further legally support the parkland use and any additional parkland uses, if any, to be developed in the future.

It should be noted that the City does not have a "Parks" zoning district, as it has been long-standing practice to provide flexibility for Council to approve parks throughout Cape Coral. In fact, the only zoning district which does not permit park uses is the Industrial zoning district.

That being said, the City contends that the proposed R1 district is a better designation than the current MX7 zoning district, as the MX7 district would lead decision-makers and the public to believe that the site could be used in the future for more intensive residential and non-residential uses, which is not the City's intent for this site.

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 surrounding existing uses are primarily single-family housing. The full range of permitted uses in the proposed R1 District, which is the principal single-family residential zoning district in Cape Coral, would be compatible with the existing uses in the area. The proposed R1 Zoning would allow for similar or less intense uses than currently exist in the immediate area.

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.*

Uses in the R1 District should be compatible with existing uses, as described above. Permitted uses in R1 Zoning are identical to those uses allowed on parcels to the immediate east and south.

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

The City has identified a need for increasing parkland development within Cape Coral. The proposed rezone would be better to assist in that effort than the existing MX7 zoning district.

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

The site, at approximately 2 acres, is larger than the platted parcels found near the subject property. The site is large enough to accommodate the current use and has additional space for buffering if the site is redeveloped to permit additional buildings.

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

The proposed Professional (P) District would create fewer potential adverse impacts to existing uses than the other zoning district, the Commercial (C) district that would be permitted by the Commercial/Professional future land use map classification.

Police and Fire Impacts

Property is served by Fire Station 11. Proposed development is expected to generate 15 calls annually. Low impact.

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

Public Notification

This case will be publicly noticed as required by LDC, Section 3.1.10 as further described below.

Publication: A legal ad will be prepared and sent to the *News-Press* announcing the intent of the petitioners to rezone 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 Hearing Examiner. Following the public hearing before the Hearing Examiner, the 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.

Written notice: Property owners located within 500 feet from the property line of the land which the petitioners request to rezone will receive written notification of the scheduled public hearings. 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 large sign identifying the case and providing salient information will be posted on the property, as another means of providing notice of the rezoning request.

Recommendation:

