



For Internal Use Only
Case _____
Date _____

Tel. (239) 574-0553  
Fax (239) 574-0591  
P.O. Box 150027  
Cape Coral, FL 33915-0027

**FUTURE LAND USE MAP AMENDMENT (FLUMA) APPLICATION**

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

**FLUMA APPLICATION REQUIREMENTS**

1.  Letter of intent stating the actual request and why the request is being made
2.  Applicant's portion of request shall be typewritten, and signature notarized:
  - All forms (Application, Acknowledgement Form, Authorization to Represent) must be signed by the property owner or the applicant. If the Authorized Representative is an attorney, the application and the Acknowledgement Form may be signed by the attorney and an Authorization to Represent Form is not required.
  - If there are any deed restrictions on the property, a copy of the restrictions will be required.
3.  Certified survey done within past six (6) months MAY be required
4.  If the subject property is within 500 feet of any County properties, the applicant must provide:
  - a typewritten list of all affected property owners within the area. The list must prepare in label format and contain the following information; name, address, city, and zip-code.
5.  The applicant must provide a traffic projection of the number of trips that are anticipated to be generated by the revised Land Use including the distribution of these trips onto the roadway system. The applicant may also be required to perform a more detailed traffic impact analysis based on the City's traffic impact guidelines.
6.  Chapter 163, Florida Statutes, requires that comprehensive plan map amendments be City Council must hold a submittal hearing (1st public hearing) prior to sending amendments to DEO. (Council may approve for submittal or deny proposed land use map amendments. Only approved amendments are submitted to DEO.) DEO then has ninety (90) days to review and respond to the proposed amendments. Upon receipt of DEO comments or objections, the local government has sixty (60) days to approve, deny, or approve with modifications the proposed land use map amendments.
7.  Comprehensive Plan Amendments are reviewed by the Planning and Zoning Commission and City Council. Planning and Zoning Commission is an advisory body to City Council and makes recommendations on all amendments.
8.  Please refer to the Future Land Use Map Amendment Section 3.5.2. for additional information.

**NOTE: IF ANY OF THE ABOVE INFORMATION IS ON A SHEET LARGER THAN 11 X 17, THE APPLICANT MUST SUPPLY SEVENTEEN (17) COPIES TO BE USED FOR DISTRIBUTION. IN ADDITION TO THE APPLICATION FEE, ALL REQUIRED ADVERTISING COSTS ARE TO BE PAID BY THE APPLICANT (ORD 39-03, SECTION 3.5.2.). ADVERTISING COSTS WILL BE BILLED AND MUST BE PAID PRIOR TO HEARING.**



**DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION**

Tel. (239) 574-0553  
Fax (239) 574-0591  
P.O. Box 150027  
Cape Coral, FL 33915-0027

**FUTURE LAND USE MAP AMENDMENT APPLICATION**

**FEES:** \$1,225.00 first 3 acres plus \$220.00 each additional acre over 3 up to 20 acres; \$22.00 per acre over the first 20 acres. In addition to the application fee, all required advertising costs are to be paid by the applicant (ORD 39-03, Section 3.5.2). Advertising costs will be billed and must be paid prior to hearing.

<b>OWNER(S) OF PROPERTY INFORMATION</b>	
Owner <u>City of Cape Coral</u>	Address <u>1015 Cultural Park Blvd</u>
Phone <u>239-573-3160</u>	City <u>Cape Coral</u>
Email <u>wdaltry@capecoral.gov</u>	State <u>FL</u> Zip <u>33915-0027</u>
Owner _____	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____
<b>APPLICANT INFORMATION (If different from owner)</b>	
Applicant _____	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____
<b>AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)</b>	
Representative <u>Wyatt Daltry</u>	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____
<b>PROPERTY INFORMATION</b>	
Unit _____ Block _____ Lot (s) _____	Subdivision _____
Property Address <u>multiple; see Attachment A</u>	
Plat Book _____	Page _____ Current Zoning _____
Strap Number <u>multiple; see Attachment A</u>	Acreage _____
Current Land Use _____	Proposed Land Use <u>Burnt Store Road District</u>



DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

Tel. (239) 574-0553  
Fax (239) 574-0591  
P.O. Box 150027  
Cape Coral, FL 33915-0027

THIS APPLICATION SHALL ALSO HAVE ANY ADDITIONAL REQUIRED SUPPORTING DOCUMENTS  
The owner of this property, or the applicant agrees to conform to all applicable laws of the City of Cape Coral and to all applicable Federal, State, and County laws and certifies that all information supplied is correct to the best of their knowledge.

Connie Barron  
NAME (PLEASE TYPE OR PRINT)

Connie Barron  
AUTHORIZED SIGNATURE

STATE OF FL  
COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of  physical presence or  online notarization, this 16<sup>th</sup> day of December, 2022 by Connie Barron who is personally known to me or produced \_\_\_\_\_ as identification.



Exp Date: 3/24/25 Commission Number: HH 084087  
Signature of notary Public: Karen A Ramos  
Printed Name of Notary Public: Karen A Ramos



DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

Tel. (239) 574-0553  
Fax (239) 574-0591  
P.O. Box 150027  
Cape Coral, FL 33915-0027

ESTIMATED PEAK HOUR TRIP

Parcel Size: Width \_\_\_\_\_ Depth \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Acreage 1206.66

Soil Type: multiple

Urban Services Area: (check one) Infill \_\_\_\_\_ Transition Reserve \_\_\_\_\_

Natural Resources (state habitat type, e.g. high lands, wetlands, upland forest, oak hammocks, etc.):

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

Estimated Development:

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

Estimated peak hour trip ends:

If 300 or less peak hour trip ends are projected, the applicant must provide the source of the traffic projection. If more than 300 peak hour trip ends are projected, a traffic impact study must be completed and submitted as part of the application (see attachments).

City Sewer: YES  NO

City Water: YES  NO



DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

Tel. (239) 574-0553  
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 16<sup>th</sup> Day of December, 2022.

\_\_\_\_\_  
CORPORATION/COMPANY NAME

Connie Barron  
OWNER'S NAME (TYPE or PRINT)

Connie Barron  
OWNER'S SIGNATURE

STATE OF FL

COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of  physical presence or  online notarization, this 16<sup>th</sup> day of December, 2022 by Connie Barron who is personally known to me or produced \_\_\_\_\_ as identification.

Exp Date: 3/24/25 Commission Number: HH 084087

Signature of notary Public: Karen A Ramos

Printed Name of Notary Public: Karen A Ramos





DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

Tel. (239) 574-0553  
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  
(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 multiple; see Attachment A

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

Connie Barron  
PROPERTY OWNER (Please Print)

Loanui Brown Asst. City Manager  
PROPERTY OWNER (Signature & title)

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

STATE OF FL

COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of  physical presence or  online notarization, this 16<sup>th</sup> day of December, 2022 by Connie Barron who is personally known to me or produced as identification.



