

Cape Coral Planning & Zoning Commission

VIDEO



Wednesday, February 1, 2023
9:00 AM
Council Chambers

1. CALL TO ORDER

A. Chair Marker

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

A. Apking, Bennie, Marker, O'Connor, Sommers, York, and Alternates
Fioretti and Schwartz

5. APPROVAL OF MINUTES

A. Meeting Minutes - January 11, 2023

6. BUSINESS

A. Applicant Interviews - 2 Members and 2 Alternates

7. PLANNING AND ZONING COMMISSION PUBLIC HEARING

A. Ordinance 6-23 (FLUM22-000017)

WHAT THE ORDINANCE ACCOMPLISHES:

**An ordinance amending the City of Cape Coral Comprehensive Plan by amending the Future Land Use Map from Commercial/Professional (CP) to Multi-Family (MF) land use for property described as Lots 21-22 and Lots 35-36, Block 4567, Cape Coral Unit 68; property located at 412 Skyline Boulevard and 413 SW 8th Place.
Applicants: Ohel Chai, Inc., and Kdushas Yom Tov, Inc.
Acreage: .46 acres**

8. CITIZENS INPUT

9. STAFF UPDATES

10. OTHER BUSINESS

11. MEMBER COMMENTS

12. DATE AND TIME OF NEXT MEETING

- A. Tentative: A Special Meeting of the Planning and Zoning Commission is tentatively scheduled for Friday, February 17, 2023, at 9:00 a.m. in Council Chambers. Topic: To be determined
- B. A Regular Meeting of the Planning and Zoning Commission is scheduled for Wednesday, March 1, 2023, at 9:00 a.m. in Council Chambers

13. ADJOURNMENT

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons needing a special accommodation to participate in this proceeding should contact the Office of the City Clerk whose office is located at City Hall, 1015 Cultural Park Boulevard, Florida; telephone number is 1-239-574-0411, at least forty-eight (48) hours prior to the meeting for assistance. If hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8700 (v) for assistance.

If a person decides to appeal any decision made by the Board/Commission/Committee with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.



**AGENDA REQUEST
FORM**
CITY OF CAPE CORAL

Item Number:	5.A.
Meeting Date:	2/1/2023
Item Type:	APPROVAL OF MINUTES

TITLE:

Meeting Minutes - January 11, 2023

REQUESTED ACTION:

Approve or Deny

SUMMARY EXPLANATION AND BACKGROUND:

The Meeting Minutes are attached for review and approval.

STRATEGIC PLAN ALIGNMENT:

1. Is this a Strategic Decision? No
- If Yes, Priority Goals Supported are listed below.
- If No, will it harm the intent or success of the Strategic Plan? No

RECOMMENDATIONS:

N/A

SOURCE OF ADDITIONAL INFORMATION:

Shana Dixon, Recording Secretary, 1-239-574-0415

FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:

1. Will this action result in a Budget Amendment? No

PREPARED BY:

Shana Dixon, Recording
Secretary

Division- Administration

Department- City Clerk's
Department

ATTACHMENTS:

- | Description | Type |
|---------------------------------------|-----------------|
| 1. Meeting Minutes - January 11, 2023 | Backup Material |

**MINUTES OF THE REGULAR MEETING OF
THE CITY OF CAPE CORAL
PLANNING & ZONING COMMISSION**

WEDNESDAY, JANUARY 11, 2023

Chair Marker called the meeting to order at 9:00 a.m.

A moment of silence was observed.

Pledge of Allegiance.

ROLL CALL: Apking, Bennie, Marker, O'Connor, Sommers, York, and Alternates Fioretti and Schwartz were present.

ALSO PRESENT: Brian Bartos, Assistant City Attorney
John Naclerio, Assistant City Attorney
Wyatt Daltry, Planning Team Coordinator
Anthony Santora, Associate Planner

APPROVAL OF MINUTES

Meeting Minutes – December 7, 2022

Vice Chair O'Connor moved, seconded by Commissioner Sommers, to approve the Regular Meeting Minutes from December 7, 2022, as presented.

Commission polled as follows: Apking, Bennie, Marker, O'Connor, Sommers, York, and Fioretti voted "aye." All "ayes." Motion carried 7-0.

BUSINESS

PLANNING AND ZONING COMMISSION PUBLIC HEARING

Ordinance 3-23 (FLUM22-000025)

WHAT THE ORDINANCE ACCOMPLISHES:

An ordinance amending the city of cape coral comprehensive Plan by amending the Future Land Use Map from Light Industrial (I) to Public Facilities (PF) land use for property described as Lots 24-29, Block 1548, Cape Coral Unit 17, and Lot 15, Southwind Commercial Center; property located at 2025 NE 6th Street and 671 Stonecrest Lane.

Applicant: City of Cape Coral

Acreage: 1.18

Associate Planner Santora discussed the following displayed slides:

- Ordinance 03-23 (FLUM22-000025)

- Applicant; Address; Location; Size; Urban Services; Request
- Background Information
- Aerial Site Map
- Future Land Use Map
- Proposed Future Land Use Map
- Analysis
 - Land Development Code (3 slides)
 - Comprehensive Plan (2 slides)
 - City Impact
 - City Impact: Fire and Police
- Staff Recommendation: Approval
- Correspondence: None received.

Public hearing opened.

None.

Public hearing closed.

Discussion held regarding:

- Ownership of surrounding property
- Potential impact regarding (prospective) additional Fire and Police calls for service

Vice Chair O'Connor moved, seconded by Commissioner Bennie, to recommend approval of Ordinance 3-23 (FLUM22-000025), as presented.

Commission polled as follows: Apking, Bennie, Marker, O'Connor, Sommers, York, and Fioretti voted "aye." All "ayes." Motion carried 7-0.

Ordinance 5-23 (LU21-0017)

WHAT THE ORDINANCE ACCOMPLISHES:

An ordinance amending the City of Cape Coral Comprehensive Plan by amending the Future Land Use Map from Commercial Activity Center (CAC) to Burnt Store Road District (BURST) land use for property located in Section 7, Township 43 South, Range 23 East; Section 29, Township 43 South, Range 23 East; Section 32, Township 43 South, Range 23 East; and Section 20, Township 43 South, Range 23 East, Lee County, Florida, as more particularly described herein; amending the Future Land Use Map from Commercial Professional (CP) to Burnt Store Road District (BURST) land use for property described as Lots 1-24, Block 4291, Cape Coral Unit 61, for property described as Tract A, Block 6114, Cape Coral Unit 97, and for property located in Section 7, Township 43 South, Range 23 East, Lee County Florida, as more particularly described herein; amending the Future Land Use Map from Multi-Family (MF) to Burnt Store Road District (BURST) land use for property described as Blocks 6171, 6172, 6173, 6174, and 6175, Cape Coral Unit 98; amending the Future Land Use Map from Mixed Use (MX) to Burnt Store Road District (BURST) land use for property described as Lot 31, Block 5522, Cape Coral Unit 91;

Tract A, South Forty Subdivision; Lots 16-20, M-2, 6, 10, 14, and Tracts A and B, Westchester Estates; Lots 1, 2, 3, 4, 5, and 6, Block 5523, Cape Coral Unit 91; and for property located in Section 18, Township 43 South, Range 23 East; Section 19, Township 43 South, Range 23 East; and Section 30, Township 43 South, Range 23 East, Lee County, Florida, as more particularly described herein; amending the Future Land Use Map from Open Space (OS) to Burnt Store Road District (BURST) land use for property located in Section 20, Township 43 South, Range 23 East, Lee County, Florida, as more particularly described herein; amending the Future Land Use Map from Public Facilities (PF) to Burnt Store Road District (BURST) land use for property described as Lots 27-30, Block 5522, Cape Coral Unit 91; amending the Future Land Use Map from Single-Family (SF) to Burnt Store Road District (BURST) land use for property described as Blocks 6169 and 6170, Cape Coral Unit 98; and Tracts C & D and Lots 21-54, Westchester Estates; amending the Future Land Use Map from Single-Family/Multi-Family (SM) to Burnt Store Road District (BURST) land use for property described as Lots 28-33, Block 4303, Cape Coral Unit 61; Lots 17-46, Block 6300, Cape Coral Unit 83-1; Lots 1-51, Block 6301, Cape Coral Unit 83-1; Lots 1-71, Block 6303, Cape Coral Unit 83-1; Tracts 1-5, Block 5520, Cape Coral Unit 91; Lots 1-26, Block 5521, Cape Coral Unit 91; Lots 1-26, Block 5522, Cape Coral Unit 91; and for property located in Section 7, Township 43 South, Range 23 East; Section 19, Township 43 South, Range 23 East; and Section 30, Township 43 South, Range 23 East, Lee County, Florida, as more particularly described herein; providing severability and an effective date.

Applicant: City of Cape Coral

Acreage: 1,206.66 acres

Planning Team Coordinator Daltry discussed the following displayed slides:

- Ordinance 5-23/LU21-0017 Future Land Use Map Amendment to Burnt Store Road District (BURST)
- Background
- Site Map
- Aerial Map (North)
- 2022 Aerial Map (South)
- Current FLU / Proposed FLU (North)
- Current FLU / Proposed FLU (South)
- Background/History (3 slides)
- Comp Plan Analysis
- Recommendation: Approval

Public hearing opened.