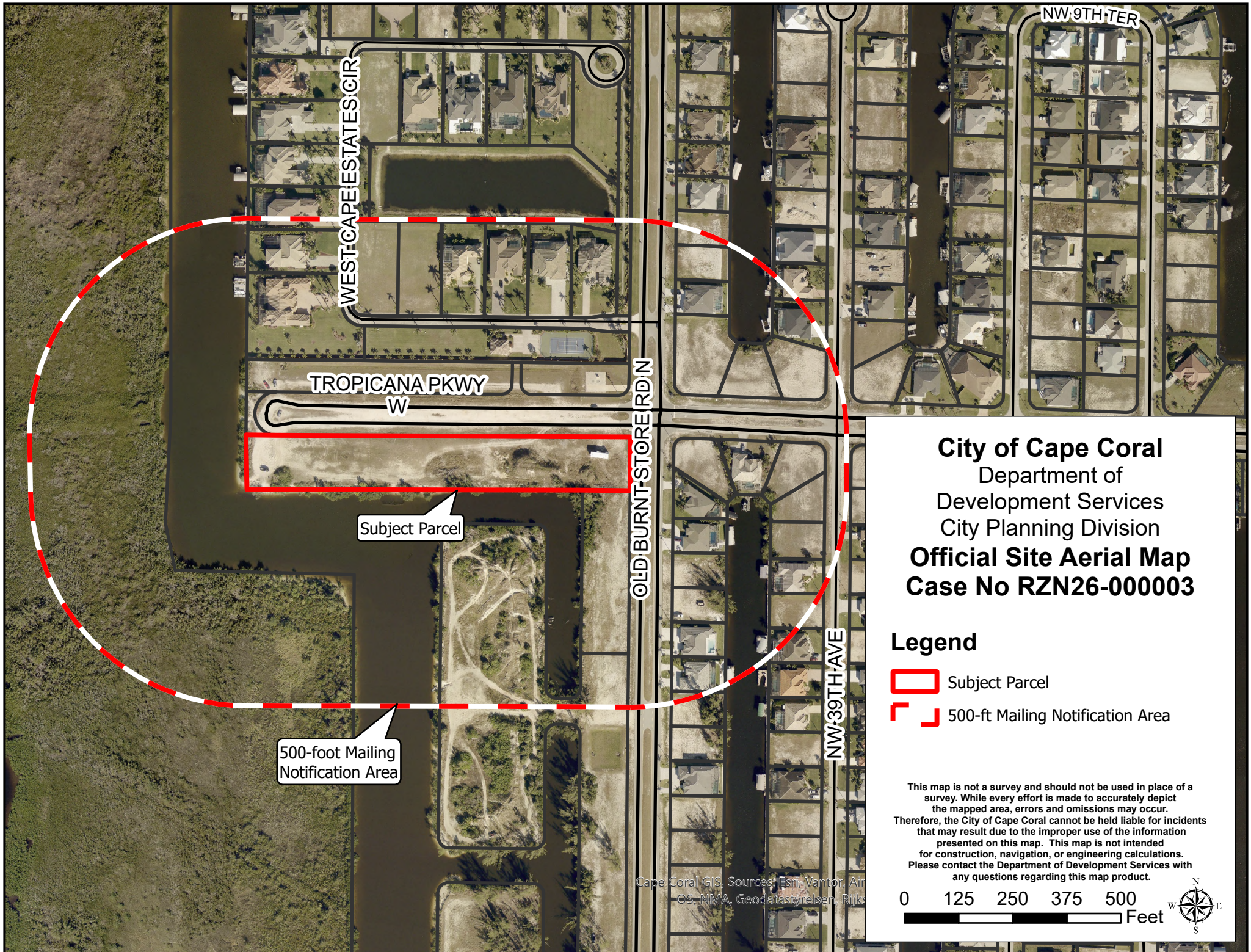
The City of Cape Coral is deficient in recreational land. The proposed rezone would change this site to Residential zoning which would make the zoning consistent with the current parkland use present on the property.

The subject property is proximate to a collector roadway and would integrate well with the surrounding, primarily residential area. Staff believes that the site is appropriate for development as a parkland and recreational use.

Planning staff has reviewed this request in accordance with Section 3.4.6 of the Land Development Code and the City's Comprehensive Plan. Planning Division recommends **approval** of the rezone request.

Staff Contact Information:

Wyatt Daltry, AICP
Planning Team Coordinator
Department of Community Development
Planning Division
(239) 573-3160
email: wdaltry@capecoral.net

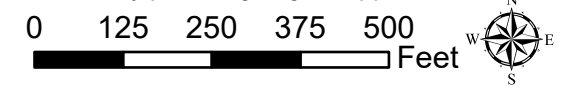


City of Cape Coral
Department of
Development Services
City Planning Division
Official Site Aerial Map
Case No RZN26-000003

