

ORDINANCE 81 - 24

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, THAT AMENDS THE CITY OF CAPE CORAL, FLORIDA OFFICIAL ZONING DISTRICT MAP OF ALL PROPERTY WITHIN THE LIMITS OF THE CITY OF CAPE CORAL, FLORIDA, BY REZONING PROPERTY DESCRIBED AS LOTS 46 AND 47, BLOCK 3623, UNIT 49, CAPE CORAL SUBDIVISION, FROM COMMERCIAL CORRIDOR (CC) TO SINGLE-FAMILY RESIDENTIAL (R1) ZONE; PROPERTY IS LOCATED AT 1011 SW 4TH TERRACE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Council have considered testimony, evidence, documentation and the application submitted by SYNERGY HOMES, LLC, for rezoning the below-described property from COMMERCIAL CORRIDOR (CC) to SINGLE-FAMILY RESIDENTIAL (R1) zone, and considered the recommendations of the Hearing Examiner and City Staff, and have considered the City of Cape Coral Comprehensive Plan with this zoning request.

NOW, THEREFORE, THE CITY OF CAPE CORAL, FLORIDA, HEREBY ORDAINS PURSUANT TO THE LAWS OF FLORIDA, AND OTHER APPLICABLE LAWS, THIS ORDINANCE:

Section 1. That the City of Cape Coral, Florida Official Zoning District Map of all of the property within the limits of the City of Cape Coral is hereby amended with respect to real property described as follows:

COMMERCIAL CORRIDOR (CC) TO SINGLE-FAMILY RESIDENTIAL (R1) ZONE

LOTS 46 AND 47, BLOCK 3623, CAPE CORAL UNIT 49, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 145 THROUGH 154, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

PROPERTY LOCATED AT: 1011 SW 4TH TERRACE

and the City shall amend the City of Cape Coral Official Zoning District Map to reflect this zoning change.

That the amendments to the City of Cape Coral Official Zoning District Map as prescribed herein are consistent with the City of Cape Coral Comprehensive Plan.

Section 2. Severability. In the event that any portion or section of this ordinance is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this ordinance which shall remain in full force and effect.

Section 3. Effective Date. This ordinance shall become effective immediately after its adoption by the City Council.

ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AT THEIR REGULAR SESSION THIS _____ DAY OF _____, 2024.

JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

GUNTER	_____	NELSON	_____
STEINKE	_____	KILRAINE	_____
LEHMANN	_____	LONG	_____
DONNELL	_____	KADUK	_____

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF _____,
2024.

KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:



ALEKSANDR BOKSNER
CITY ATTORNEY
ord\RZN24-000004