Susan Ilcyszyn appeared to discuss the potential impact of Ordinance 5-23 to residents.

Kristine Abraham appeared in opposition of Ordinance 5-23. She provided concerns regarding nature, environment, and effects of future building.

Lori Haus-Bullcock, Member of Friends of Wildlife, appeared in opposition of Ordinance 5-23. She provided concerns regarding nature, environment, and effects of future building.

Diane McGinnis appeared in opposition of Ordinance 5-23. She quizzed if development setbacks could be at least 500 ft. from surrounding property if there is a building height restriction; flooding from prospective new developments.

Donna Barley appeared in opposition of Ordinance 5-23.

Sarah Roering appeared to discuss concerns regarding noise nuisance, traffic, construction, and potential impacts to wildlife.

Christine Casale appeared in opposition of Ordinance 5-23. She discussed her concerns regarding zoning, relocation of her home and livestock, and traffic.

Jeff Levitre appeared to discuss Ordinance 5-23. He advised he was a realtor and expressed concern for clients that purchased land across from the subject property. He quizzed if a timeline regarding additional information would be dispersed regarding zoning.

Steven Green appeared in opposition of Ordinance 5-23. He shared concerns for impact of wildlife in the area.

Public hearing closed.

Commissioner Apking suggested those sharing concerns at today's meeting review a presentation that could be shared by Planning Team Coordinator Daltry.

Discussion held regarding:

- Existing Residential / Rezoning criteria
- Conforming versus Non-Conforming
- (Prospective) Future Land Use Change
- Prospective changes to Zoning on Janis Road
- Current Land Use / Zoning Districts
- Development process – how Members of the Public can continue to provide input during the development process

Commissioner Bennie inquired if residentially zoned parcels without structures would be "grandfathered in" moving forward or lose the right to build.

Planning Team Coordinator Daltry responded in the negative. They would be changed to the Burnt Store Road District. He advised that residential entitlements would be removed and replaced with the entitlements permitted by the Burnt Store Road District and subsequent Zoning Districts.

Discussion held regarding:

- Prospective effects of property owner that has entitlements removed
- Percentage of subject properties owned by the City - 280 acres
- The purpose of the 500 ft. buffer
- Percentage of natural resources, preservation, and open space
- Preservation typically city-owned or county-owned
- Needs for sites as population increases

Chair Marker thanked Residents for speaking out today and providing their remarks during Public Input. He also thanked Planning Team Coordinator Daltry for answering all related questions and requested he provided a synopsis of the Land Use process.

Planning Team Coordinator Daltry explained the Land Use process and what can be expected. He shared current topics as well as the Burnt Store Road District and that Development Services is currently working with the City Attorney's Office to develop and create the specifics as far as what will potentially be allowable in the Burnt Store Road District. There is an Ordinance process and will potentially go before City Council next month. He advised he has an email list for persons regarding "Burnt Store Matters" and advised that he would be available at the conclusion of the meeting if anyone wished to be added to the list.

Vice Chair O'Connor affirmed that the Planning and Zoning Commission makes recommendations to City Council and then City Council makes the final decision regarding these matters.

Planning Team Coordinator Daltry advised that the transmittal hearing for this Ordinance would go before City Council on February 15, 2023. This would be the next opportunity for Members of the Public to provide input.

Vice Chair O'Connor moved, seconded by Commissioner York, to recommend approval of Ordinance 5-23, as presented.

Commission polled as follows: Apking, Marker, O'Connor, Sommers, York, and Fioretti voted "aye." Bennie voted "nay." Six "ayes." One "nay." Motion carried 6-1.

Ordinance 9-23 (FLUM 22000027)

WHAT THE ORDINANCE ACCOMPLISHES:

An ordinance amending the City of Cape Coral Comprehensive Plan by amending the Future Land Use Map from Commercial Professional (CP) to Multi-Family Residential (MF) land use for property described as Lots 21-29, Block 1073, Cape Coral Unit 23; property located at 706, 712 and 718 SE 7th Street.

Applicants: Gasparilla Investments, LLC, PJC Investments, LLC, Lottie Jo, LLC, and Financial Managers, Inc.

Acreage: 1.09 acres

Associate Planner Santora discussed the following displayed slides:

- Ordinance 09-23 (FLUM22-000027)
- Applicant; Address: Location: Size: Urban Services: Request
- Background Information
- Official Site Aerial
- FLU Map
- FLU Map - Proposed
- Analysis – Land Development Code (3 slides)
- Analysis – Comprehensive Plan (5 slides)
- Analysis – City Impact
- Analysis – City Impact: Fire and Police
- Correspondence: None received.
- Staff Recommendation: Approval

Joe Mazurkiewicz, President, BJM Consulting, appeared on behalf of the Applicant. He discussed the following:

- Use changes of this property
- All 100% of ownership is signed onto the Applicant's application
- Recommending an RMM Zoning
- Hope to be recommending this development for a 27-unit apartment complex

Discussion held regarding whether there is a height limit for RMM.

Public hearing opened.

No speakers.

Public hearing closed.

Commissioner York inquired if any of the three parcels were built up.

Associate Planner Santora responded in the negative and referred to his presentation for reference.

Commissioner Sommers moved, seconded by Vice Chair O'Connor, to recommend approval of Ordinance 9-23, as presented.

Commission polled as follows: Apking, Bennie, Marker, O'Connor, Sommers, York, and Fioretti voted "aye." All "ayes." Motion carried 7-0.

CITIZENS INPUT

No speakers.

STAFF UPDATES

None.

OTHER BUSINESS

None.

MEMBER COMMENTS

Chair Marker announced that there were two Member vacancies and two Alternate vacancies on the Commission. The deadline to receive applications is no later than 4:30 p.m. on Friday, January 20, 2023.

DATE AND TIME OF NEXT MEETING

A Regular Meeting was scheduled for Wednesday, February 1, 2023, at 9:00 a.m. in Council Chambers.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:37 a.m.

Submitted by,

Shana Dixon
Recording Secretary



AGENDA REQUEST FORM

CITY OF CAPE CORAL

Item Number:	6.A.
Meeting Date:	2/1/2023
Item Type:	BUSINESS

TITLE:

Applicant Interviews - 2 Members and 2 Alternates

REQUESTED ACTION:

Appoint

SUMMARY EXPLANATION AND BACKGROUND:

Vacancy: 2 Members; 2 Alternates

Expiration: 2 Regular Member terms expire 2/28/2026

2 Alternate Member terms expire 2/28/2024

1. Botana, Philip M.
2. Fioretti, Enrico K. (seeking reappointment - **current P&Z Alternate**)
3. Greenberg, Charles A.
4. Kerrigan, David C.
5. King, Louise C.
6. O'Connor, Robert M. (seeking reappointment - **current P&Z Regular Member**; current Member of AHAC, requires 2/3 vote)
7. Schwartz, Jack A. (seeking reappointment - **current P&Z Alternate**; current Member of AHAC, and Parks & Rec Advisory Board, requires 2/3 vote)
8. Severson, Daniel M.

Advertisement: The vacancies were advertised on 12/07/2022 and 1/11/2023 in the Breeze and posted to the City's website and social media outlets.

- Action Item #1 - Appoint 2 Regular Members
- Action Item #2 - Appoint 2 Alternate Members
- Possible Action Item #3 - Should the existing Alternate be appointed as a Regular Member, that will create another alternate vacancy. City Council may select from the remaining pool or request the Clerk advertise for new applications.

STRATEGIC PLAN ALIGNMENT:

1. Is this a Strategic Decision? No
- If Yes, Priority Goals Supported are listed below.
- If No, will it harm the intent or success of the Strategic Plan? No

RECOMMENDATIONS:

N/A

SOURCE OF ADDITIONAL INFORMATION:

Shana Dixon, Recording Secretary, 1-239-574-0415

FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:

N/A

1. Will this action result in a Budget Amendment? No

PREPARED BY:Shana Dixon, Recording
Secretary

Division- Administration

Department- City Clerk's
Department**ATTACHMENTS:**

Description	Type
▣ 1. Application - Botana, Philip M.	Backup Material
▣ 2. Application - Fioretti, Enrico K.	Backup Material
▣ 3. Application - Greenberg, Charles A.	Backup Material
▣ 4. Application - Kerrigan, David C.	Backup Material
▣ 5. Application - King, Louise C.	Backup Material
▣ 6. Application - O'Connor, Robert M.	Backup Material
▣ 7. Application - Schwartz, Jack A.	Backup Material
▣ 8. Application - Severson, Daniel M.	Backup Material

JAN 11 2023

CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM

Initials: _____

CITY OF CAPE CORAL
CITY CLERK'S OFFICE

This Appointment Information Form, when completed, signed and filed with the City Clerk's Office, is a PUBLIC RECORD under Chapter 119, Florida Statutes, and, therefore, is open to public inspection by any person.