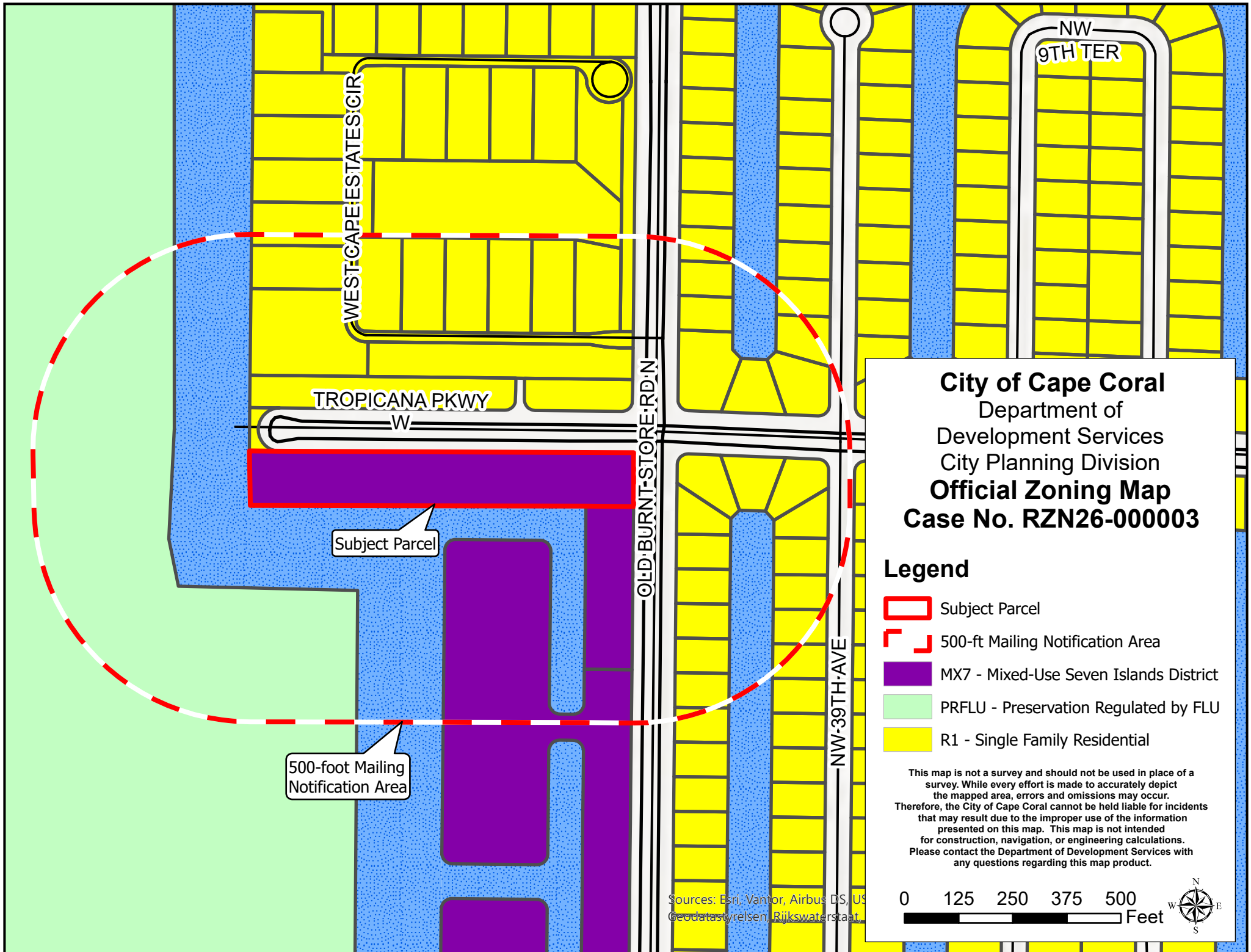
Legend

-  Subject Parcel
-  500-ft Mailing Notification Area

This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation, or engineering calculations. Please contact the Department of Development Services with any questions regarding this map product.



Cape Coral GIS Sources: Esri, Vantor, Air
OS, NMA, Geodatastylelsen, Rijks



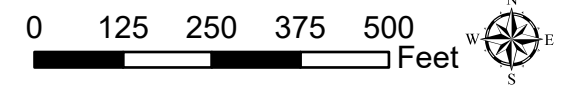
City of Cape Coral
Department of
Development Services
City Planning Division
Official Zoning Map
Case No. RZN26-000003