Exp Date: 3/24/25 Commission Number: HH 084087

Signature of notary Public: Karen A Ramos

Printed Name of Notary Public: Karen A Ramos

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



**FUTURE LAND USE MAP AMENDMENTS**

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



DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

Tel. (239) 574-0553  
Fax (239) 574-0591  
P.O. Box 150027  
Cape Coral, FL 33915-0027

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

**STAFF REPORT**  
FLUM24-000013

DOCKET/CASE/APPLICATION NUMBER  
Wyatt Daltry, AICP, Planning Team  
Coordinator (239) 573-3160,  
wdaltry@capecoral.net

APPLICANT/PROPERTY OWNER  
Multiple, see Attachment A

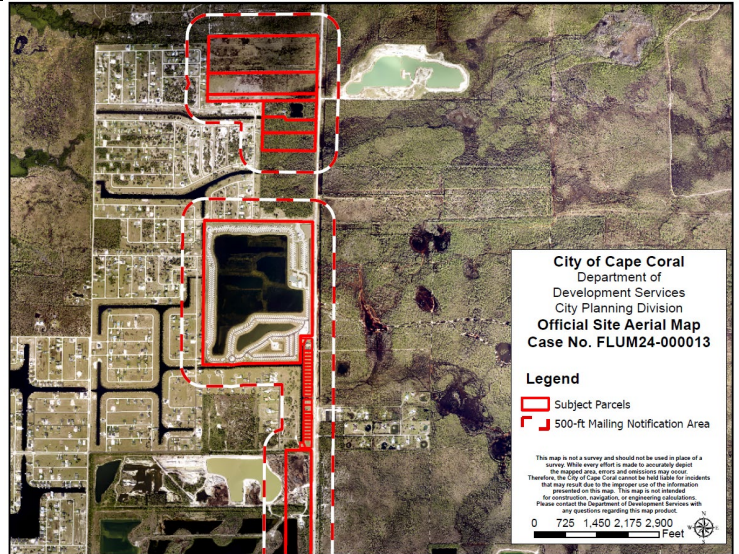
STAFF PLANNER

PROPERTY ADDRESS/LOCATION

**BRIEF SUMMARY OF REQUEST**

City-initiated large-scale future land use map amendment to place 235 parcels (±1,140.54 acres) from the Commercial Activity Center (CAC), Commercial/Professional (CP), Mixed-Use (MX), Multi-Family Residential (MF), Open Space (OS), Public Facilities (PF), Natural Resources/Preservation (PR), Single-Family Residential (SF) and Single-Family/Multi-Family (SM) Future Land Use Map Classifications to the Burnt Store Road District (BURST) Future Land Use classification.

A breakdown of specific land use changes are provided on page 3 of this report.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	PROPOSED LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
A, C, NC, R1, RML	CAC, CP, MF, MX, OS, PF, PR, SF, SM	Burnt Store Road District (BURST)	Mixture of undeveloped and developed properties	±1,140.54 acres

**STAFF RECOMMENDATION:** Approval

<b>Background:</b>	<ul style="list-style-type: none"> <li>The Burnt Store Road Corridor is an emerging commercial corridor</li> <li>The area has several large-acreage parcels along the corridor, which provides the opportunity for commercial, light industrial, or mixed-use development</li> <li>Intention is to emulate the Pine Island Road District to the south</li> </ul>
<b>Positive Aspects of Application:</b>	<ul style="list-style-type: none"> <li>Area has large-acreage parcels</li> <li>Restrictions on residential uses, no new single-family permitted</li> <li>The corridor is formally separated from platted single-family residential parcels</li> </ul>
<b>Negative Aspects of Application:</b>	<ul style="list-style-type: none"> <li>No utilities expected in near-term (within 5 years)</li> </ul>
<b>Mitigating Factors:</b>	<ul style="list-style-type: none"> <li>None</li> </ul>

Additional Site Information

**Street Addresses:** Multiple, most properties have frontage on Burnt Store Road North

**Urban Service Area:** Reserve

**City Water and Sewer:** No.

**Street Access:** The site is accessible from Burnt Store Road North, a principal arterial roadway and local streets

**STRAP Numbers:** Multiple, please see Application for details.

**Block/Lot(s):** Most properties are unplatted, see attached lists for properties

**Case Planner:** Wyatt Daltry, AICP, Planning Team Coordinator

**Review Approved By:** Amy Yearsley, AICP, Planning Manager

---

Zoning and Land Use Information:

<b>Subject Property:</b>	<b>Future Land Use</b>	<b>Zoning</b>
<i>Current:</i>	CAC, CP, MF, MX, OS, PF, SF, SM	Agricultural (A), Commercial (C), Neighborhood Commercial (NC), Single-Family Residential (R1), Residential Multi-Family Low (RML)
<i>Proposed:</i>	Burnt Store Road North Corridor (BURST)	Not applicable – not a zoning change.  However, the City intends to follow up with a Burnt Store Road Corridor zoning designation (under development) if adopted
<b>Surrounding Areas</b>	<b>Future Land Use</b>	<b>Zoning</b>
<i>North:</i>	Natural Resources/Preservation (PR)	R1
<i>South:</i>	SM	R1
<i>East:</i>	CP, Low Density Residential (LDR), OS, PR, Single-Family Residential (SF)	A, R1, and RML
<i>West:</i>	LDR, MX, SM	A, R1, and RE

Breakdown of Future Land Use Changes:

- CAC to Burnt Store Road North District (BURST): Nine properties, 463.63 acres
- CP to BURST; three properties, 15.14 acres
- MF to BURST; five properties, 11.55 acres
- MX to BURST; 24 properties, 507.64 acres
- OS to BURST; one property, 0.24 acres
- PF to BURST; one property, 1.18 acres
- SF to BURST; seven properties; 14.81 acres
- SM to BURST: 185 properties, 126.35 acres



## Background

The Burnt Store Road (County Road 765) has been a thoroughfare of interest for the past two decades since plans for widening the roadway from then-two lanes, then to four, and finally to six-lanes, were proposed by the Lee County Department of Transportation. This road connects Cape Coral to Punta Gorda to the north, and along with Veterans and Colonial Parkways in Fort Myers and Lee County, and Jones Loop Road in Charlotte County, acts as a loop road with two entry-points on Interstate 75.

In 2012, Cape Coral purchased 652 acres, 158.4 acres of which are on Burnt Store Road. This land is undeveloped, large-acreage and with a half-mile of frontage on Burnt Store Road, an opportunity exists for a major employment center to be developed in Northwest Cape Coral.

With this in mind, the City has developed a master plan for Burnt Store Road. After numerous discussions, it was determined that the segment of Burnt Store Road north of Van Buren Parkway was appropriate for mixed-use development, mostly due to the large-acreage nature of the properties and its remoteness to platted single-family parcels. As a result, the City developed language for the Burnt Store Road Corridor.

The purpose of the Burnt Store Road Corridor is to promote mixed-use development along the Burnt Store Road (SR 765), within a new future land use map classification. This corridor and subsequent regulations developed in the Land Development Code would ensure mixed-use or industrial development on large tracts of land along SR 765 to permit economic development opportunities not otherwise found in much of Cape Coral. The new future land use map classification would position the Burnt Store Road Corridor act as the NW gateway into Cape Coral through enhanced landscaping and design standards.

