

CITY OF CAPE CORAL
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM

TO: Michael Ilcyszyn, 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(RZN26-00003memoofintnt)
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.



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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 _____



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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.

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.



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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)



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)



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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.

Connie Barron

OWNER/APPLICANT
(PLEASE TYPE OR PRINT)

Connie Barron

OWNER/APPLICANT SIGNATURE



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.

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WAD/wad(RZN26-00003memoofintent)
Attachments

PLANNING DIVISION STAFF REPORT
RZN26-000003

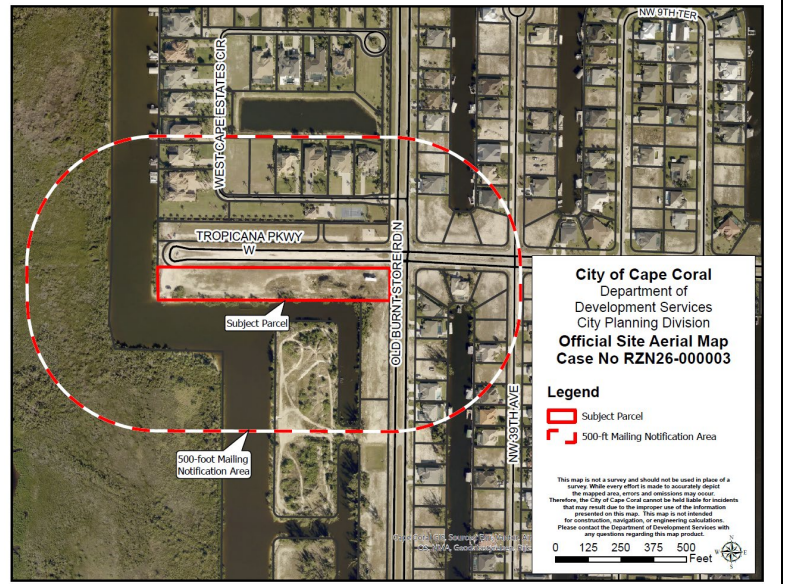
Staff Report prepared by Wyatt Daltry, AICP, Planning Team Coordinator

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

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

Surrounding Areas	Future Land Use	Zoning
<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

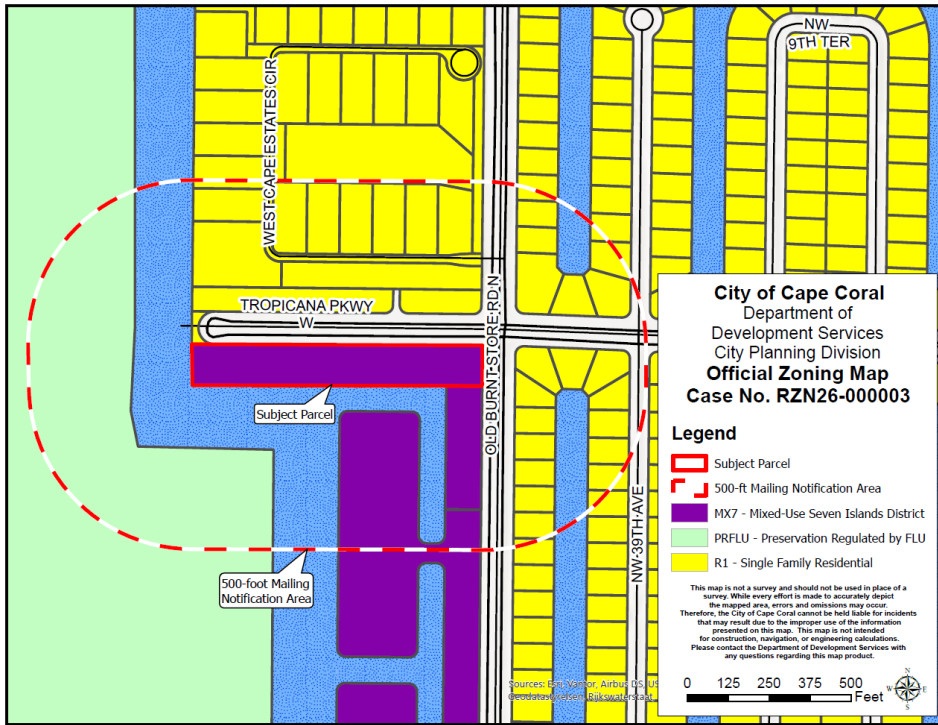
Background:

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.

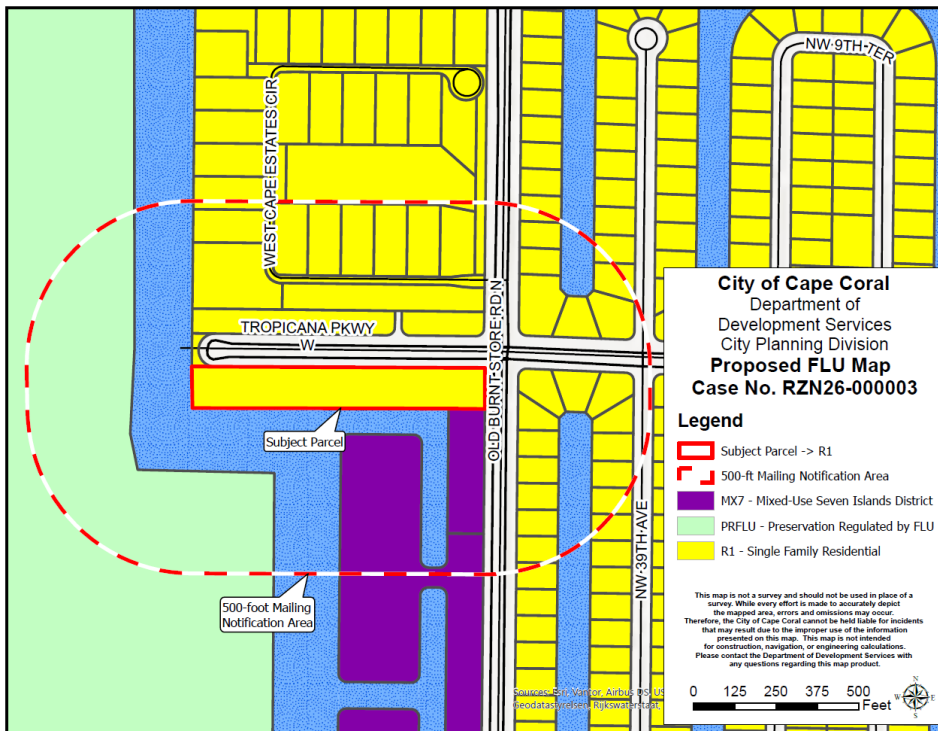
When the Seven Islands site was proposed to be developed as a mixed-use development in the mid-2010's, this tract was amended to Mixed-Use future land use as there were discussions which suggested this property could be used for ancillary Seven Islands-related development in addition to recreational 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 is 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 exists 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:

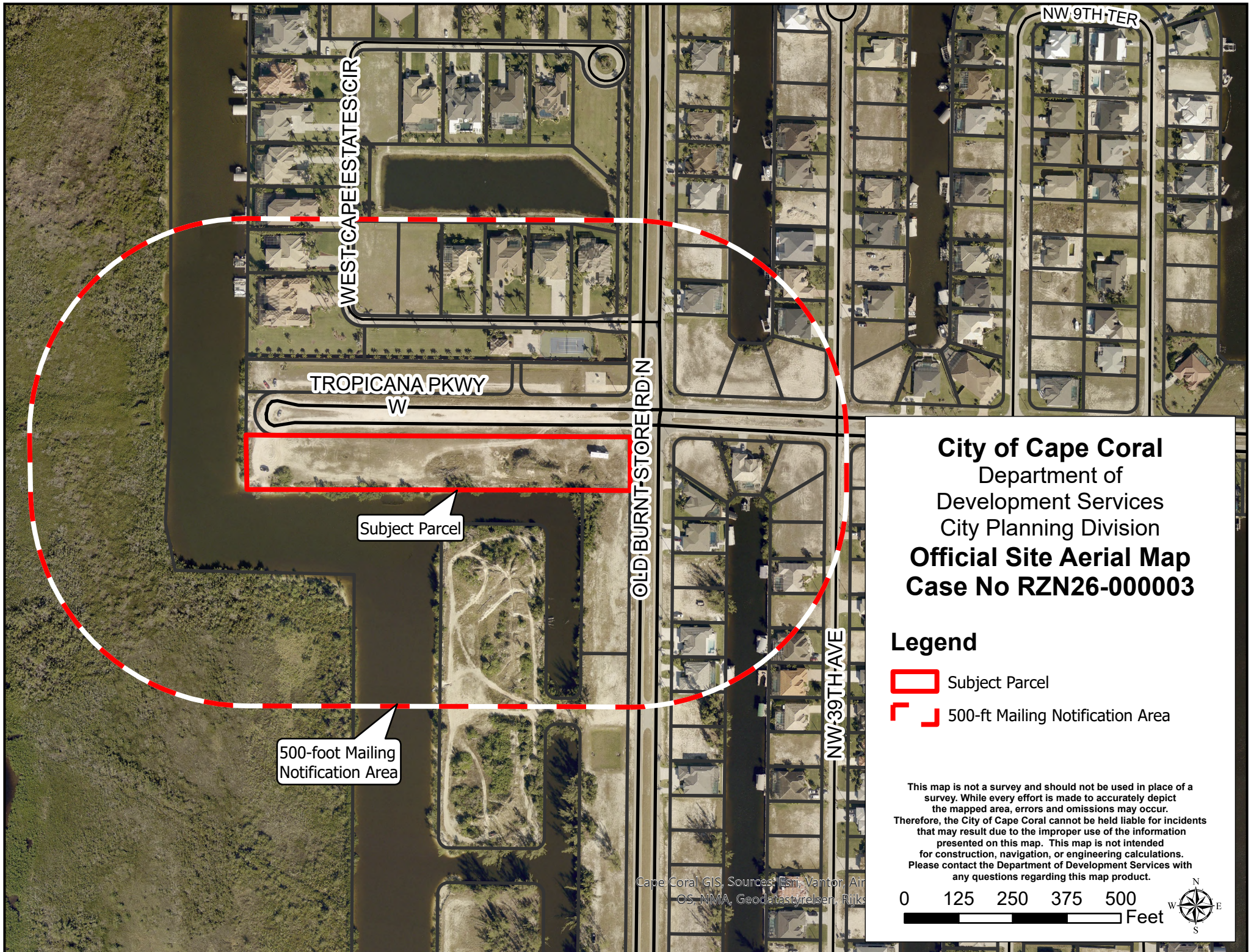
The City of Cape Coral is deficient in recreational land. The proposed rezone would change this site to Residential zoning which would make the zoning consistent with the current parkland use present on the property.