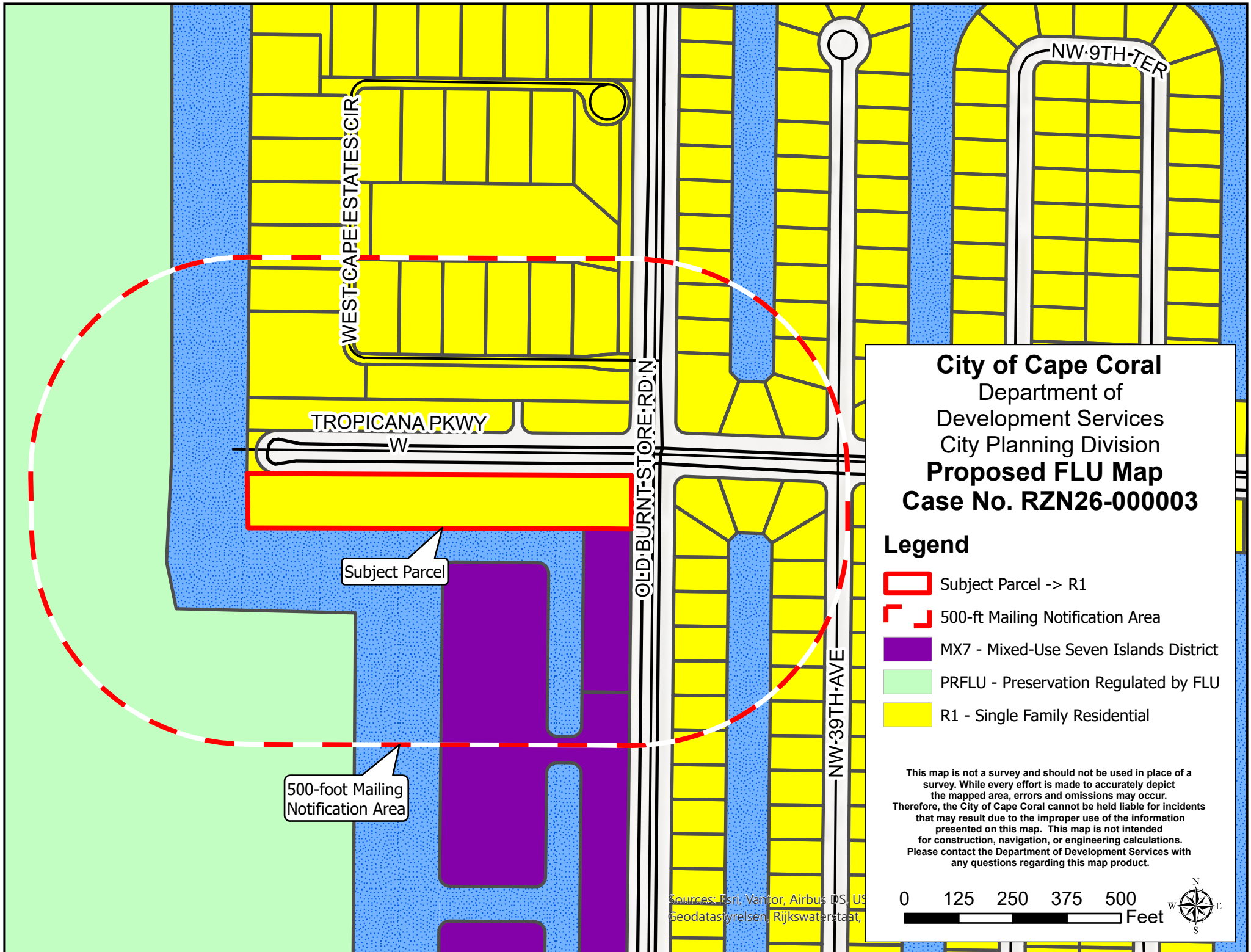
Legend

- Subject Parcel
- 500-ft Mailing Notification Area
- MX7 - Mixed-Use Seven Islands District
- PRFLU - Preservation Regulated by FLU
- R1 - Single Family Residential

This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation, or engineering calculations. Please contact the Department of Development Services with any questions regarding this map product.

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





City of Cape Coral
Department of
Development Services
City Planning Division
Proposed FLU Map
Case No. RZN26-000003

Legend

-  Subject Parcel -> R1
-  500-ft Mailing Notification Area
-  MX7 - Mixed-Use Seven Islands District
-  PRFLU - Preservation Regulated by FLU
-  R1 - Single Family Residential

This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation, or engineering calculations. Please contact the Department of Development Services with any questions regarding this map product.

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