## Additional Site Information

### Protected Species

Burrowing owls have been identified in the vicinity of the amendment. The City requires species surveys prior to issuance of City of Cape Coral permits or development approvals, in accordance with the Conservation and Coastal Management Element of the Comprehensive Plan.

Should additional protected species be identified on the property as part of the development review of the site, the City will abide by Policy 1.2.5 of the Conservation and Coastal Management Element, which states:

“Policy 1.2.5: The City will assist in the implementation of and compliance with all state and federal regulations concerning species listed as endangered, threatened, species of special concern, or commercially exploited by monitoring development activities, providing information on listed species in building permit packages, and assisting in investigations as requested.”

### Utilities

The site is in the Urban Services Reserve area as designated by the City Comprehensive Plan. Utilities are not available in the subject area but could be extended to serve the site.

---

## Soils and Drainage

The site has a variety of soil classifications. These soils have moderate to severe limitations for development, which are typically overcome using various engineering solutions such as importing fill. The soil types should not present an obstacle to future land development although special feasibility studies may be required.

## **REGIONAL PLAN ANALYSIS**

Southwest Florida Regional Planning Council's (SWFRPC) Strategic Regional Policy Plan (SRPP):

**This amendment is not in conflict with the SRPP.**

Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan:

**This amendment has no effect on the MPO's 2045 LRTP.**

## **COMPREHENSIVE PLAN ANALYSIS**

### **Conservation and Coastal Management Element**

#### **Comprehensive Plan Analysis**

Staff analyzed the Comprehensive Plan to determine what policies apply to the proposed future land use map amendment.

#### **Comprehensive Plan**

The City is in the process of adopting Policy 1.15.r. of the Future Land Use Element. This policy will establish a new future land use map classification, the Burnt Store Road Corridor. This new policy is identified below:

r. Burnt Store Road District: This land use designation will encourage mixed-use development that would support the growing population of NW Cape Coral and provide Cape Coral with another commercial corridor district.

Uses permitted within the Burnt Store Road District include retail, office, office/warehouse, light manufacturing, institutional, multi-family residential, larger scale commercial retail, and government uses such as parks and public facilities.

Multi-family residential uses and single-family attached uses (3+ units) may be developed at a maximum density of 25 units per acre, for sites of four acres or more. Residential developments shall not have a density less than 10 units per acre. New stand-alone residential developments will not be permitted within 400 of Burnt Store Road, though residential uses that are a component of a mixed-use building are permitted within this area. Pre-existing single-family residential uses existing prior to the effective date of this future land use map classification are permitted as a conforming use.

New single-family detached residences, single-family semi-detached residences, and duplexes are prohibited. Standalone outdoor storage uses are prohibited.

---

Non-residential uses shall not exceed a floor area ratio (FAR) of 1.0. Public facilities shall be subject to Policy 1.15.h., of the Future Land Use Element and parks and recreation facilities shall be subject to Policy 1.15.i. of the Future Land Use Element.

**Pre-Existing Single-Family Detached Residences Allowed**

City of Cape Coral intends to protect the rights of owners of single-family detached residences located within the Burnt Store Road District. Homes that had been lawfully constructed or had received or applied for a building permit at their current locations prior to the designation of the subject property as part of a BURST future land use classification are considered conforming uses, and may continue to enjoy all of the rights, privileges, and responsibilities of home ownership.

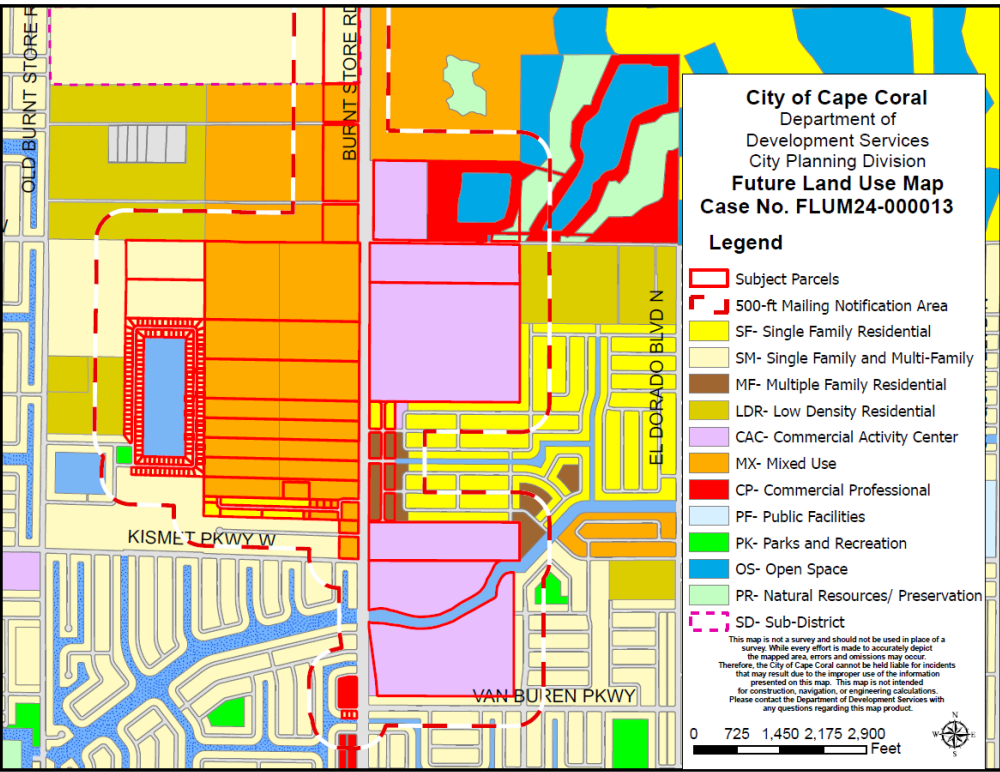
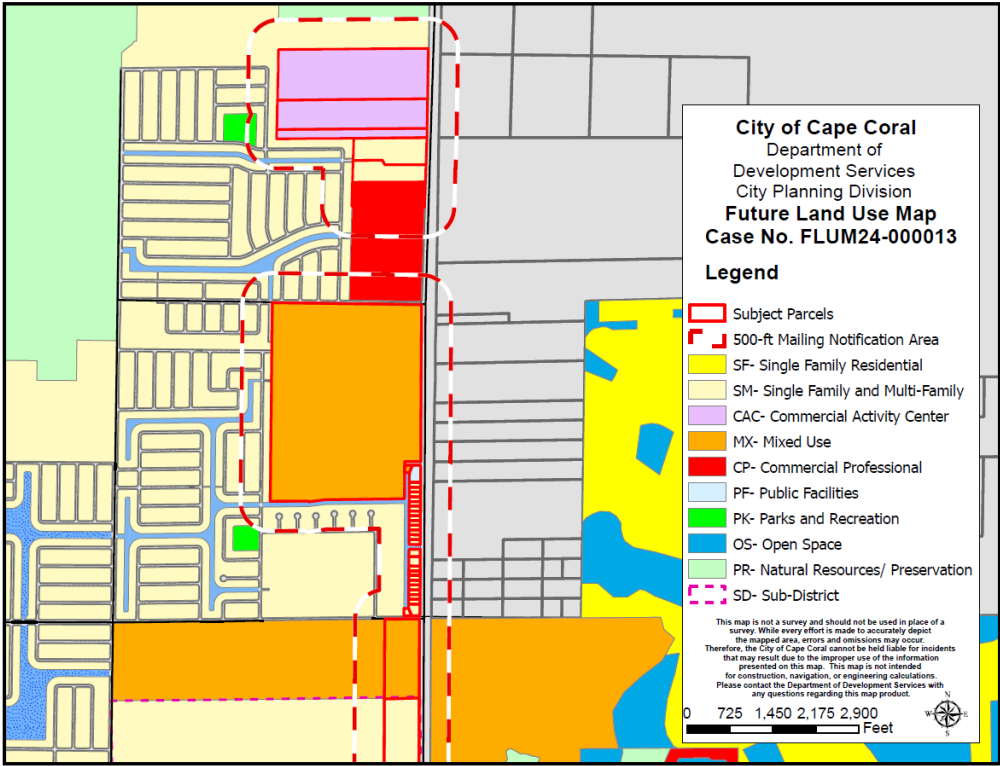
The proposed amendment is consistent with Policy 3.3 of the Future Land Use Element, which further states:

Policy 3.3: The City shall initiate and/or consider privately initiated future land use map amendments necessary to provide an adequate supply of lands designated for retail, office, and services uses in quantities and locations appropriate for such uses, generally consistent with the findings of the Commercial Corridor Study (City of Cape Coral, 2003), or other subsequent analysis.

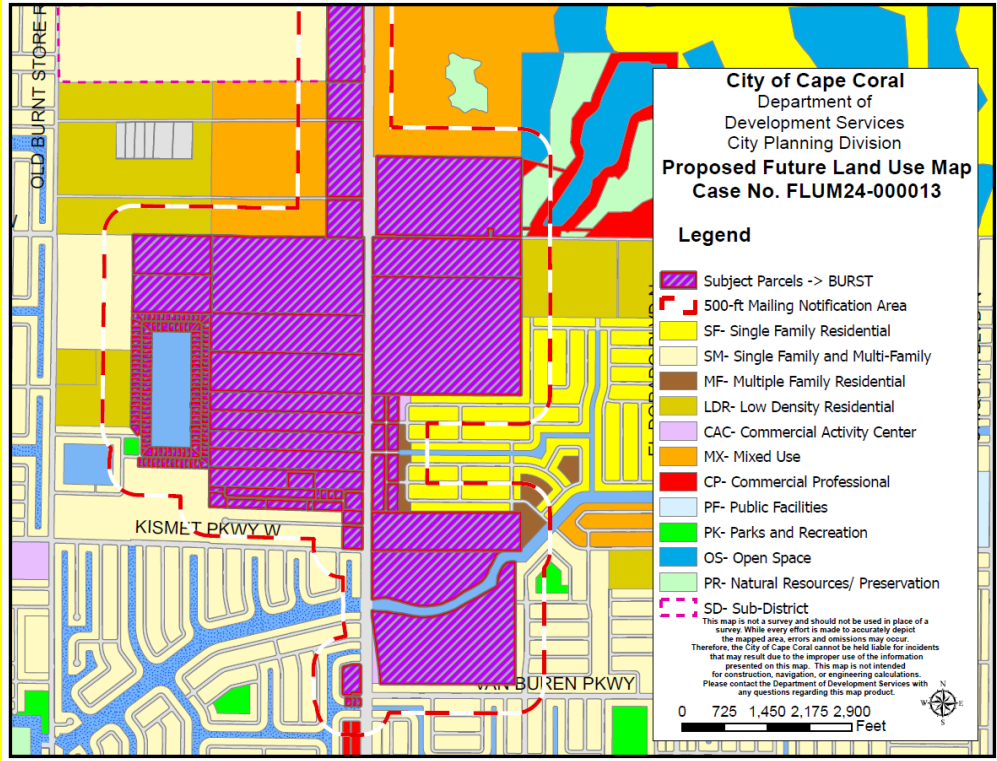
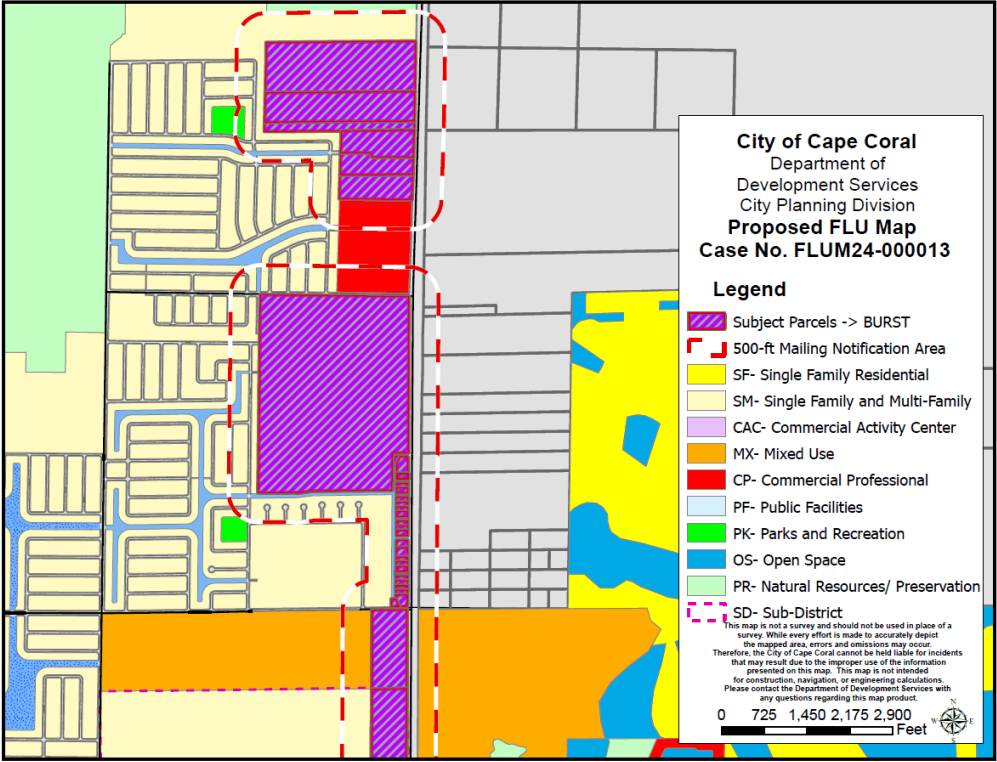
**Overall, the FLUMA meets the policies of the Comprehensive Plan, above.**

---

Future Land Use Map – Current



Future Land use Map – Proposed



### Impact Assessment Summary

The following calculations summarize approximate conditions for each municipal service analyzed. To determine the impact assessment, staff utilized the adopted future land use and zoning designations to determine the existing impacts at buildout. Therefore, the “existing impacts” discussed in this assessment do not necessarily reflect the actual number of dwelling units, population, etc. present within the subject area, but reflect what those impacts would be if the area was developed in accordance with the existing future land use and zoning.