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



WEST CAPE STATES CIR

TROPICANA PKWY
W

OLD BURNT STORE RD N

NW 39TH AVE



NW 9TH TER

Subject Parcel

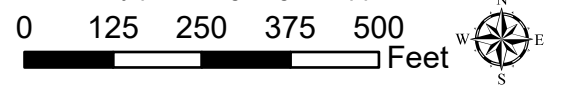
500-foot Mailing
Notification Area

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

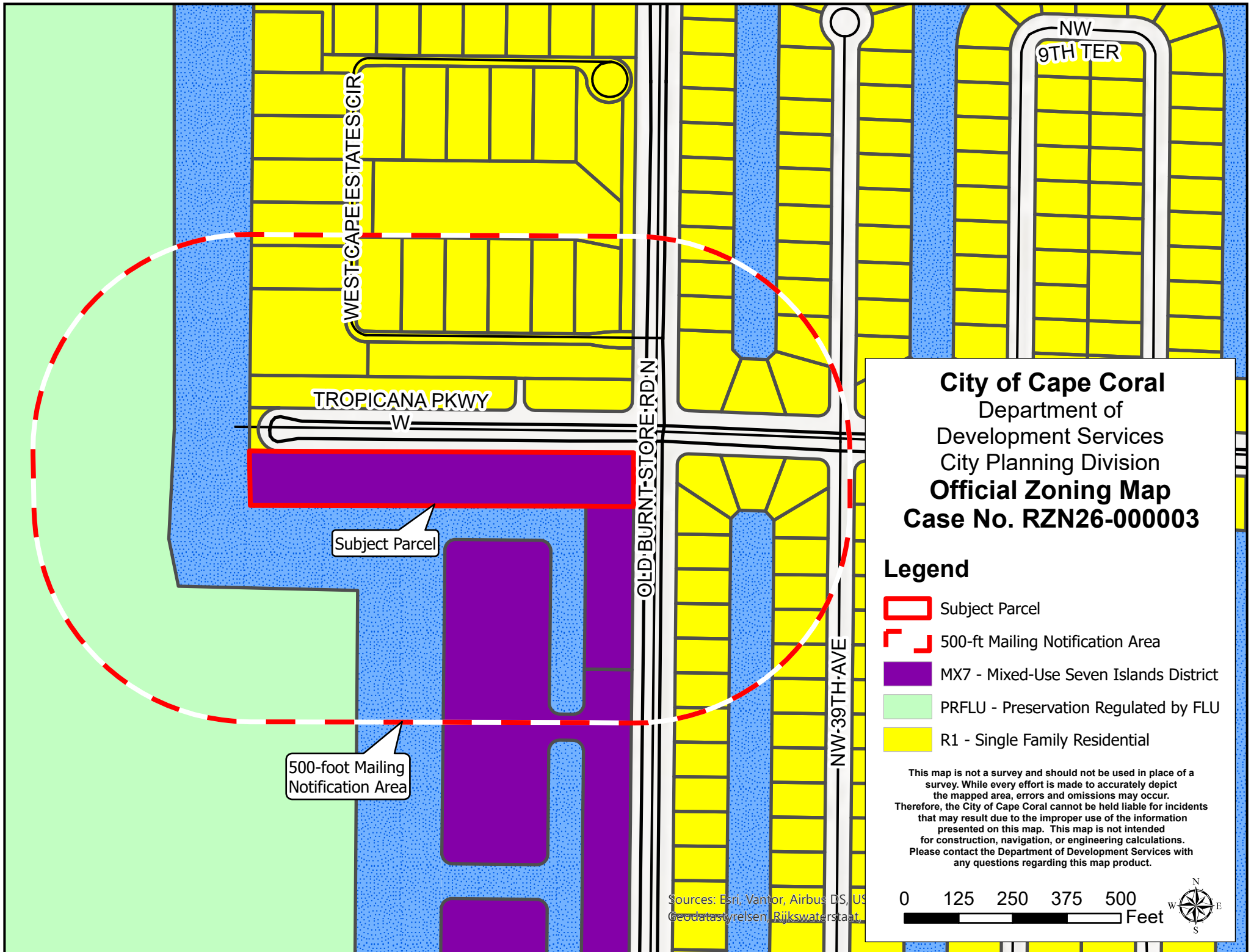
Legend

-  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, Geodatastyrelsen, Rijks

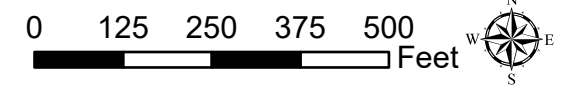


City of Cape Coral
 Department of
 Development Services
 City Planning Division
Official Zoning Map
Case No. RZN26-000003

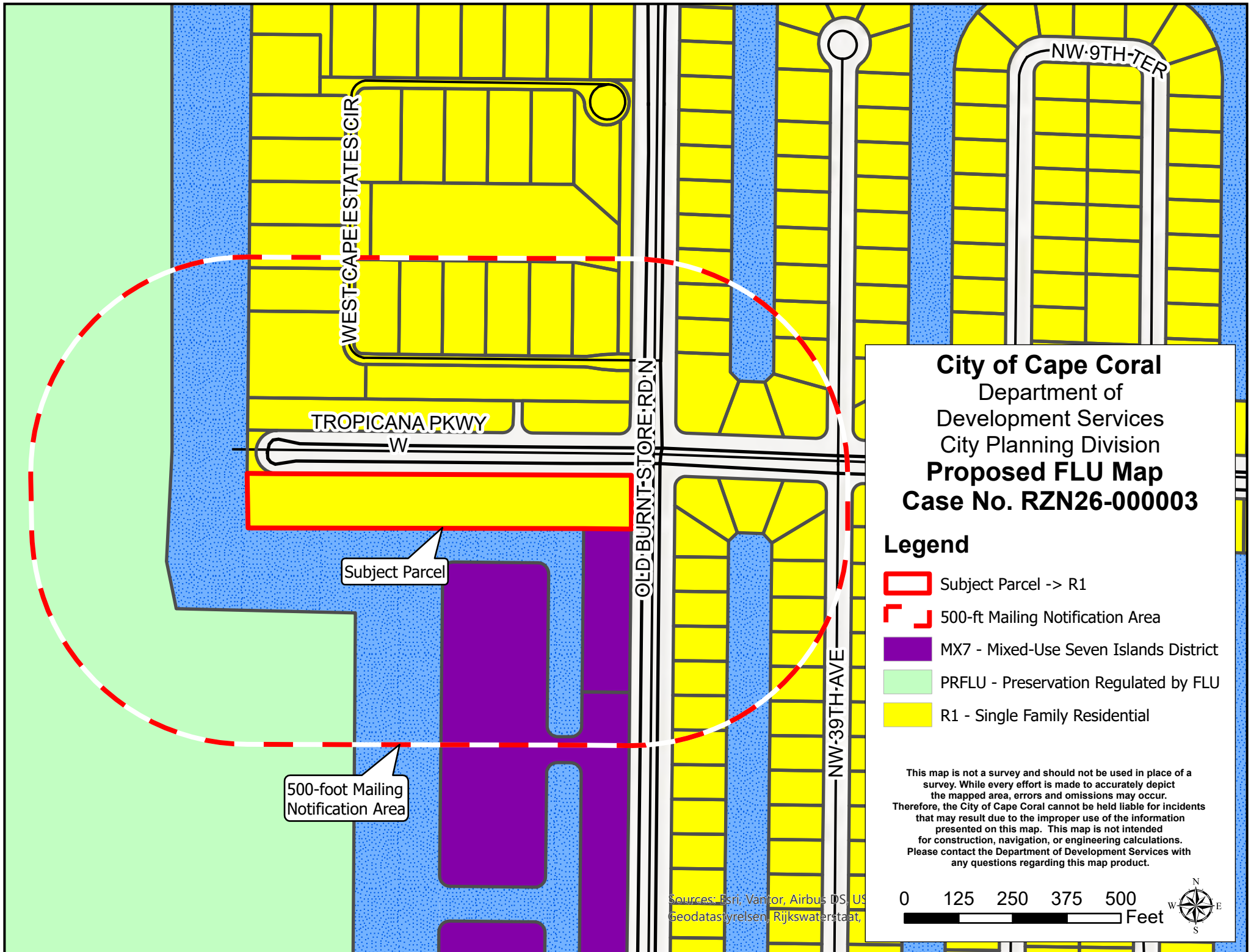
Legend

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

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



Sources: Esri, Vantor, Airbus DS, US Geodatasyreisen, Rijkswaterstaat.