YOU ARE RESPONSIBLE TO KEEP THE INFORMATION ON THIS FORM CURRENT. APPLICATIONS WILL BE RETAINED IN THE CLERK'S OFFICE IN ACCORDANCE WITH STATE RECORDS RETENTION LAWS.

Please Type, if possible (or print clearly)

Date: 12/10/2022

Name: BOTANA Philip C.
(Last) (First) (Middle)

E-mail address: photana@msn.com

Address: (H) 2007 Black Grand Pkwy Zip Code 33904
(O) _____ Zip Code _____

Phone: (H) _____ (O) _____ (C) 813-382-3078

Occupation: RETIRED

Employer: _____ Position: _____ How Long: _____

Education: Highest education level achieved and institutions attended:

Name & Location

Dates Attended

Degrees Earned

Bryant University, Smithfield, RI 1964-1968 BS in BA (Business Mgt)

Have you ever held a professional or business license or certificate?

Yes _____ No X

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title

Issue Date

Issuing Authority

Board(s) /Commission(s) for which you are applying:

PLANNING & ZONING COMMISSION

1. Are you a U.S. Citizen?

Yes ✓ No _____

2. Are you a Cape Coral Resident?

Yes ✓ No since 20093. Are you currently serving on a City Board(s)?Yes _____ No ✓

If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)?

Yes _____ No ✓

If yes, which Board(s) and when?

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?Yes _____ No ✓ If yes, what Board, etc. and since when?

Work Experience: (See Attached Resumes)

President - TAMPA INTL JET CENTER, TAMPA, FL; 2004-2010
President - Flightcraft Inc., Portland, OR; 2002-2004
President - JET Solutions, Dallas, TX; 1997-2002

Community Involvement:

- Working & Campaigning for quality local Candidates Elections.
- Served as "Chairman" & Board Member, National AIR TRANSPORTATION Assoc.
- Served as Board Member - Florida Aviation TRADES Assoc.

Interests/Activities:

Business Development
Boating & Fishing

Why do you desire to serve on this/these Board(s)?

Want to Contribute to the "Smart" Continued Development of Cape Coral
I believe my professional experience equips me to help evaluate
the issues which come before the Commission.

How did you learn about the vacancy? ☐ Cape Coral Website ☐ Newspaper ☐ Facebook ☒ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

The City of Cape Coral Code of Ordinances, Section 2-60 has a limitation on offices held; however, this can be waived by a two-thirds (2/3) vote of City Council. If you are already serving on a Board, Authority, or Commission for the City of Cape Coral or for another governmental agency, you would have to be approved by a two-thirds (2/3) vote.

The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).


Signature

12/10/22
Date

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: _____ Date: _____

Yes ☐ No ☐

Council Action: _____ Date: _____

Confidential Resume:

Philip C. Botana

2007 Palaco Grande Pkwy

Cape Coral, FL

813-382-3078

pbotana@msn.com

EXPERIENCE:

**2016 – 2020 Sheltair Aviation Services
Senior Vice President**

Served as advisor to Senior Management on operations and strategic issues after Sheltair acquired Tampa International Jet. Reported to COO.

**2004 – 2016 Tampa International Jet Center – Tampa, FL
President**

Organized complete “green field” FBO Start-up: construction of 144,000 SF of facilities, organize all systems, personnel, equipment, and marketing to begin business. Created and implemented business strategy to deliver superior services at premium rates.

Achievements:

- Top FBO recognition in industry annual FBO surveys for quality service and facilities
- Achieved 65% market share during first six years of operation
- Achieved operational profit within two months of opening

**2002 – 2004 Flightcraft, Inc – Portland, OR
President & COO**

Responsibilities: Responsible for development and implementation business strategies. Manage staff of 150 at two Oregon locations. Report to CEO, owner.

Achievements:

- Restructured business model to improve profits. Divested \$6 million of under producing assets
- Increased Line Service gallons 18% over two years
- Member of NATA Business Management Committee since 1993

**1997 - 2002 Jet Solutions – Dallas, TX
President & CEO**

Responsibilities: After assisting Bombardier Aerospace organize the operations of Flexjet fractional aircraft business; became 51% owner and CEO of air carrier certificate business, “Alliance Executive Charter”. Oversight of FAA compliance for all Part 135 flight operations.

Achievements:

- Financial turnaround via redefining company Mission, modifying business model

- and right sizing organization
- Developed a two-day NATA Seminar, Financial Tools and Techniques, which is presented annually since 2001

**1993 – Pres. BOTANA & COMPANY – Dallas, TX
President**

Provided a variety of advisory services to aerospace companies. Clients included: Aerospace Products International, AMR Combs, Signature Flight Support, Business Jet Solutions, Monarch Air Service, Exxon Company - USA. (part time 1998 – 2000)

Achievements:

- Successful RFPs for FBO leases at San Francisco & Hong Kong
- Various M&O transactions

**1992 – 1993 Signature Flight Support - Orlando, Florida
Senior Vice President - Operations**

Responsibilities: Team leader for integration of Page Avjet and Butler Aviation after merger. Coordinated development of facility image program (41 locations). Full operational responsibility for 16 locations. Largest aviation service network in America. Reported to CEO.

**1990 - 1992 Butler Aviation International - Irving, Texas
Senior Vice President - Operations**

Responsibilities: Overall operating and profit responsibility for 26 airport locations, 1700 employee organization with revenues over \$100 million. Reported to CEO. Butler Aviation merged and became part of Signature Flight Support.

Achievements:

- Improved Profits 1991 over 1990 by more than 100%
- Implemented new employee training and recognition programs that improved service and reduced accident costs, \$1 million per year
- Reduced management positions by 25% to reduce cost and improve leadership
- Developed & implemented an equipment upgrade program improving reliability and reducing maintenance cost by \$1 million

**1986 – 1989 Executive Jet Aviation (later became Netjets) - Columbus, Ohio
Executive Vice President, COO, Director**

Responsibilities: Directed key departments: flight operations, dispatch, aircraft maintenance and accounting for the premier jet charter company in America. \$30 million revenues, 150 employees, \$60 million in assets.

Achievements:

- Introduced **NetJets**; an innovative shared ownership program to make jet aircraft use more affordable
- Renegotiated union contracts improving productivity and controlling increases to less than 2% per year
- Headed acquisition integration team, 1989, to insure efficient consolidation of two

- large flight organizations
- Elected Director, General Aviation Task Force, 1988

1982 - 1986 Van Dusen Air Incorporated - Minneapolis, Minnesota
Vice President - Airport Services

Responsibilities: Directed operations and marketing activity for a nine-location airport service network, serving private and commercial airline customers. Services included: fueling, ground handling, aircraft maintenance, charger and hangar rentals. \$40 million revenues; 400 employees; \$25 million assets.

Achievements:

- Increased operating profits FY84 46% & FY85 28%.
- Overhauled division management and established internal management development program.
- Added three Airline locations 1982 - 1984, contributing \$5 million new revenues at 20% plus margins.
- Implemented service, facility and employee standardization programs to improve image with customers.
- Liquidated \$1 million unproductive assets and divested on unprofitable activities.
- Chairman, National Air Transportation Association (NATA) 1983.

1978 - 1982 Burlington Northern Airmotive - Minneapolis, Minnesota
Vice President & General Manager

Responsibilities: Developed and implemented business and marketing plans, one of the largest single location full service FBOs: \$12 million revenues, \$6+ million assets, 125 employees. Operated as subsidiary of Burlington Northern Railroad.

Achievements:

- Increased profits 160% from 1979 - 1981.
- Achieved **TOP 20 FBO** status three consecutive years.
- Elected to NATA Board of directors, 1980 - 1983.

1973 - 1978 International Aviation Services - White Plains, New York
Vice President & General Manager

1968 - 1972 Owens-Corning Fiberglas Corporation - Barrington, New Jersey
Buyer and Factory Stores Supervisor

FAMILY: Married, two grown sons.

EDUCATION: Bryant University, BS in BA, 1968.

MILITARY: U.S. Marine Reserve, 1969 - 1975.

**CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM**

Initials: EKF

This Appointment Information Form, when completed, signed and filed with the City Clerk's Office, is a PUBLIC RECORD under Chapter 119, Florida Statutes, and, therefore, is open to public inspection by any person.

**CITY OF CAPE CORAL
CITY CLERK'S OFFICE**

YOU ARE RESPONSIBLE TO KEEP THE INFORMATION ON THIS FORM CURRENT. APPLICATIONS WILL BE RETAINED IN THE CLERK'S OFFICE IN ACCORDANCE WITH STATE RECORDS RETENTION LAWS.