Existing development impacts assume that commercial uses would develop at a 0.25 FAR over the entire site, which would consist of approximately 8,525,336 square feet of non-residential development (3,031,657 CAC, 612,236 CP, 4,228,043 MX, 653,400 CA/CP/OS). It is estimated that approximately 3.4 million additional square feet of non-residential development would be generated by this proposed amendment, to a total of 11,928,253 square feet.

#### Dwelling Units

Existing: 8,633 (184 MF, 4,061 MX, 65 SF, 3,709 CAC, 614 SM) (assumes 16 units/acre for MF and 50% of MX and CAC acreage, 4.4 units/acre for SF and SM)  
Proposed: 3,649 (assumes 20% of BURST will develop residentially, at 16 units/acre)  
Net Change: -4,984 dwelling units

#### Population

Existing: 23,222  
Proposed: 9,815  
Net Change: -13,407

\*Based on 2.69 members per household, sources: 2023 American Community Survey, S1101 dataset, U.S. Census

#### Water Use

Existing: 4,284,201 gal/day total (8,525,336 square feet x 0.3 gal/sq ft/day) plus (8,633 dwelling units x 200 gal/unit/day)  
Proposed: 4,308,276 gal/day total (11,928,253 square feet x 0.3 gal/sq ft/day) plus (3,649 dwelling units x 200 gal/unit/day)  
Net Change: +24,075 gal/day  
Facility Capacity: 30.1 MGD  
Permitted Usage: 16.9 MGD  
Avg. Daily Usage: 9.4 MGD

#### Sewage

Existing: 4,284,201 gal/day total (8,525,336 square feet x 0.3 gal/sq ft/day) plus (8,633 dwelling units x 200 gal/unit/day)  
Proposed: 4,308,276 gal/day total (11,928,253 square feet x 0.3 gal/sq ft/day) plus (3,649 dwelling units x

---

Net Change: 200 gal/unit/day  
+24,075 gal/day  
Facility Capacity: 28.4 MGD  
Avg. Daily Usage: 12.8 MGD

**Solid Waste**

Existing Generation: 1,269,518 lbs. total/day (8,525,336 square feet x 0.136 lbs/sq ft/day) plus (23,222 residents x 4.74 lbs/person/day)  
Proposed: 1,668,765 lbs. total/day (11,928,253 square feet x 0.136 lbs/sq ft/day) plus (9,815 residents x 4.74 lbs/person/day)  
Net Change: +399,247 lbs./day  
Facility Capacity: 1,836 tons/day  
Existing Demand: 1,384 tons/day  
Capacity Available: Yes

**Traffic/Daily Trips**

Existing Generation: 10,365 AM peak trips/hour and 33,979 PM peak trips/hour  
Proposed: 13,162 AM peak trips/hour and 45,817 PM peak trips/hour  
Net Change: +2,797 AM peak hour trips and +11,838 PM peak hour trips  
Facility Capacity: Burnt Store Road, a principal arterial roadway serves the site, as do local roads.  
Capacity Available: Yes

**Development Impact Analysis**

**Hurricane Evacuation**

The subject area is in Evacuation Zone A. Based on the summation of the amendment impacts above, there may be a reduction on hurricane evacuation times.

**Park Lands**

The levels of service standard (LOS) for parkland and facilities are based on permanent population. The proposed amendment would result in a decrease in park demand (53.63 acres) due to the lessened residential development proposed.

**Protected Species**

The City requires an environmental survey prior to the issuance of any land clearing, site clearing, or development permits. Any future land alteration activities will be preceded by the completion of an environmental survey identifying the presence of protected flora and fauna. Based on the results of the environmental survey, City, state, or federal protective or mitigation measures may be required by the developer to proceed.

---

Police and Fire Impacts

Property is served by Fire Stations 7 and 11. The proposed amendment has the potential for a significant call volume increase. Additionally, the nearby Hudson Creek development is in the same district (western border). Long-term, an additional resource may be required at FS7 and or FS11 in addition to building FS14. Currently, each station only has one unit.

- Mostly Fire Station 7, the southern tip encroaches in Fire Station 11's zone.
- Difficult to predict, but a change this large could increase the call volume by 500-1500 calls/annually depending on the occupancy, height of the buildings, and density.
- Granting the request could mean a significant call volume increase, necessitating an additional response unit at FS7 and/or FS11.

For Police services, the subject properties are served by police beat NZ3. Based on the types of businesses, increases in things like retail thefts, various types of disturbances, alarm calls, and parking lot problems – minor crashes and property damage for instance can be expected. The increased traffic on Burnt Store Rd will result in increasing traffic related complaints – speed, reckless driving, and crashes in particular.

A rough estimate would be a 3% increase in call volume overall for the City, with maybe closer to 10% in the North District.