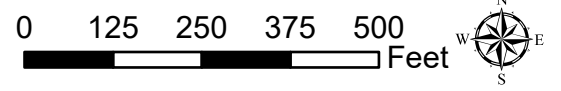


City of Cape Coral
 Department of
 Development Services
 City Planning Division
Proposed FLU Map
Case No. RZN26-000003

Legend

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

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Subject Parcel

500-foot Mailing Notification Area

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

Strap

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Street_Num

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711

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Site_Addre

715 OLD BURNT STORE RD N
727 OLD BURNT STORE RD N
801 OLD BURNT STORE RD N
711 OLD BURNT STORE RD N
719 OLD BURNT STORE RD N
731 OLD BURNT STORE RD N
735 OLD BURNT STORE RD N
723 OLD BURNT STORE RD N
4101 TROPICANA PKWY W
4120 TROPICANA PKWY W
811 OLD BURNT STORE RD N
4005 TROPICANA PKWY W
815 OLD BURNT STORE RD N
ACCESS UNDETERMINED
739 OLD BURNT STORE RD N
ACCESS UNDETERMINED
819 OLD BURNT STORE RD N
807 WEST CAPE ESTATES CIR
799 WEST CAPE ESTATES CIR
801 WEST CAPE ESTATES CIR
WEST CAPE ESTATES
ACCESS UNDETERMINED
3907 TROPICANA PKWY W
842 WEST CAPE ESTATES CIR
726 NW 39TH AVE
730 NW 39TH AVE
812 WEST CAPE ESTATES CIR
812 NW 39TH AVE
825 WEST CAPE ESTATES CIR
734 NW 39TH AVE
813 WEST CAPE ESTATES CIR
ACCESS UNDETERMINED
806 NW 39TH AVE
738 NW 39TH AVE
3906 TROPICANA PKWY W
831 WEST CAPE ESTATES CIR
718 NW 39TH AVE
799 WEST CAPE ESTATES CIR
SUBMERGED
848 WEST CAPE ESTATES CIR
3901 TROPICANA PKWY W
722 NW 39TH AVE
836 WEST CAPE ESTATES CIR

Owner_Name

OSBURN KENNETH & KIMBERLY
ARTLEY GREGG A &
GABISA CONSTRUCTIONS INC
TON ANDREW T +
GONZALEZ YUSMILA D
MARINIER MICHAEL J & DEBRA
FABER GARY & DEBRA
BUSSE MICHAEL H
CITY OF CAPE CORAL
CITY OF CAPE CORAL
B & B OF CC ENTERPRISES LLC
CITY OF CAPE CORAL
GABISA CONSTRUCTION INC
GULF GATEWAY RESORT & MARINA L
CITY OF CAPE CORAL
CITY OF CAPE CORAL
RICARDO CHIARAELOTTI TRUST +
PLACHTER BRAD & CARISSA
WEST CAPE ESTATES COMMUNITY AS
REEVES STEPHEN M JR &
WEST CAPE ESTATES COMMUNITY AS
CITY OF CAPE CORAL
HARVEY ROBERT EARL TR
LEBEAU WAYLON
BLEERS JOSEPH F & VALERIE J
GUMMERSBACH NATALIE
WEST CAPE ESTATES COMMUNITY AS
MYRIAD PROPERTIES LLC
LAWSTON BONNIE +
GRENNAN KEVIN P & MONICA K
HERZFELD ALVIN A JR &
TIITF STATE OF FLORIDA
BARLAGE DAVID P &
DAVIS CHARLES E & DIANA D
KEGLEY LARRY
GENTILE CHRISTINE +
KNUTSON E LAWRENCE &
WEST CAPE ESTATES COMMUNITY AS
WEST CAPE ESTATES COMMUNITY AS
FARQUHARSON DANIEL & MONA
DUMIRE D K & BARBARA GAIL
HAYES STEPHEN
BOROUGHF WILLIAM L &