Please Type, if possible (or print clearly) Date: 1/16/2023

Name: Fioretti, Enrico Kenneth
(Last) (First) (Middle)

E-mail address: kenfioretti@outlook.com

Address: (H) 102 SE 41st St, Cape Coral, FL Zip Code 33904

(O) _____ Zip Code _____

Phone: (H) _____ (O) _____ (C) 862-684-8899

Occupation: Real Estate Development and Construction

Employer: Hix Snedeker Companies Position: Development Mgr How Long: 5 yrs

Education: Highest education level achieved and institutions attended:

Name & Location	Dates Attended	Degrees Earned
William Paterson University	1995 - 1999	Business Administration

Have you ever held a professional or business license or certificate? Yes X No _____

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title	Issue Date	Issuing Authority
Real Estate Salesperson, FL 2021, FL DBPR		
Real Estate Salesperson, NY 2004, NY RE Comm		
Real Estate Salesperson, NJ. 2001, NJ RE Comm		

Real Estate Salesperson, FL 2021, FL DBPR

Real Estate Salesperson, NY 2004, NY RE Comm

Real Estate Salesperson, NJ. 2001, NJ RE Comm

Board(s) /Commission(s) for which you are applying:

Planning and Zoning Commission

1. Are you a U.S. Citizen? Yes X No _____

2. Are you a Cape Coral Resident? Yes X No _____

3. Are you currently serving on a City Board(s)? Yes X No _____

If yes, which Board(s) and since when?

Planning and Zoning Commission - 2021 thru present

4. Have you ever served on a City Board(s)? Yes X No _____

If yes, which Board(s) and when?

Planning and Zoning Commission - 2021 thru present, Planning Board, Bloomingdale, NJ 2014 - 2019

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?

Yes _____ No X If yes, what Board, etc. and since when?

Work Experience:

Commercial Real Estate Development, Sales, Leasing for 20 years

Computer Systems & IT - 12 Years

Chef - 12 years

Community Involvement:

I and am looking to continue my involvement in the community on the P&Z Commission
and utilize my professional and and personal experience

Interests/Activities:

Family, boating, music, biking & hiking

Why do you desire to serve on this/these Board(s)?

I want to continue serving the community as member of the P&Z Commission.

I feel I provide a wealth of knowledge and offer impartial judgment for both the City and applicants.

How did you learn about the vacancy? ☒ Cape Coral Website ☐ Newspaper ☐ Facebook ☐ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

The City of Cape Coral Code of Ordinances, Section 2-60 has a limitation on offices held; however, this can be waived by a two-thirds (2/3) vote of City Council. If you are already serving on a Board, Authority, or Commission for the City of Cape Coral or for another governmental agency, you would have to be approved by a two-thirds (2/3) vote.

The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).



Signature

1/16/2023

Date

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: Date: _____

Yes ☐ No ☐

Council Action: Date: _____

JAN 5 2023

CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORMInitials: CAGCITY OF CAPE CORAL
CITY CLERK'S OFFICE

This Appointment Information Form, when completed, signed and filed with the City Clerk's Office, is a PUBLIC RECORD under Chapter 119, Florida Statutes, and, therefore, is open to public inspection by any person.

YOU ARE RESPONSIBLE TO KEEP THE INFORMATION ON THIS FORM CURRENT. APPLICATIONS WILL BE RETAINED IN THE CLERK'S OFFICE IN ACCORDANCE WITH STATE RECORDS RETENTION LAWS.

Please Type, if possible (or print clearly)

Date: 12/22/22

Name: Greenberg Charles A
(Last) (First) (Middle)

E-mail address: Chuck.Greenberg@comcast.net

Address: (H) 4129 SW 5th Place, Cape Coral, FL Zip Code 33914

(O) _____ Zip Code _____

Phone: (H) _____ (O) _____ (C) (617) 202-1266

Occupation: Retired / Consultant

Employer: _____ Position: _____ How Long: _____

Education: Highest education level achieved and institutions attended:

Name & Location	Dates Attended	Degrees Earned
<u>University of Wisconsin-Madison</u>	<u>Graduated 1982</u>	<u>BA</u>

Have you ever held a professional or business license or certificate?

Yes ☒ No ☐

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title	Issue Date	Issuing Authority
<u>Real Estate</u>	<u>1983</u>	<u>State of Minnesota</u>

Board(s) /Commission(s) for which you are applying: Planning and Zoning Commission

1. Are you a U.S. Citizen? Yes ☒ No ☐2. Are you a Cape Coral Resident? Yes ☒ No ☐3. Are you currently serving on a City Board(s)? Yes ☐ No ☒

If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)? Yes ☐ No ☒

If yes, which Board(s) and when?

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?Yes ☐ No ☒ If yes, what Board, etc. and since when?

Work Experience:

35 years of commercial real estate experience in steadily increasing positions of responsibility. During the final 11 years of my career, I served as Senior Vice President for a publicly traded Real Estate Investment Trust with assets of over \$2 billion at that time.

Community Involvement:

Board of Directors - Minnesota chapter of National Assoc of Industrial and Office Parks (NAIOP)
Board of Directors - Minneapolis Building Owners and Managers Assoc (BOMA)
Various volunteer positions at other organizations and charities

Interests/Activities:

Golf, boating, fitness, scuba diving

Why do you desire to serve on this/these Board(s)?

Cape Coral is an exciting, growing city which I am proud to call my long term home. I believe my unique skill set would benefit the city to continue to grow in a responsible, well planned manner to benefit all our residents.

How did you learn about the vacancy? ☐ Cape Coral Website ☐ Newspaper ☐ Facebook ☒ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

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The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).



Signature

12/22/21

Date

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City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: Date: _____

Yes ☐ No ☐

Council Action: Date: _____

Charles A. Greenberg

4129 SW 5th Place
Cape Coral, FL 33914

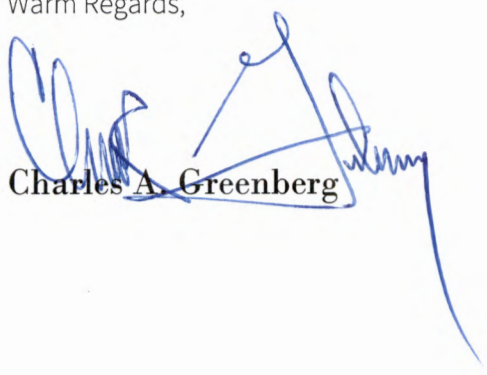
Ms. Kimberly Bruns, CMC
City Clerk
Cape Coral City Clerk's Office
1015 Cultural Park Blvd
Cape Coral, FL 33990

Dear Kimberly:

Pursuant to our recent email correspondence, enclosed for your review is my completed City of Cape Coral Appointment Information Form in connection with my interest in joining the City of Cape Coral Planning and Zoning Commission. As you will note in the form, I have over 35 years of experience in the commercial real estate field at all levels of the industry, having retired as Senior Vice President of a diversified publicly traded Real Estate Investment Trust with over \$2 billion of assets in all major sectors of commercial real estate; Office, Medical, Industrial, Retail, Senior Housing and Multi-Family. I believe my unique skill set would be of significant value to the Commission in specific and Cape Coral in general.

Thank you for your assistance in this matter. If you need to contact me, you may do so at chuck.greenberg@comcast.net or (612) 202-1266.

Warm Regards,



Charles A. Greenberg

CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM

JAN 4 2023

Initials: DK

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Please Type, if possible (or print clearly)

Date: 1-4-2023

Name: KERRIGAN DAVID CHRISTIAN
(Last) (First) (Middle)

E-mail address: DAVIDKERRIGAN@COMCAST.NET

Address: (H) 4419 SE 11th PL CAPE CORAL FL Zip Code 33904
(O) _____ Zip Code _____

Phone: (H) _____ (O) _____ (C) 239-293-9473

Occupation: GENERAL CONTRACTOR / REAL ESTATE BROKER

Employer: PRO-CARE LLC Position: MGRM How Long: 18 YEARS
PRO-CARE REALTY LLC BROKER REAL ESTATE 8 YEARS

Education: Highest education level achieved and institutions attended:

Name & Location	Dates Attended	Degrees Earned
<u>DELAWARE TECHNICAL Community College</u>	<u>1990-1991</u>	
<u>STANTON, DE CAMPUS</u>		

Have you ever held a professional or business license or certificate? Yes ☒ No ☐

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title	Issue Date	Issuing Authority
<u>CGC1507965 GENERAL CONTRACTOR 2 op 4</u>		<u>DBPR</u>
<u>BK3252366 REAL ESTATE BROKER</u>	<u>4/24/2014</u>	<u>DBPR</u>
<u>MRSA 778 MWD ASSESSOR</u>	<u>3/2/2011</u>	<u>DBPR</u>
<u>MRSR 767 MWD REMEDIATOR</u>	<u>3/1/2011</u>	<u>DBPR</u>

Board(s) /Commission(s) for which you are applying:

PLANNING AND ZONING COMMISSION

1. Are you a U.S. Citizen? Yes ☒ No ☐

2. Are you a Cape Coral Resident? Yes ☒ No ☐

3. Are you currently serving on a City Board(s)? Yes ☐ No ☒

If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)? Yes ☐ No ☒

If yes, which Board(s) and when?

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?

Yes ☐ No ☒ If yes, what Board, etc. and since when?

Work Experience:

GENERAL CONTRACTOR IN FLORIDA 10/18/2004, BUILDING!
REMODELING RESIDENTIAL & COMMERCIAL, REAL ESTATE BROKER
4/24/2014 ASSISTING AND NEGOTIATING REAL ESTATE TRANSACTIONS

Community Involvement:

ATTEND CITY FUNCTIONS

Interests/Activities:

HEALTHY LIFESTYLE, RUNNING, SWIMMING
PLAYING PIANO, TRAVELING

Why do you desire to serve on this/these Board(s)?