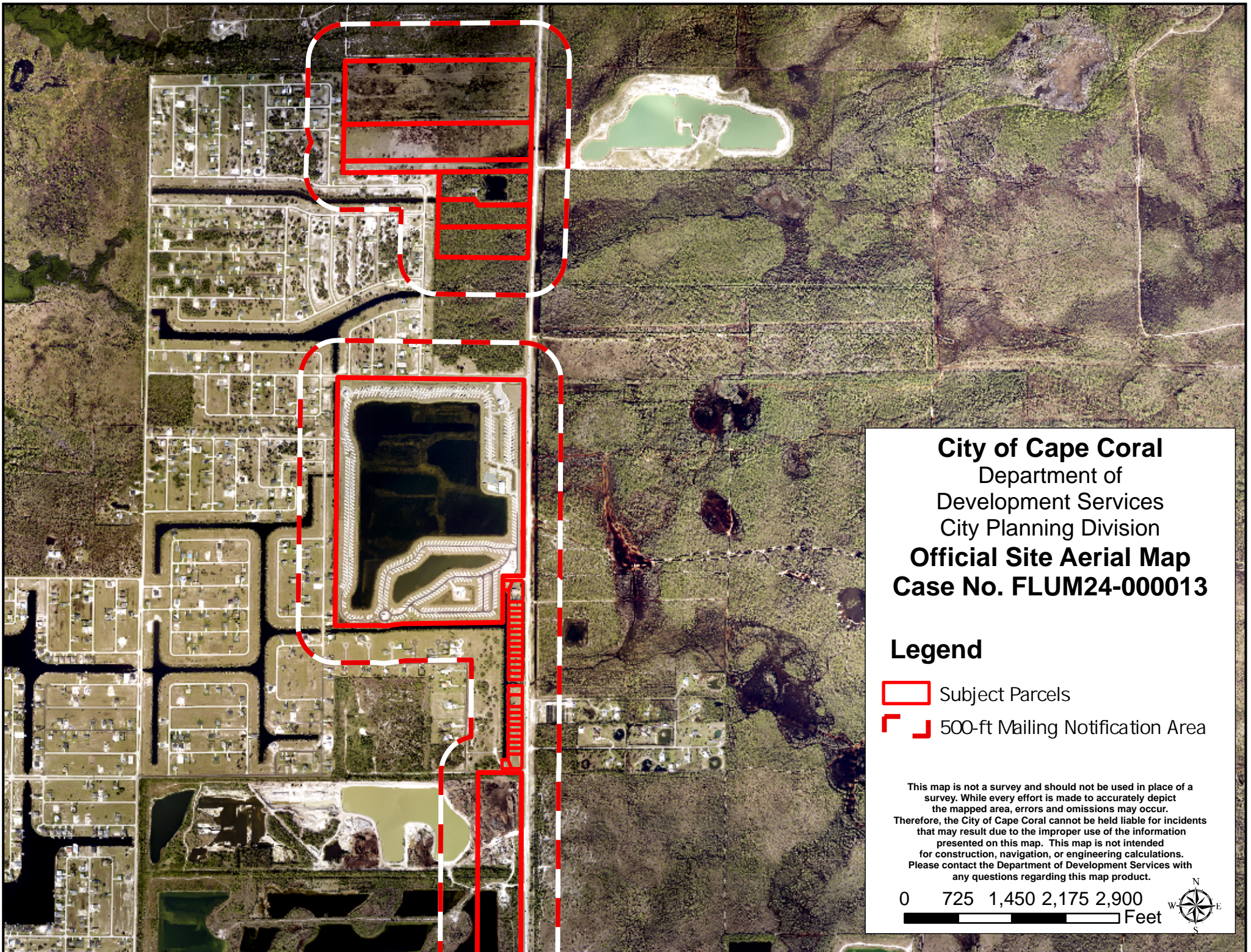
School Impacts

There will be some impact on schools, due to the reduction in residential dwellings proposed in the amendment.

Existing dwelling units:	8,633 dwelling units
Existing students:	785
Proposed dwelling units:	3,649 dwelling units
Proposed students:	332
Change:	-453 students

**Recommendation:** Planning Division staff recommends approval of the proposed large-scale future land use map amendment request.

---

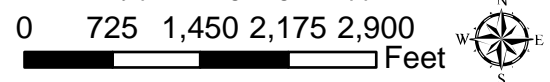


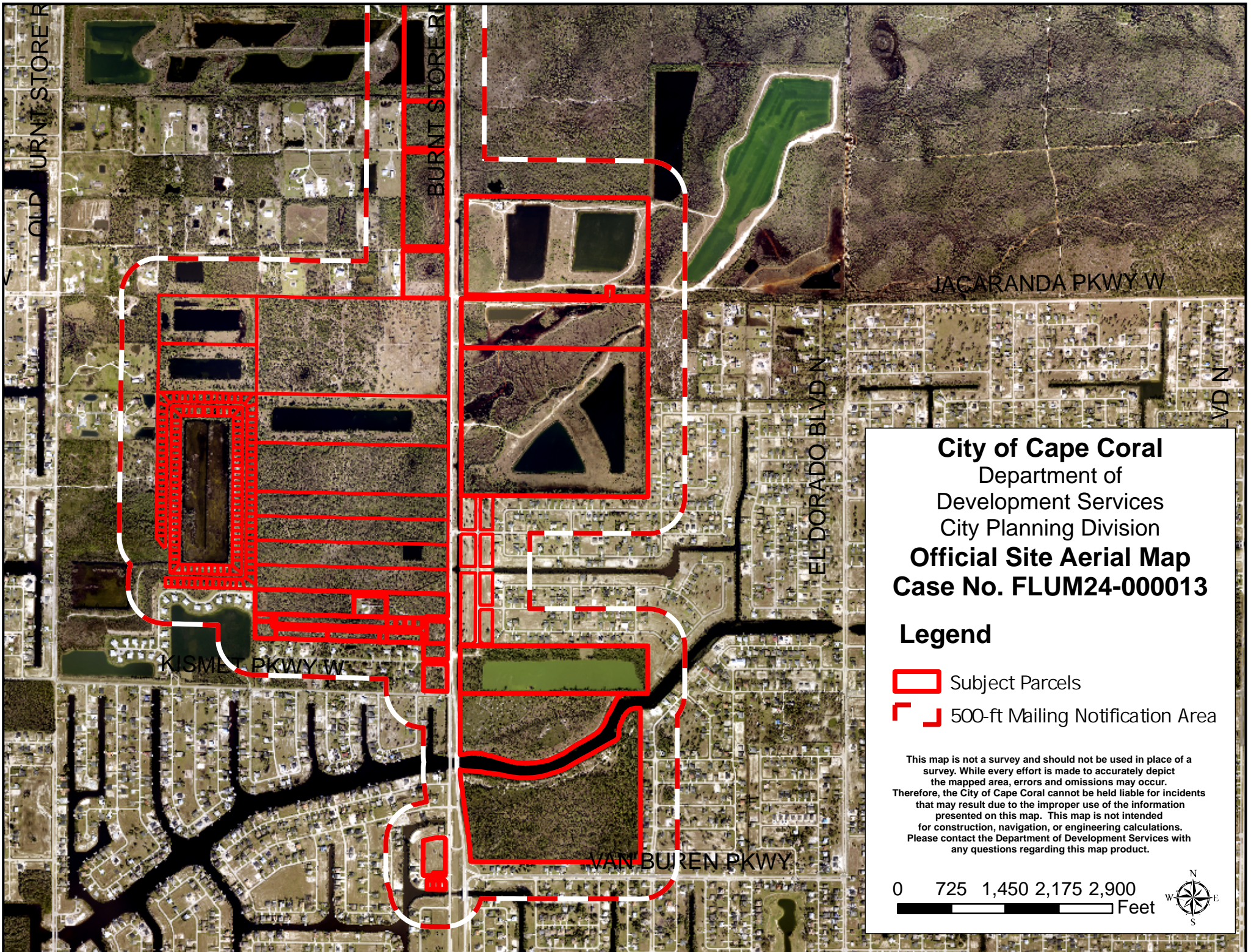
**City of Cape Coral**  
Department of  
Development Services  
City Planning Division  
**Official Site Aerial Map**  
**Case No. FLUM24-000013**

**Legend**

-  Subject Parcels
-  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.



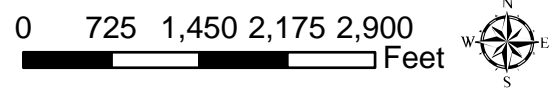


**City of Cape Coral**  
Department of  
Development Services  
City Planning Division  
**Official Site Aerial Map**  
**Case No. FLUM24-000013**

**Legend**










-  Subject Parcels
-  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.