819 WEST CAPE ESTATES CIR

GRASHORN JOSEPH A TR

OwnerOther

ROWLAND DANA

VU THANH PHUONG T

MCLAFFERTY CLAY T

REEVES MEREDITH S

FOR ROBERT EARL HARVEY TRUST

LAWSTON DAVID

HERZFELD MARIE A

BARLAGE CHRISTINE L

VIOLA ANTHONY A
KNUTSON KATHLEEN

BOROUGH F BARBARA J

FOR GRASHORN FAMILY TRUST

OwnerCareO

Mailing_Ad

715 OLD BURNT STORE RD N

11824 LOCUST ST

3826 GULFSTREAM PKWY

16430 42ND AVE W

719 OLD BURNT STORE RD N

731 OLD BURNT STORE RD N

735 OLD BURNT STORE RD N

1139 SHARON ACRES ROAD

PO BOX 150027

PO BOX 150027

13627 DEERING BAY DR #401

PO BOX 150027

3826 GULFSTREAM PKWY

FOREST DEVELOPMENT

11231 US HIGHWAY 1

PO BOX 150027

PO BOX 150027

115 WHEELER HILL RD

807 WEST CAPE ESTATES CIR

1216 SW 4TH ST #3

801 WEST CAPE ESTATES CIR

1216 SW 4TH ST #3

REAL ESTATE DIVISION

PO BOX 150027

14 COUNTRYFIELD CIR

2012 EARL RD

726 NW 39TH AVE

5101 FLUORITE DR

1216 SW 4TH ST #3

17418 E DAVIES AVE

30 RAYNOR RIDGE

4540 REFUGEE RD NW

813 W CAPE ESTATES CIR

3900 COMMONWEALTH BLVD

28499 LIPAROTO BLVD

20100 NW 12TH AVE

3906 TROPICANA PKWY W

3421 NW 1ST TER

718 NW 39TH AVE

1216 SW 4TH ST #3

1216 SW 4TH ST #3

6223 MAIN ST

29024 FLORY RD

74 HILLVIEW LN

836 WEST CAPE ESTATES CIR

819 W CAPE ESTATES CIR

Mailing_1

Mailing_Ci	Ma Mailing_Zi	In
CAPE CORAL	FL 33993	Y
KANSAS CITY	MC 64131	
CAPE CORAL	FL 33993	
LYNNWOOD	WA 98037	
CAPE CORAL	FL 33993	Y
CAPE CORAL	FL 33993	Y
CAPE CORAL	FL 33993	Y
FOREST HILL	MD 21050	
CAPE CORAL	FL 33915	Y
CAPE CORAL	FL 33915	
CORAL GABLES	FL 33158	Y
CAPE CORAL	FL 33915	
CAPE CORAL	FL 33993	
NORTH PALM BEACH	FL 33408	
CAPE CORAL	FL 33915	
CAPE CORAL	FL 33915	
WALES	ME 04280	
CAPE CORAL	FL 33993	Y
CAPE CORAL	FL 33991	
CAPE CORAL	FL 33993	Y
CAPE CORAL	FL 33991	
CAPE CORAL	FL 33915	
KENNEBUNK	ME 04043	
FORT MYERS	FL 33901	Y
CAPE CORAL	FL 33993	Y
MOUNT DORA	FL 32757	
CAPE CORAL	FL 33991	Y
FOXFIELD	CO 80016	Y
RIDGE	NY 11961	
BALTIMORE	OH 43105	
CAPE CORAL	FL 33993	Y
TALLAHASSEE	FL 32399	
FLAT ROCK	MI 48134	Y
MIAMI	FL 33169	
CAPE CORAL	FL 33993	Y
CAPE CORAL	FL 33914	
CAPE CORAL	FL 33993	Y
CAPE CORAL	FL 33991	
CAPE CORAL	FL 33991	
STOUFFVILLE	ON L4A 4J3	Y
DEFIANCE	OH 43512	
WHITINSVILLE	MA 01588	
CAPE CORAL	FL 33993	Y

MAIL STATION 115

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Legal

CAPE CORAL UNIT 59 BLK 4148 PB 19 PG 151 LOTS 14 + 15
CAPE CORAL UNIT 59 BLK 4148 PB 19 PG 151 LOTS 8 + 9
CAPE CORAL UNIT 60 BLK 4224 PB 19 PG 155 LOTS 23 + 24
CAPE CORAL UNIT 59 BLK 4148 PB 19 PG 151 LOTS 16 + 17
CAPE CORAL UNIT 59 BLK 4148 PB 19 PG 151 LOTS 12 + 13
CAPE CORAL UNIT 59 BLK 4148 PB 19 PG 151 LOTS 6 + 7
CAPE CORAL UNIT 59 BLK 4148 PB 19 PG 151 LOT 5 + POR LOT 4 DESC IN OR 4265/1013
CAPE CORAL UNIT 59 BLK 4148 PB 19 PG 151 LOTS 10 + 11
CAPE CORAL U76 THE ISLANDS BLK 6408 PB 35 PG 129 TRACT J
CAPE CORAL NORTH SPREADER WATERWAY BLK 5219 PB 32 PG 75 TRACT A
CAPE CORAL UNIT 60 BLK 4224 PB 19 PG 155 LOTS 21 + 22
CAPE CORAL U76 THE ISLANDS BLK 6408 PB 35 PG 129 TRACT K
CAPE CORAL UNIT 60 BLK 4224 PB 19 PG 155 LOTS 19 + 20
CAPE CORAL U76 THE ISLANDS BLK 6405 TR C LOTS 1 + 2 BLK 6406 TR B LOTS 1 THRU 7 BLK 6407 TR A LOTS 1 THRU
CAPE CORAL UNIT 59 BLK 4148 PB 19 PG 151 POR LOT 4 DESC IN OR 4265/1013
CAPE CORAL U76 THE ISLANDS BLK 6408 PB 35 PG 129 TRACT I
CAPE CORAL UNIT 60 BLK 4224 PB 19 PG 155 LOTS 17 + 18
WEST CAPE ESTATES DESC IN PB 75 PG 74 BLK 7010 LOT 27
WEST CAPE ESTATES DESC IN PB 75 PG 74 TRACT C
WEST CAPE ESTATES DESC IN PB 75 PG 74 BLK 7010 LOT 28
WEST CAPE ESTATES DESC IN PB 75 PG 74 TRACT D
CAPE CORAL U76 THE ISLANDS BLK 6408 LOTS 1 THRU 4 LESS BLK 6405 TR C LOTS 1 + 2 BLK 6406 TR B LOTS 1 - 7 BL
CAPE CORAL UNIT 60 BLK 4224 PB 19 PG 155 LOT 25
WEST CAPE ESTATES DESC IN PB 75 PG 74 BLK 7010 LOT 3
CAPE CORAL UNIT 59 BLK 4147 PB 19 PG 151 LOTS 34 + 35
CAPE CORAL UNIT 59 BLK 4147 PB 19 PG 151 LOTS 36 + 37
WEST CAPE ESTATES DESC IN PB 75 PG 74 TRACT A
CAPE CORAL UNIT 60 BLK 4224 PB 19 PG 155 LOTS 29 + 30
WEST CAPE ESTATES DESC IN PB 75 PG 74 BLK 7010 LOT 24
CAPE CORAL UNIT 59 BLK 4148 PB 19 PG 151 LOT 1 + POR LOT 2 DESC IN OR 4265/1009
WEST CAPE ESTATES DESC IN PB 75 PG 74 BLK 7010 LOT 26
LANDS LYING WLY OF SPREADER CANAL AS DESC OR 1268 PG 1987
CAPE CORAL UNIT 60 BLK.4224 PB 19 PG 155 LOTS 27 + 28
CAPE CORAL UNIT 59 BLK 4148 PB 19 PG 151 POR LOT 2 DESC IN OR 4264/1009
CAPE CORAL UNIT 59 BLK 4148 PB 19 PG 151 LOT 3
WEST CAPE ESTATES DESC IN PB 75 PG 74 BLK 7010 LOT 23
CAPE CORAL UNIT 59 BLK 4147 PB 19 PG 151 LOTS 30 + 31
WEST CAPE ESTATES DESC IN PB 75 PG 74 TRACT E
WEST CAPE ESTATES DESC IN PB 75 PG 74 TRACT B
WEST CAPE ESTATES DESC IN PB 75 PG 74 BLK 7010 LOT 4
CAPE CORAL UNIT 60 BLK 4224 PB 19 PG 155 LOT 26
CAPE CORAL UNIT 59 BLK 4147 PB 19 PG 151 LOTS 32 + 33
WEST CAPE ESTATES DESC IN PB 75 PG 74 BLK 7010 LOTS 2 + 1