I WOULD LIKE TO MAKE A DIFFERENCE AND HAVE A
POSITIVE IMPACT ON THIS CITY

How did you learn about the vacancy? ☐ Cape Coral Website ☐ Newspaper ☐ Facebook ☒ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

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The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

Signature

Date

1-4-2023

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: Date: _____

Yes ☐ No ☐

Council Action: Date: _____

CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM

JAN 19 2023

Initials: LC

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CITY OF CAPE CORAL
CITY CLERK'S OFFICE

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Please Type, if possible (or print clearly)

Date:

1-19-2023

Name:

(Last)

King

(First)

house

(Middle)

C

E-mail address:

Lcarter@bresnan.net

Address: (H)

1504 NW 36th Av

Zip Code

33993

(O)

Zip Code

Phone: (H)

(O)

(C)

307-680-1532

Occupation:

Retired

Employer:

Position:

How Long:

Education: Highest education level achieved and institutions attended:

Name & Location

Dates Attended

Degrees Earned

University of Wyo

1976-1978

MA

Have you ever held a professional or business license or certificate?

Yes ☒No ☐

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title

Issue Date

Issuing Authority

Wyoming Business License 1978

State of Wy

Board(s) /Commission(s) for which you are applying:

Planning Commission

1. Are you a U.S. Citizen?

Yes ☒No ☐

2. Are you a Cape Coral Resident?

Yes ☒No ☐

3. Are you currently serving on a City Board(s)?

Yes ☐No ☒

If yes, which Board(s) and since when?

4. Have you ever served on a City Board(s)?

Yes ☒No ☐

If yes, which Board(s) and when?

In Wyoming I have served on numerous boards + leadership councils

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?

Yes ☐No ☒

If yes, what Board, etc. and since when?

Work Experience:

I owned and operated an office supply company for over 30 years

Community Involvement:

Volunteered for: community college, community soup kitchen, city beautification, public schools, senior center, United Way, and economic development

Interests/Activities:

Watching and participating in sports, physical fitness, and reading

Why do you desire to serve on this/these Board(s)?

I've always enjoyed being involved in my community and working with others to make it a better place to live, work and raise a family

How did you learn about the vacancy? ☒ Cape Coral Website ☐ Newspaper ☐ Facebook ☐ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

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The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

Jim King
Signature

1-19-2023
Date

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: _____ Date: _____

Yes ☐ No ☐

Council Action: _____ Date: _____

JAN - 4 2023

**CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM**

Initials: RS

**CITY OF CAPE CORAL
CITY CLERKS OFFICE**

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Please Type, if possible (or print clearly)

Date: 01/03/2023

Name: O'Connor Robert Maurice
(Last) (First) (Middle)

E-mail address: boconnor@lqwest.com

Address: (H) 4015 PalmTree Blvd #407 Cape Coral Fl Zip Code 33904

(O) _____ Zip Code _____

Phone: (H) _____ (O) _____ (C) 239-410-7183

Occupation: Commercial Realtor

Employer: Self Position: Sales & Leasing How Long: 7 yrs

Education: Highest education level achieved and institutions attended:

Name & Location	Dates Attended	Degrees Earned
<u>N. Ft. Myers H.S.</u>	<u>1974-1978</u>	<u>Diploma</u>
<u>United Staes Army</u>	<u>1980-1986</u>	<u>Honorable Discharge</u>

Have you ever held a professional or business license or certificate?

Yes ☒ No ☐

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title	Issue Date	Issuing Authority
<u>Real Estate Sales</u>	<u>06/2005</u>	<u>State of Fl.</u>
<u>Life, Health Annuities</u>	<u>02/1994</u>	<u>State of Fl.</u>
<u>Series 6</u>	<u>05/1995</u>	<u>State of Fl.</u>

Board(s) /Commission(s) for which you are applying:

1. Are you a U.S. Citizen?

Yes ☒ No ☐

2. Are you a Cape Coral Resident?

Yes ☒ No ☐

3. Are you currently serving on a City Board(s)?

Yes ☒ No ☐

If yes, which Board(s) and since when?

P & Z SINCE 2018, AHAC 2022

4. Have you ever served on a City Board(s)?

Yes ☐ No ☐

If yes, which Board(s) and when?

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?

Yes ☐ No ☒ If yes, what Board, etc. and since when?

Work Experience:

U.S. Army 1980-82

Arnold Bread Dist. 1982-87

Fedex 1986-2015

Community Involvement:

Youth coach in Cape Coral for baseball, football and basketball from 1995-2005

Interests/Activities:

Golf, workouts, reading spending time with family and friends.

Why do you desire to serve on this/these Board(s)?

To continue to give back to the city I've resided in since 1974.

How did you learn about the vacancy? ☐ Cape Coral Website ☐ Newspaper ☐ Facebook ☒ Word of Mouth

A resume or separate sheet with additional information may be included.

The City of Cape Coral Code of Ordinances, Section 2-60 has a limitation on offices held; however, this can be waived by a two-thirds (2/3) vote of City Council. If you are already serving on a Board, Authority, or Commission for the City of Cape Coral or for another governmental agency, you would have to be approved by a two-thirds (2/3) vote.

The City of Cape Coral Code of Ordinances, Section 2-57 states that an applicant for membership on a board, committee, or commission or a sitting member of those bodies shall not have any delinquent accounts with the City of Cape Coral at the time of appointment.

I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

Signature 

Date 01/03/2023

If you have any questions, please call the office of the City Clerk at (239) 574-0411. Return this form to:

City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed: _____ Date: _____

Yes ☐

No ☐

Council Action: _____ Date: _____

CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM

Initials: CJS

RECEIVED

This Appointment Information Form, when completed, signed and filed with the City Clerk's Office, is a PUBLIC RECORD under Chapter 119, Florida Statutes, and, therefore, is open to public inspection by any person.

DEC 28 2022

YOU ARE RESPONSIBLE TO KEEP THE INFORMATION ON THIS FORM CURRENT. APPLICATIONS WILL BE RETAINED IN THE CLERK'S OFFICE IN ACCORDANCE WITH STATE RECORDS RETENTION LAWS.

CITY OF CAPE CORAL
CITY CLERK'S OFFICE

Please Type, if possible (or print clearly)

Date: 12-22-2022

Name: Schwartz Jack A.
(Last) (First) (Middle)

E-mail address: Jack@ncsElectric.com

Address: (H) 1165 SW 5th terr Zip Code 33991

(O) 1765 NE 10th terr #7/8 Zip Code 33909

Phone: (H) 239-297-1222 (O) 239-573-3456 (C) Same

Occupation: Electrical Contractor

Employer: ncs Electric inc Position: CEO How Long: 30 years

Education: Highest education level achieved and institutions attended:

Name & Location	Dates Attended	Degrees Earned
<u>Cape Coral High</u>	<u>82-86</u>	<u>yes</u>

Have you ever held a professional or business license or certificate?

Yes ☒ No ☐

If "Yes", please provide the title, issue date and issuing authority.

License/Certificate Title	Issue Date	Issuing Authority
<u>Real Estate - SL34/0655</u>		<u>FL DPBR</u>
<u>Electrical Contractors EC130/0997</u>		<u>FL DPBR</u>

Board(s) /Commission(s) for which you are applying:

Planning & Zoning

1. Are you a U.S. Citizen?

Yes ☒ No ☐

2. Are you a Cape Coral Resident?

Yes ☒ No ☐

3. Are you currently serving on a City Board(s)?

Yes ☒ No ☐

If yes, which Board(s) and since when?

Planning & Zoning, Affordable Housing, Parks & Rec.

4. Have you ever served on a City Board(s)?

Yes ☐ No ☐

If yes, which Board(s) and when?

The ones listed above I was also on the Construction Reg.

5. Are you currently serving on a Board, Authority, or Commission for another governmental agency?

Yes ☐ No ☒ If yes, what Board, etc. and since when?

Work Experience:

Own & operate NCS Electric Since 1993

Community Involvement:

I have been a Resident of Cape Coral since 1974
Through out the years I have volunteered many different ways.
Today Due to my wifes illness our involvement is limited
to monetary contributions through various organizations.

Interests/Activities:

Golf, Fishing, Family

Why do you desire to serve on this/these Board(s)?

I have been on the planning & zoning for this
past year and would like to continue my work on the Board.
I enjoy being involved in the citys direction of growth.

How did you learn about the vacancy? ☐ Cape Coral Website ☐ Newspaper ☐ Facebook ☐ Word of Mouth
Clerks Office

A resume or separate sheet with additional information may be included.

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I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

Signature



Date

12/22/2022

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City of Cape Coral, City Clerk's Office, P.O. Box 150027, Cape Coral, Florida 33915-0027

FOR OFFICIAL USE ONLY

Interviewed:

Date: _____

Yes ☐

No ☐

Council Action:

Date: _____

RECEIVED

**CITY OF CAPE CORAL
APPOINTMENT INFORMATION FORM**

Initials: DS

DEC 23 2022

This Appointment Information Form, when completed, signed and filed with the City Clerk's Office, is a PUBLIC RECORD under Chapter 119, Florida Statutes, and, therefore, is open to public inspection by any person.