**City of Cape Coral**  
Department of  
Development Services  
City Planning Division  
**Current Zoning Map**  
Case No. FLUM24-000013

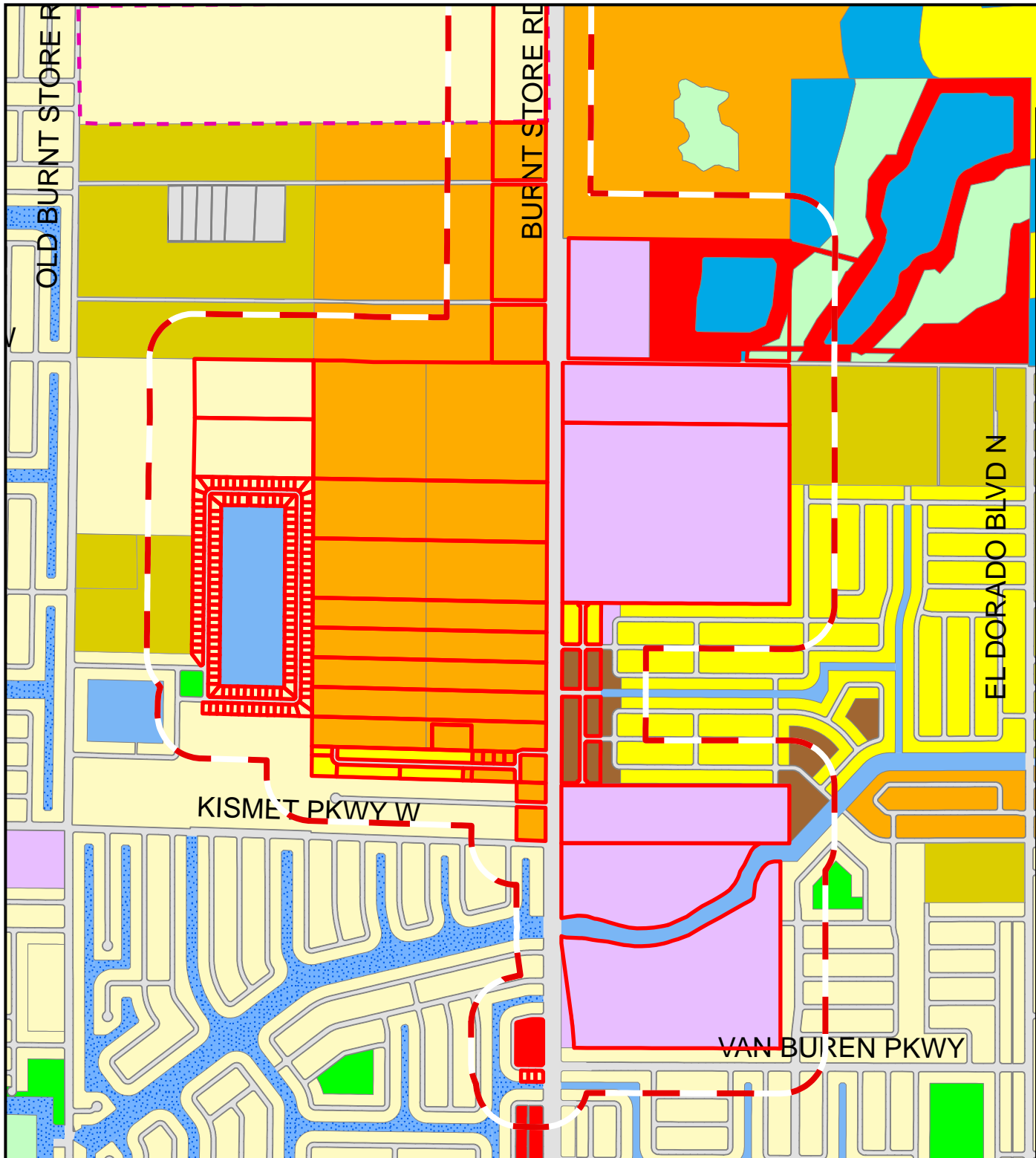
**Legend**

-  Subject Parcels
-  500-ft Mailing Notification Area
-  A - Agricultural
-  C - Commercial
-  Lee County Zoning
-  PV - Preservation
-  R1 - Single Family Residential
-  RE - Residential Estate
-  ROW - Right of Way

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.

0 725 1,450 2,175 2,900  
Feet



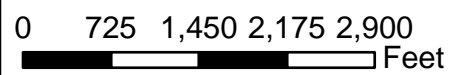


**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**Future Land Use Map**  
**Case No. FLUM24-000013**

**Legend**









- Subject Parcels
- 500-ft Mailing Notification Area
- SF- Single Family Residential
- SM- Single Family and Multi-Family
- MF- Multiple Family Residential
- LDR- Low Density Residential
- CAC- Commercial Activity Center
- MX- Mixed Use
- CP- Commercial Professional
- PF- Public Facilities
- PK- Parks and Recreation
- OS- Open Space
- PR- Natural Resources/ Preservation
- SD- Sub-District

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.



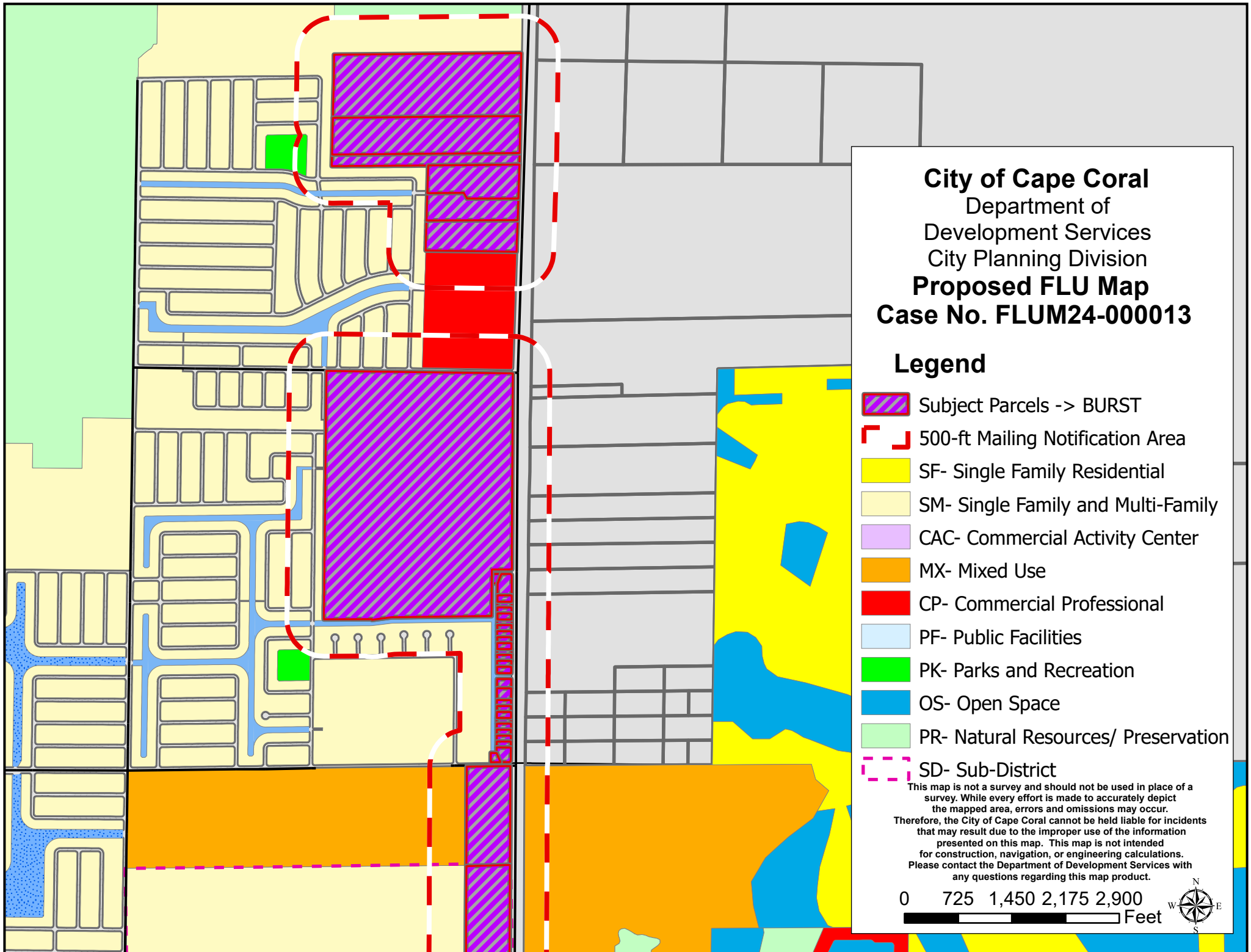
**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**Proposed FLU Map**  
**Case No. FLUM24-000013**