WEST CAPE ESTATES DESC IN PB 75 PG 74 BLK 7010 LOT 25

C	CO_Date	Assessed	Building	Land
6	2023	693899.000000000000	375911.000000000000	209950.000000000000
6	0	100118.000000000000	0.000000000000	209950.000000000000
6	0	81990.000000000000	0.000000000000	165538.000000000000
6	0	166774.000000000000	0.000000000000	209950.000000000000
6	2023	772214.000000000000	479012.000000000000	209950.000000000000
6	2023	562271.000000000000	275190.000000000000	209950.000000000000
6	2008	460901.000000000000	256479.000000000000	146965.000000000000
6	0	100118.000000000000	0.000000000000	209950.000000000000
6	2026	0.000000000000	0.000000000000	83370.000000000000
6	0	1000.000000000000	0.000000000000	1000.000000000000
6	2024	802750.000000000000	566680.000000000000	165538.000000000000
6	0	39293.000000000000	0.000000000000	33348.000000000000
6	0	81990.000000000000	0.000000000000	165538.000000000000
6	0	0.000000000000	0.000000000000	0.000000000000
6	0	140808.000000000000	0.000000000000	146965.000000000000
6	0	660400.000000000000	0.000000000000	660400.000000000000
6	0	165538.000000000000	0.000000000000	165538.000000000000
6	2023	997908.000000000000	746300.000000000000	192993.000000000000
6	0	0.000000000000	0.000000000000	0.000000000000
6	2007	518230.000000000000	421151.000000000000	192993.000000000000
6	0	0.000000000000	0.000000000000	0.000000000000
6	0	0.000000000000	0.000000000000	0.000000000000
6	0	86089.000000000000	0.000000000000	148984.000000000000
6	2005	998726.000000000000	494494.000000000000	432448.000000000000
6	2003	347175.000000000000	254841.000000000000	209950.000000000000
6	0	100118.000000000000	0.000000000000	209950.000000000000
6	2006	0.000000000000	0.000000000000	0.000000000000
6	2007	512612.000000000000	306062.000000000000	165538.000000000000
6	0	184646.000000000000	0.000000000000	192993.000000000000
6	0	146965.000000000000	0.000000000000	146965.000000000000
6	2007	530573.000000000000	469249.000000000000	192993.000000000000
6	0	3663270.000000000000	0.000000000000	3663270.000000000000
6	2022	553717.000000000000	309010.000000000000	165538.000000000000
6	0	103622.000000000000	0.000000000000	146965.000000000000
6	2007	182034.000000000000	323043.000000000000	188955.000000000000
6	0	95167.000000000000	0.000000000000	192993.000000000000
6	2019	575423.000000000000	471245.000000000000	209950.000000000000
6	0	0.000000000000	0.000000000000	0.000000000000
6	0	0.000000000000	0.000000000000	0.000000000000
6	2007	1592102.000000000000	1063750.000000000000	432444.000000000000
6	0	73442.000000000000	0.000000000000	115876.000000000000
6	0	100118.000000000000	0.000000000000	209950.000000000000
6	2005	0.000000000000	1704053.000000000000	432444.000000000000

6 2006 40314.000000000000 723270.000000000000 192993.000000000000

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AN2I	10057126
AN2I	10057123
DN3I	10055680
AN2I	10057127
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AN2I	10057122
AN2I	10490962
AN2I	10057124
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AN2I	10638826
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AN2I	10638827
DN3I	10055681
AN2IE	10481986
DN3I	10057117
DN3I	10057118
AN2IE	10482000
DN3I	10055684
AN2IE	10481979
DN3I	10057119
AN2IE	10481981
NA	10605318
DN3I	10055683
DN3I	10490961
DN3I	10057120
AN2IE	10481978
DN3I	10057115
AN2IE	10482004
AN2IE	10482001
AN2IE	10481987
DN3I	10055682
DN3I	10057116
AN2IE	10481985

AN2IE

10481980

GEOTYPE	Sale1Date	Sale1Amoun	S:St
Parcel	#####	110000.000000000000	I Y
Parcel	#####	97500.000000000000	V
Parcel	#####	112500.000000000000	V Y
Parcel	6/1/2021	155000.000000000000	V
Parcel	#####	300000.000000000000	V Y
Parcel	#####	90000.000000000000	V Y
Parcel	8/7/2013	265000.000000000000	I Y
Parcel	#####	194900.000000000000	V
Parcel		0.000000000000	
Parcel		0.000000000000	
Parcel	6/8/2022	300000.000000000000	V Y
Parcel		0.000000000000	
Parcel	#####	72000.000000000000	V Y
Parcel	2/9/2026	#####	V
Parcel	#####	287000.000000000000	V Y
Parcel		0.000000000000	
Parcel	#####	185000.000000000000	V Y
Parcel	6/7/2021	155000.000000000000	V
Parcel	#####	1300000.000000000000	V
Parcel	5/9/2017	530500.000000000000	I
Parcel	#####	1300000.000000000000	V
Parcel	2/9/2026	#####	V
Parcel	3/1/1981	5000.000000000000	V
Parcel	#####	618000.000000000000	I Y
Parcel	8/1/2000	12500.000000000000	V Y
Parcel	#####	122500.000000000000	V
Parcel	#####	1300000.000000000000	V
Parcel	#####	885000.000000000000	I Y
Parcel	#####	95000.000000000000	V
Parcel	#####	199900.000000000000	V
Parcel	#####	575000.000000000000	I
Parcel		0.000000000000	
Parcel	5/5/2021	162000.000000000000	V Y
Parcel	#####	47000.000000000000	V
Parcel	#####	235000.000000000000	V Y
Parcel	3/1/2019	120000.000000000000	V
Parcel	#####	72500.000000000000	V Y
Parcel	#####	1300000.000000000000	V
Parcel	#####	1300000.000000000000	V
Parcel	#####	1200000.000000000000	I Y
Parcel	4/1/1989	17000.000000000000	V
Parcel	#####	39900.000000000000	V Y
Parcel	#####	315000.000000000000	V Y