CITY OF CAPE CORAL
CITY CLERK'S OFFICE

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Please Type, if possible (or print clearly)

Date: 12/13/2022

Name: Severson Daniel Mark
(Last) (First) (Middle)

E-mail address: doc@danseverson.org

Address: (H) 2225 SE 15th St, Cape Coral, FL Zip Code 33990
(O) _____ Zip Code _____

Phone: (H) 2399104536 (O) _____ (C) _____

Occupation: Retired

Employer: _____ Position: _____ How Long: _____

Education: Highest education level achieved and institutions attended:
Name & Location Dates Attended Degrees Earned

Name & Location	Dates Attended	Degrees Earned
St. Cloud State University, St. Cloud, MN	09/1973-05/1979	Bachelors Physics/ minor Mathematics

Have you ever held a professional or business license or certificate? Yes X No _____
If "Yes", please provide the title, issue date and issuing authority.
License/Certificate Title Issue Date Issuing Authority
Air Transport Pilot 05/1998 Federal Aviation Administration

Board(s) /Commission(s) for which you are applying:
Planning and zoning commission

- Are you a U.S. Citizen? Yes X No _____
- Are you a Cape Coral Resident? Yes X No _____
- Are you currently serving on a City Board(s)? Yes _____ No X
If yes, which Board(s) and since when?

- Have you ever served on a City Board(s)? Yes _____ No X
If yes, which Board(s) and when?

- Are you currently serving on a Board, Authority, or Commission for another governmental agency?
Yes _____ No X If yes, what Board, etc. and since when?

Work Experience:

US Navy, Retired Commander/ Naval Aviator 1979-2000, Minnesota House of Representatives District 14A 2002-2010: Officer in Charge F/A-18 Squadron

Bureau of Naval Personnel, Pers 911 & 913; Executive Officer - Weapons Test Squadron China Lake, Ca.

Community Involvement:

Lee County School Board Candidate Dist 4, 2022

Life Church, Ft Myers Ministry team

Precinct Chair 412, Lee County Republican Executive Committee

Interests/Activities:

Smart Growth/ city development

Sailing, golf, diving, fishing

Why do you desire to serve on this/these Board(s)?

Use my background and experience to help develop smart growth for the region

How did you learn about the vacancy? ☐ Cape Coral Website ☐ Newspaper ☐ Facebook ☐ Word of Mouth

A resume or separate sheet with additional information may be included.

Florida law requires that members of certain Boards file a financial disclosure form. Would you be willing to file a financial disclosure form? Yes ☒ No ☐

The City of Cape Coral Code of Ordinances, Section 2-60 has a limitation on offices held; however, this can be waived by a two-thirds (2/3) vote of City Council. If you are already serving on a Board, Authority, or Commission for the City of Cape Coral or for another governmental agency, you would have to be approved by a two-thirds (2/3) vote.

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I understand the responsibilities associated with being a Board member, and I have adequate time to serve on the above Board(s).

Signature

Date

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FOR OFFICIAL USE ONLY

Interviewed: Date: _____

Yes ☐ No ☐

Council Action: Date: _____



**AGENDA
REQUEST
FORM**
CITY OF CAPE
CORAL

Item Number:	7.A.
Meeting Date:	2/1/2023
Item Type:	PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY PUBLIC HEARING

TITLE:

Ordinance 6-23 (FLUM22-000017)

REQUESTED ACTION:

Approve or Deny

SUMMARY EXPLANATION AND BACKGROUND:

The applicant requests a future land use map amendment from the Commercial/Professional (CP) future land use designation to the Multi-Family Residential (MF) future land use designation for two properties totaling 0.46 acres. The amendment would allow for construction of a single-family home or a duplex on each of the two parcels. The two parcels are the only parcels in the block with the CP future land use designation. Parcels to the north are designated as Pine Island Road District (PIRD) while parcels to the south have the MF designation.

STRATEGIC PLAN ALIGNMENT:

1. Is this a Strategic Decision? No
- If Yes, Priority Goals Supported are listed below.
- If No, will it harm the intent or success of the Strategic Plan? No

RECOMMENDATIONS:

City Planning Staff Recommendation: Approval

SOURCE OF ADDITIONAL INFORMATION:

Connie Barron, Assistant City Manager and Interim Development Services Director, 574-0448

FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:

N/A

1. Will this action result in a Budget Amendment? No

PREPARED BY:

Brienne Cherry, Planning
Technician

Division- City
Planning

Department- Development
Services

ATTACHMENTS:

- | Description | Type |
|-----------------------------------|-----------|
| 1. Ordinance 6-23 (FLUM22-000017) | Ordinance |

- ▢ 2. Novus Packet
- ▢ 3. PowerPoint Presentation - Staff

Backup Material
Presentation

ORDINANCE 6 - 23

AN ORDINANCE AMENDING THE CITY OF CAPE CORAL COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FROM COMMERCIAL/PROFESSIONAL (CP) TO MULTI-FAMILY (MF) LAND USE FOR PROPERTY DESCRIBED AS LOTS 21-22 AND LOTS 35-36, BLOCK 4567, CAPE CORAL UNIT 68; PROPERTY LOCATED AT 412 SKYLINE BOULEVARD AND 413 SW 8TH PLACE; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Cape Coral on February 13, 1989, adopted a Comprehensive Plan pursuant to the Comprehensive Planning Act; and

WHEREAS, as part of the Comprehensive Plan the City of Cape Coral adopted therewith a future land use map designating land uses and proposed land uses throughout the City of Cape Coral consistent with the Comprehensive Plan and Comprehensive Planning Act; and

WHEREAS, the City of Cape Coral City Council has considered the testimony, evidence, and documentation for the Land Use Amendment initiated by OHEL CHAI, INC., AND KDUSHAS YOM TOV, INC., regarding the below described property, and considered the recommendation of the Planning & Zoning Commission/Local Planning Agency and City staff.

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 below described real property located within the City of Cape Coral, Florida, is hereby amended consistent with the City of Cape Coral Comprehensive Plan as follows:

FROM COMMERCIAL/PROFESSIONAL (PF) TO MULTI-FAMILY (MF) LAND USE

LOTS 21 AND 22, BLOCK 4567, CAPE CORAL UNIT 68, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 106, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

LOTS 35 AND 36, BLOCK 4567, CAPE CORAL UNIT 68, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 106, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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. The effective date of this small scale development amendment to the Comprehensive Plan shall be thirty-one (31) days after the adoption of this ordinance. Alternatively, if the small scale development amendment adopted by this ordinance is challenged by an "affected person" within thirty (30) days after adoption, then the effective date of this amendment shall be the date upon which either the state land planning agency or the Administration Commission issues a "final order" determining that this small scale development amendment is "in compliance" as provided in Section 163.3187(5), Florida Statutes.

ADOPTED BY THE COUNCIL OF THE CITY OF CAPE CORAL AT ITS REGULAR SESSION THIS _____ DAY OF _____, 2023.

JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

GUNTER _____
STEINKE _____
SHEPPARD _____
HAYDEN _____

CUMMINGS _____
WELSH _____
LONG _____
COSDEN _____

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF _____,
2023.

KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:



BRIAN R. BARTOS
ASSISTANT CITY ATTORNEY
ord/FLUM22-000017



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

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**

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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.

OWNER(S) OF PROPERTY INFORMATION	
Owner <u>Ohel Chai, Inc.</u>	Address <u>5903 18th Avenue, Suite 72</u>
Phone <u>718-234-0359</u>	City <u>Brooklyn</u>
Email <u>davkaten@yahoo.com</u>	State <u>NY</u> Zip <u>11204</u>
Owner <u>Kdusha Yom Tov, Inc.</u>	Address <u>6404 18th Avenue, Suite 142</u>
Phone <u>718-234-0359</u>	City <u>Brooklyn</u>
Email <u>davkaten@yahoo.com</u>	State <u>NY</u> Zip <u>11204</u>
APPLICANT INFORMATION (If different from owner)	
Applicant _____	Address _____
Phone _____	City _____
Email _____	State _____ Zip _____
AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)	
Representative <u>Avalon Engineering, Inc.</u>	Address <u>2503 Del Prado Boulevard, Suite 200</u>
Phone <u>239- 573- 2077</u>	City <u>Cape Coral</u>
Email <u>linda@avaloneng.com</u>	State <u>FL</u> Zip <u>33904</u>
PROPERTY INFORMATION	
Unit <u>68</u> Block <u>4567</u> Lot (s) <u>21,22, 35, 36</u> Subdivision _____	
Property Address <u>412 Skyline Boulevard and 413 SW 8th Place Cape Coral, FL 33991</u>	
Plat Book <u>23</u> Page <u>106</u> Current Zoning <u>C (Commercial)</u>	
Strap Number <u>15-44-23-C3-04567.0350 and 15-44-23-C3-04567.0210</u> Acreage <u>0.46</u>	
Current Land Use <u>CP (Commercial Professional)</u> Proposed Land Use <u>MF (Multiple Family Residential)</u> <input checked="" type="checkbox"/>	



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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.