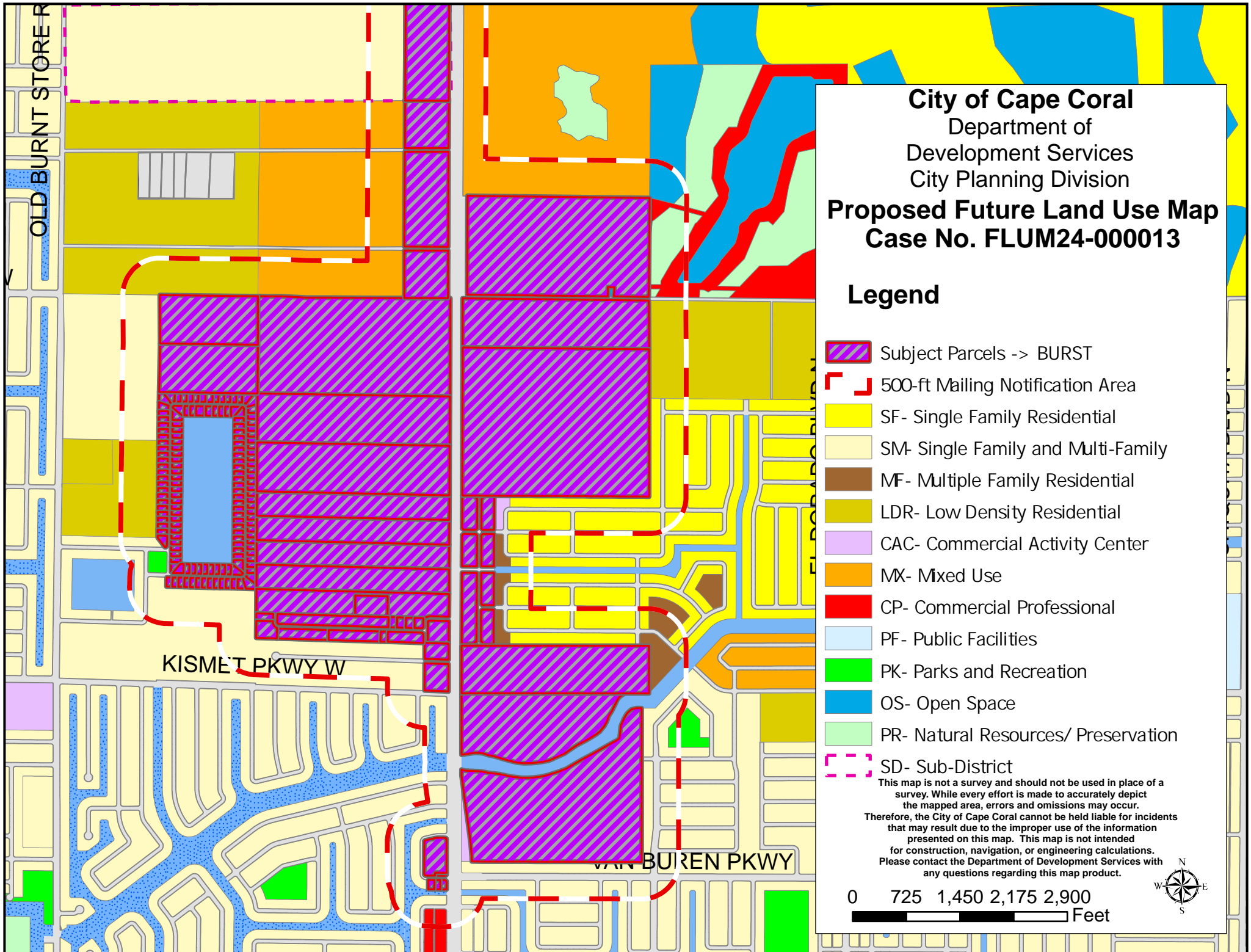
**Legend**

-  Subject Parcels -> BURST
-  500-ft Mailing Notification Area
-  SF- Single Family Residential
-  SM- Single Family and Multi-Family
-  CAC- Commercial Activity Center
-  MX- Mixed Use
-  CP- Commercial Professional
-  PF- Public Facilities
-  PK- Parks and Recreation
-  OS- Open Space
-  PR- Natural Resources/ Preservation
-  SD- Sub-District

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.

0 725 1,450 2,175 2,900 Feet





**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**Proposed Future Land Use Map**  
**Case No. FLUM24-000013**

**Legend**

-  Subject Parcels -> BURST
-  500-ft Mailing Notification Area
-  SF- Single Family Residential
-  SM- Single Family and Multi-Family
-  MF- Multiple Family Residential
-  LDR- Low Density Residential
-  CAC- Commercial Activity Center
-  MX- Mixed Use
-  CP- Commercial Professional
-  PF- Public Facilities
-  PK- Parks and Recreation
-  OS- Open Space
-  PR- Natural Resources/ Preservation
-  SD- Sub-District

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.

0 725 1,450 2,175 2,900  
 Feet

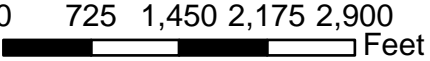


**City of Cape Coral**  
Department of  
Development Services  
City Planning Division  
**Future Land Use Map**  
**Case No. FLUM24-000013**

**Legend**














-  Subject Parcels
-  500-ft Mailing Notification Area
-  SF- Single Family Residential
-  SM- Single Family and Multi-Family
-  CAC- Commercial Activity Center
-  MX- Mixed Use
-  CP- Commercial Professional
-  PF- Public Facilities
-  PK- Parks and Recreation
-  OS- Open Space
-  PR- Natural Resources/ Preservation
-  SD- Sub-District

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.



**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**Current Zoning Map**  
**Case No. FLUM24-000013**

**Legend**

-  Subject Parcels
-  A - Agricultural
-  C - Commercial
-  INST - Institutional
-  NC - Neighborhood Commercial
-  Lee County Zoning
-  P - Professional
-  PRFLU - Preservation Regulated by FLU
-  R1 - Single Family Residential
-  RE - Residential Estate
-  RML - Residential Multi-Family Low
-  ROW - Right of Way
-  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.