Parcel

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CITY OF CAPE CORAL

Leepa_Lnk

<https://www.leepa.org/Display/DisplayParcel.aspx?FolioID=10057126>
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SAID	E/ LandIsOn	S\Cycle	Route
58798	SALT	11	2
58792	SALT	11	2
47796	SALT	E 11	2
58800	SALT	11	2
58796	SALT	11	2
58790	SALT	11	2
317884	SALT	11	2
58794	SALT	11	2
61090	SALT	11	2
308	SALT	11	2
47794	SALT	11	2
61092	Land	11	2
47792	SALT	11	2
693829 Y	SALT	11	2
58788	SALT	11	2
61088	SALT	P 11	2
47790	SALT	11	2
315542	Land	11	2
318178	Land	11	2
315544	Land	11	2
318180	Land	11	2
0	SALT	11	2
47798	SALT	P 11	2
315494	SALT	11	2
58780	SALT	11	2
58782	SALT	11	2
318174	Land	11	2
47804	SALT	11	2
315536	Land	11	2
58784	SALT	11	2
315540	Land	11	2
899207 Y	River	E 11	1
47802	SALT	11	2
317882	SALT	11	2
58786	SALT	11	2
315534	Land	11	2
58776	SALT	11	2
318182	Land	11	2
318176	Land	11	2
315496	SALT	11	2
47800	SALT	11	2
58778	SALT	11	2
315492	SALT	11	2

315538 Land

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GIS43381	CRW:909231639085467
GIS36106	CRW:909231639069588
GIS43151	CRW:909231639085479
GIS43264	CRW:909231639085473
GIS43278	CRW:909231639085464
GIS113216	CRW:909231656395475
GIS43241	CRW:909231639085470
GIS61619	CRW:909231640088845
GIS140249	CRW:909231636000447
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GIS61618	CRW:909231640088848
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GIS60272	CRW:909231656393600
GIS152485	CRW:909231656395835
GIS113136	CRW:909231656393603
GIS152486	CRW:909231656395838
GIS199633	
GIS43620	CRW:909231639069591
GIS102662	CRW:909231656393528
GIS96629	CRW:909231639085449
GIS43425	CRW:909231639085452
GIS98208	CRW:909231656395829
GIS104660	CRW:909231639069600
GIS60271	CRW:909231656393591
GIS43376	CRW:909231639085455
GIS113135	CRW:909231656393597
GIS155048	LTU:21080305595711
GIS36176	CRW:909231639069597
GIS43534	CRW:909231656395472
GIS108956	CRW:909231639085458
GIS60273	CRW:909231656393588
GIS43261	CRW:909231639085443
GIS152487	CRW:909231656395841
GIS152484	CRW:909231656395832
GIS113137	CRW:909231656393531
GIS36153	CRW:909231639069594
GIS43282	CRW:909231639085446
GIS111917	CRW:909231656393525

GIS102661

CRW:909231656393594

Site_Add_1

715 OLD BURNT STORE RD N
727 OLD BURNT STORE RD N
801 OLD BURNT STORE RD N
711 OLD BURNT STORE RD N
719 OLD BURNT STORE RD N
731 OLD BURNT STORE RD N
735 OLD BURNT STORE RD N
723 OLD BURNT STORE RD N
4101 TROPICANA PKWY W
4120 TROPICANA PKWY W
811 OLD BURNT STORE RD N
4005 TROPICANA PKWY W
815 OLD BURNT STORE RD N
ACCESS UNDETERMINED
739 OLD BURNT STORE RD N
ACCESS UNDETERMINED
819 OLD BURNT STORE RD N
807 WEST CAPE ESTATES CIR
799 WEST CAPE ESTATES CIR
801 WEST CAPE ESTATES CIR
WEST CAPE ESTATES
ACCESS UNDETERMINED
3907 TROPICANA PKWY W
842 WEST CAPE ESTATES CIR
726 NW 39TH AVE
730 NW 39TH AVE
812 WEST CAPE ESTATES CIR
812 NW 39TH AVE
825 WEST CAPE ESTATES CIR
734 NW 39TH AVE
813 WEST CAPE ESTATES CIR
ACCESS UNDETERMINED
806 NW 39TH AVE
738 NW 39TH AVE
3906 TROPICANA PKWY W
831 WEST CAPE ESTATES CIR
718 NW 39TH AVE
799 WEST CAPE ESTATES CIR
SUBMERGED
848 WEST CAPE ESTATES CIR
3901 TROPICANA PKWY W
722 NW 39TH AVE
836 WEST CAPE ESTATES CIR