Ohel Chai, Inc / Kdushas Yom Tov, Inc.

By: Hyman Rubin, P/V

NAME (PLEASE TYPE OR PRINT)

Hyman Rubin
AUTHORIZED SIGNATURE

STATE OF NY
COUNTY OF KINGS

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online notarization, this 11th day of April, 2022 by Hyman Rubin who is personally known to me or produced _____ as identification.

LEAH WALDMAN
NOTARY PUBLIC, State of New York
No. 01WA6127221
Qualified in Kings County
Commission Expires May 23, 2025

Exp Date: 5/23/25 Commission Number: _____

Signature of notary Public:

Leah Waldman

Printed Name of Notary Public:

LEAH WALDMAN



DEPARTMENT OF DEVELOPMENT SERVICES
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Each parcel is: **ESTIMATED PEAK HOUR TRIP**

Parcel Size: Width 80 Depth 125 Sq. Ft. 10,000 Acreage 0.46 Total

Soil Type: Matlacha gravely fine sand; Limestone substratum

Urban Services Area: (check one) Infill _____ Transition ☒ Reserve _____

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

Inactive land with street pattern.

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

None.

Estimated Development:

- Estimate total lot coverage 20 % per parcel
- Estimate total building floor area: 2,000 Sq. ft. per parcel
- Estimate type of future development and percentages:
(e.g. business offices, commercial retail, automotive repair, etc.)

The RML zoning permits the development of duplex structures, or multi-family buildings. We anticipate these
lots will be developed with 2 duplexes (1 per parcel).

Estimated peak hour trip ends: 2.44

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 ☐



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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 11 Day of APRIL, 2022.

Kdushas Yom Tov, Inc.

CORPORATION/COMPANY NAME

Hyman Rubin, its Vice President

OWNER'S NAME (TYPE or PRINT)

Hyman Rubin

OWNER'S SIGNATURE

STATE OF NY

COUNTY OF KINGS

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online notarization, this 11th day of April, 2022 by Hyman Rubin who is personally known to me or produced _____ as identification.

Exp Date: 5/23/25 Commission Number: _____

Signature of notary Public: _____

Printed Name of Notary Public: _____

LEAH WALDMAN
NOTARY PUBLIC, State of New York
No. 01WA6127221
Qualified in Kings County
Commission Expires May 23, 2025

Leah Waldman

LEAH WALDMAN



DEPARTMENT OF DEVELOPMENT SERVICES
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Ohel Chai, Inc.
CORPORATION/COMPANY NAME

Hyman Rubin its President
OWNER'S NAME (TYPE or PRINT)

[Signature]
OWNER'S SIGNATURE

STATE OF NY
COUNTY OF KINGS

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Exp Date: 5/23/25 Commission Number: NOTARY PUBLIC, State of New York
No. 01WA6127221
Qualified in Kings County
Commission Expires May 23, 2025

Signature of notary Public: [Signature]

Printed Name of Notary Public: LEAH WALDMAN



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

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AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Avalon Engineering, Inc.

(Name of person giving presentation)

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

UNIT 68 BLOCK 4567 LOT(S) 21 & 22 SUBDIVISION _____

OR LEGAL DESCRIPTION _____

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

Kdushas Yom Tov, Inc.

Hyman Rubin its Vice President

PROPERTY OWNER (Please Print)

Hyman Rubin

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

PROPERTY OWNER (Signature & title)

STATE OF NY

COUNTY OF Kings

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notarization, this 11th day of April, 2022 by Hyman Rubin who
is personally known to me or produced _____ as identification

Exp Date: 5/23/25

Commission Number: _____

Signature of notary Public: _____

Printed Name of Notary Public: _____

LEAH WALDMAN
NOTARY PUBLIC, State of New York
No. 01WA6127221
Qualified in Kings County
Commission Expires May 23, 2025

Leah Waldman

LEAH WALDMAN

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



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AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Avalon Engineering, Inc.

(Name of person giving presentation)

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

UNIT 68 BLOCK 4567 LOT(S) 35 & 36 SUBDIVISION _____

OR LEGAL DESCRIPTION _____

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

By: Hyman Rubin its President

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

STATE OF NY

COUNTY OF Kings

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online
notarization, this 11th day of April, 2022 by Hyman Rubin who
is personally known to me or produced _____ as identification.

Exp Date: 5/23/25 Commission Number: _____

Signature of notary Public:

Printed Name of Notary Public:

LEAH WALDMAN
NOTARY PUBLIC, State of New York
No. 01WAB127221
Qualified in Kings County
Commission Expires May 23, 2025

Leah Waldman
LEAH WALDMAN

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



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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;



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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.



Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077 Fax: (239) 573-2076
#AA C001936 #EB 0003128

April 21, 2022

Mr. Vince Cautero, Director
Department of Community Development
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, Florida 33990

PROJECT: 413 SW 8th Place and 412 Skyline Boulevard, Unit 68
BLOCK 4567 LOTS 21, 22, 35, AND 36

SUBJECT: SMALL SCALE LAND USE MAP AMENDMENT LETTER OF INTENT

Dear Mr. Cautero:

As provided for in Section 3.5.2 of the City of Cape Coral's Land Development Code, and on behalf of the property owners, we respectfully request an amendment to the City of Cape Coral's Future Land Use Map to change the Future Land Use designation of the subject 0.46 +/- acres from CP (Commercial Professional) to MF (Multiple Family Residential).

The subject parcel is located on SW 8th Place and Skyline Boulevard and consists of 4 lots within Unit 68, in Section 15, Township 44S, and Range 23 E, Cape Coral, Strap # 15-44-23-C3-04567.0210 and 15-44-23-C3-04567.0350. This Future Land Use Map Amendment is requesting approval of a MF (Multiple Family Residential) Land Use for these two parcels.

The adjacent development patterns include existing residential development to the south; multi-family development (duplexes) along Skyline Blvd. and a mixture of duplexes and single-family homes on SW 8th Place. To the north are vacant and developed parcels designated as Pine Island Road District Land Use fronting Pine Island Road and SW 4th Street. To the east of the parcels is Skyline Blvd with single family residential development, approximately 70% built out. To the west across SW 8th Place is a block containing three different Land Use designations PIRD, CP, and MF. Of the thirteen (13) multi-family lots within Block 4566, 9 or 70 percent are developed with duplexes, two are undeveloped and the other two lots are developed with single family homes.

MANNER OF INITIATION

Applications for a Future Land Use Map Amendment (FLUMA) may be initiated in the following manner:

By a petition of one or more property owners of at least 51% of the property owners of an area proposed for amendment.

The two property owners who executed the application have 100% ownership in the parcels considered under this request.

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.

This Land Use Map Amendment is consistent with the following City's Comprehensive Plan Policies:

Policy 1.6: The City will continue to promote healthy communities and a diverse housing stock so that all persons may have an opportunity to reside in this community. To accomplish this goal, the City supports efforts to balance single-family and multi-family residential stock.

The development patterns within this neighborhood supports this Land Use Map Amendment as there are both single family and multi-family (duplex units) along Skyline Boulevard. In this area, single family blocks are on the east side of Skyline and Multi-family zoned blocks are on the western side of Skyline Blvd.

These two parcels do not contain the same zoning and land use as the adjacent parcels. To the north the adjacent lots are zoned CC and have a PIRD land use designation. To the south the adjacent lots are zoned RML and have a MF land use designation. These two parcels are the only two lots that have a CP Land Use designation and a Commercial (C) Zoning.

To develop these lots as part of a Commercial Corridor development a land use and zoning map amendment would be required. To develop these lots with a multi-family use (same as southern parcels) a land use and zoning map amendment is required.

The applicants are requesting this land use change to be able to provide two duplex units, one on each parcel, and continue the residential product type being offered within the southern part of this block. This LUMA application is consistent with Policy 1.6.

Policy 1.7: The City has identified a shortfall of multi-family residential housing stock in the community. To provide better guidance in identifying properties which are appropriate for multi-family residential development, to reduce this shortfall, locational guidelines have been developed. The following locational guidelines are as follows:

1.) Proximity to major roadways.

To prevent the establishment of multi-family residential development far in the middle of predominantly single-family neighborhoods, an appropriate location for multi-family residential development is adjacent to or within ¼ mile of major roadways such as arterial and collector roadways, as identified by Figure 7 City Roadway Classifications.

The subject parcels are located back-to-back with Lots 35 & 36 fronting on Skyline Blvd (a collector roadway in Cape Coral).

2.) Proximity to non-residential land uses.

An important consideration for siting multi-family residential development is the need for multi-family residential uses to be in proximity to major employment centers. Providing housing near commercial uses can result in shorter trips, lessened traffic generation by workers, and providing multiple transportation mode options (walking, bicycling, automobile, bus) for employees. An appropriate location for multi-family residential development is adjacent to or within ¼ mile of non-residential land uses.