819 WEST CAPE ESTATES CIR

Unit_Numbe

Building_N

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ACCESS UNDETERMINED

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Community

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CITY OF CAPE CORAL

Yes No Yes

PriorSqft	Lot Canal	O Tc
0 4	SIRUS CANAL	
0 4	SIRUS CANAL	
22951 4	JAI LAI CANAL	
0 4	SIRUS CANAL	
0 4	SIRUS CANAL	
0 4	SIRUS CANAL	
0 4	SIRUS CANAL	
0 4	SIRUS CANAL	
45658 4	NORTH SPREADER WATERWAY	
3080 4	NORTH SPREADER WATERWAY	
0 4	JAI LAI CANAL	
18185 4		
0 4	JAI LAI CANAL	
956171 4	NORTH SPREADER WATERWAY	
13113 4	SIRUS CANAL	
0 4	NORTH SPREADER WATERWAY	
0 4	JAI LAI CANAL	
0 4		
56608 4		
21808 4		
0 4		
0 4	TORTOGA CANAL	
0 4	JAI LAI CANAL	
0 4	NORTH SPREADER WATERWAY	
0 4	SIRUS CANAL	
0 4	SIRUS CANAL	
48423 4		
0 4	JAI LAI CANAL	
0 4		
0 4	SIRUS CANAL	
0 4		
164714213 4	River	
0 4	JAI LAI CANAL	
12919 4	SIRUS CANAL	
0 4	SIRUS CANAL	
22546 4		
0 4	SIRUS CANAL	
17946 4		
0 4		
0 4	NORTH SPREADER WATERWAY	
15997 4	JAI LAI CANAL	
0 4	SIRUS CANAL	
48659 4	NORTH SPREADER WATERWAY	

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Lat

28791	26.66595488620
28788	26.66661513580
138872	26.66799391310
28792	26.66573480360
28790	26.66617496910
28787	26.66683521860
28786	26.66706217230
28789	26.66639505300
5155	26.66784531500
5495	26.66761256700
138871	26.66834873380
5156	26.66783340660
138870	26.66856881270
41476	26.66301577930
28785	26.66728245000
41477	26.66729823660
138869	26.66878889180
5234	26.66852151320
5238	26.66918873270
5235	26.66850889500
5239	26.66908038350
	26.66660524350
138873	26.66786353150
5158	26.66864185400
28622	26.66657927120
28623	26.66680622670
5236	26.66804824090
138876	26.66845261170
5231	26.66853073900
28782	26.66703955880
5233	26.66852458830
141964	26.68310752950
138875	26.66819718100
28783	26.66726136730
28784	26.66729367340
5230	26.66853553110
28620	26.66613911330
5240	26.66906537830
5237	26.66906113380
5159	26.66891695060
138874	26.66789776470
28621	26.66635919230
5157	26.66821421460

5232

26.66852766390

Lon	code_z	fire_zoi	Target_Haz	sf	th	man	Fl	In	Poly_Area
-82.05546411610	NW1	6	N/A	Y	N	Y	Y	10000.25256350000	
-82.05545698540	NW1	6	N/A	Y	N	Y	N	10000.25280760000	
-82.05543945560	NW1	6	N/A	Y	N	Y	N	22948.81457520000	
-82.05546649330	NW1	6	N/A	Y	N	Y	N	10000.36221310000	
-82.05546173950	NW1	6	N/A	Y	N	Y	Y	10000.37561040000	
-82.05545460850	NW1	6	N/A	Y	N	Y	Y	10000.38873290000	
-82.05548509770	NW1	6	N/A	Y	N	Y	Y	9727.23312378000	
-82.05545936220	NW1	6	N/A	Y	N	Y	N	10000.37588500000	
-82.05772770590	NW1	6	N/A	Y	Y	N	Y	45653.26922610000	
-82.05861189220	NW1	6	N/A	Y	N	Y	N	3095.99255371000	
-82.05543730590	NW1	6	N/A	Y	N	Y	Y	10000.29193120000	
-82.05633889490	NW1	6	N/A	Y	N	Y	Y	18177.96408080000	
-82.05543492890	NW1	6	N/A	Y	N	Y	Y	10000.32092290000	
-82.05670964790	MC-N	6	N/A	Y	N	Y	N	914693.89172400000	
-82.05542313390	NW1	6	N/A	Y	N	Y	N	13111.38171390000	
-82.05730925440	MC-N	6	N/A	Y	N	Y	N	110470.60369900000	
-82.05543255140	NW1	6	N/A	Y	N	Y	N	10000.26626590000	
-82.05651844430	NW1	6	N/A	Y	N	Y	N	21799.68911740000	
-82.05715040560	NW1	6	N/A	Y	N	Y	N	56562.76245120000	
-82.05620653700	NW1	6	N/A	Y	N	Y	N	21818.61758420000	
-82.05784762280	NW1	6	N/A	Y	N	Y	N	6428.21176147000	
-82.05612255230	MC-N	6		Y	N	Y	N	41477.46237180000	
-82.05509806020	NW1	6	N/A	Y	N	Y	N	13123.96084590000	
-82.05831775070	NW1	6	N/A	Y	N	Y	N	21998.65930180000	
-82.05476836640	NW1	6	N/A	Y	N	Y	N	9999.89385986000	
-82.05476591530	NW1	6	N/A	Y	N	Y	N	10624.85641480000	
-82.05689986070	NW1	6	N/A	Y	N	Y	N	48442.55667110000	
-82.05474723770	NW1	6	N/A	Y	N	Y	N	10628.70373540000	
-82.05743702320	NW1	6	N/A	Y	N	Y	N	21799.63122560000	
-82.05473215290	NW1	6	N/A	Y	N	Y	N	9825.52514648000	
-82.05682463780	NW1	6	N/A	Y	N	Y	N	21799.75711060000	
-82.07191723030	MC-N	6	N/A	Y	N	Y	N	#####	
-82.05474038820	NW1	6	N/A	Y	N	Y	N	12466.69369510000	
-82.05478888260	NW1	6	N/A	Y	N	Y	N	12916.84008790000	
-82.05510514700	NW1	6	N/A	Y	N	Y	N	13124.99447630000	
-82.05774855030	NW1	6	N/A	Y	N	Y	N	22541.03933720000	
-82.05477312340	NW1	6	N/A	Y	N	Y	N	9999.89364624000	
-82.05598743480	NW1	6	N/A	Y	N	Y	N	17958.80117800000	
-82.05694267860	NW1	6	N/A	Y	N	Y	N	98965.18670650000	
-82.05831481700	NW1	6	N/A	Y	N	Y	N	21998.62014770000	
-82.05476328150	NW1	6	N/A	Y	N	Y	N	15995.71151730000	
-82.05477074490	NW1	6	N/A	Y	N	Y	N	9999.91421509000	
-82.05828307260	NW1	6	N/A	Y	N	Y	N	48666.77502440000	

-82.05713083070 NW1 6 N/A Y N Y N 21799.66793820000