The subject parcels are located within 620 feet of Pine Island Road, restaurants, shops, and commercial services.

3.) Transitioning from commercial uses to less intense uses.

Multi-family residential uses have traditionally provided a role in buffering single-family uses or neighborhoods from nearby commercial development. An appropriate location for multi-family residential development is physically between single-family development and non-residential land uses.

The subject parcels would be adjacent to future commercial development. The development patterns of this Block and Skyline Blvd assist in creating separation from single family residential and commercial development, with multi-family in the middle.

4.) Assemblage opportunities and adjacency to existing multi-family residential.

Single, isolated pre-platted parcels provide little opportunity for larger-scale multi-family residential development, and contribute to the same ills that strip center commercial developments offer; a proliferation of driveways onto major roadways.

These subject parcels are pre-platted single parcels which will not permit a larger-scale multi-family residential development but will continue the development pattern of this block and will provide a

Policy 4.1: Future development requiring access or connection to public water and sewer facilities will be located within either the Urban Services Infill or Transition areas.

These parcels are within the City's Urban Services Transition Area and can connect to City Utilities.

Policy 8.5: The City encourages the use of multi-family residential, compound buildings, professional offices, and parks as transitional uses between commercial development and low-density residential neighborhood.

2. The amendment protects the health, safety, and welfare of the community;

Approving this amendment will provide the City of Cape Coral with additional multi-family zoned lots, which has been identified by the city as a Land Use that should be increased within the city.

These lots are within an area that is accessible to public services and conveniently located near commercial establishments providing job opportunities and everyday services that could be accessed by pedestrian, bicycle, or automotive means.

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;

The lots within the amendment area are sized properly for the proposed use. The use is compatible with the existing uses within this neighborhood.

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;

The MF (Multi-family) Land Use classification has two compatible zoning districts RML (Residential Multi-family Low Density) and RMM (Residential Multi-family Medium Density). The size and location of the parcels would not permit the RMM zoning to be designated on these lots once the Land Use to Multi-family is adopted. The RML permits mainly residential uses with a similar density as what is currently being built along Skyline Boulevard.

This Future Land Use Amendment will not impact the community or create more traffic associated with the development of these parcels.

5. The site can accommodate all the allowed uses, whether by right or otherwise, considering existing or planned infrastructure for roads, sanitary and water supply systems, stormwater, parks, etc.; and

The MF Land Use has two compatible zoning districts RML (Residential Multi-family Low

LUMA / Blocks 4567 Lots 21,22,35,36
Letter of Intent
April 21, 2022
Page 5

Density) and RMM (Residential Multi-family Medium Density). The uses permitted in the RML Zoning are mainly residential and this area of Cape Coral has public infrastructure in place (utilities, roads, stormwater, and schools) in addition to pedestrian ways and within proximity to commercial stores and services.

In consideration of the justifications provided above, please approve the adoption of this land use map amendment. Should you or your staff have questions or require additional information, please let us know.

Sincerely,

AVALON ENGINEERING, INC.

Linda Miller, AICP
Vice President

G:\2022\22-110\City\LUMA\LUMA Letter of Intent.doc

Property Data

STRAP: 15-44-23-C3-04567.0210 Folio ID: 10069693

Generated on 3/30/2022 11:27 AM

Owner Of Record - Sole Owner

[\[Change Address\]](#)



KDUSHAS YOM TOV INC
6404 18TH VE STE 142
BROOKLYN NY 11204

Site Address

Site Address maintained by [E911 Program Addressing](#)

413 SW 8TH PL
CAPE CORAL FL 33991

Property Description

Do not use for legal documents!



CAPE CORAL UNIT 68
BLK 4567 PB 23 PG 106
LOTS 21 + 22

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)



Current Working Values



Just

20,000

Attributes

Land Units Of Measure

SF

Units

10000.00

Total Number of Buildings

0

Total Bedrooms / Bathrooms

0

1st Year Building on Tax Roll

N/A

Historic Designation

No

Image of Structure



Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	4,920	4,920	4,920	4,920	0	4,920
1993	4,310	4,310	4,310	4,310	0	4,310
1994	3,530	3,530	3,530	3,530	0	3,530
1995	4,080	4,080	4,080	4,080	0	4,080
1996	3,840	3,840	3,840	3,840	0	3,840
1997	3,410	3,410	3,410	3,410	0	3,410
1998	3,410	3,410	3,410	3,410	0	3,410
1999	3,410	3,410	3,410	3,410	0	3,410
2000	3,410	3,410	3,410	3,410	0	3,410
2001	3,410	3,410	3,410	3,410	0	3,410
2002	4,230	4,230	4,230	4,230	0	4,230
2003	5,650	5,650	5,650	5,650	0	5,650
2004	10,000	10,000	10,000	10,000	0	10,000
2005	35,700	35,700	35,700	35,700	0	35,700
2006	69,050	69,050	69,050	69,050	0	69,050
2007	55,000	55,000	55,000	55,000	0	55,000
2008	15,000	15,000	15,000	15,000	0	15,000
2009	7,800	7,800	7,800	7,800	0	7,800
2010	6,900	6,900	6,900	6,900	0	6,900
2011	4,200	4,200	4,200	4,200	0	4,200
2012	6,000	6,000	6,000	4,620	0	4,620
2013	6,000	6,000	6,000	5,082	0	5,082
2014	8,000	8,000	8,000	5,590	0	5,590
2015	8,000	8,000	8,000	6,149	0	6,149
2016	10,000	10,000	10,000	10,000	0	10,000
2017	10,000	10,000	10,000	10,000	0	10,000

2018	20,000	20,000	20,000	11,000	0	11,000
2019	20,000	20,000	20,000	12,100	0	12,100
2020	20,000	20,000	20,000	13,310	0	13,310
2021	20,000	20,000	20,000	14,641	0	14,641

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Exemptions

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No existing exemptions found for this property.

Values (2021 Tax Roll)

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Property Values

Attributes

Just	20,000	Land Units Of Measure	SF
Assessed	20,000	Units	10000.00
Portability Applied	0	Total Number of Buildings	0
Cap Assessed	14,641	Total Bedrooms / Bathrooms	0
Taxable	14,641	1st Year Building on Tax Roll	N/A
Cap Difference	5,359	Historic Designation	No

Taxing Authorities

Generated on 3/30/2022 11:27 AM

CITY OF CAPE CORAL / 057

Name / Code

Category

Mailing Address

LEE CO GENERAL REVENUE / 044

County

LEE COUNTY OFFICE OF MGMT &
BUDGET
PO BOX 398
FORT MYERS FL 33902-0398

LEE CO ALL HAZARDS PROTECTION DIST / 101

Dependent
District

LEE COUNTY OFFICE OF MGMT &
BUDGET
PO BOX 398
FORT MYERS FL 33902-0398

LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
MUNICIPAL SOLID WASTE DISPOSAL MSTU / 116	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF CAPE CORAL / 014	Municipal	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF CAPE CORAL ALLEY IMP / 239	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL FIRE ASMT / 312	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL LOT MOWING DIST 1 / 311	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL MAINTENANCE OF MEDIANS & RIGHT-OF-WAYS / 237	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL NORTH CENTRAL LOOP IRRIGATION / 293	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL NORTH CENTRAL LOOP WASTEWATER / 292	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027

CITY OF CAPE CORAL NORTH CENTRAL LOOP WATER / 291	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL PARKING LOT IMP / 240	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL PEPPER TREE REMOVAL / 238	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL PINE ISLAND RD IRRIGATION IMP AREA / 175	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL PINE ISLAND RD WASTEWATER IMP AREA / 174	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL PINE ISLAND RD WATER IMP AREA / 173	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL SEAWALL IMP PH VII B / 243	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL SIDEWALK IMP / 242	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL SOUTHWEST 6 & 7 IRRIGATION / 229	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL SOUTHWEST 6 & 7 WASTEWATER / 228	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL SOUTHWEST 6 & 7 WATER / 227	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL STORMWATER ANNUAL / 183	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL STORMWATER DELINQUENT / 184	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL STREETLIGHTING IMP / 306	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027

CITY OF CAPE CORAL WATERWAY LOCK IMP / 301	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	
FLORIDA PACE FUNDING AGENCY / 343	Special District	
CITY OF CAPE CORAL PARKS VOTED DEBT SVC / 382	Voter Approved	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Generated on 3/30/2022 11:27 AM

Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
10.00	08/12/2021	2021000276461	11		V
100.00	06/15/2015	2015000171251	11	There are 9 additional parcel(s) with this document (may have been split after the transaction date)... 01-44-23-C2-02099.0310 05-44-23-C2-04076.0580 06-44-23-C4-04219.0050 06-44-24-C3-02059.0130 15-44-23-C3-04567.0350 16-44-23-C2-03702.0130 25-43-22-C3-05180.0110 31-43-23-C1-04320.0200 36-43-22-C3-05256.0370	V
15,000.00	12/31/2010	2011000039980	37		V
106,000.00	04/12/2006	2006000157109	08		V
32,000.00	06/29/2004	4351/4785	08		V
12,500.00	07/30/2003	4026/1388	08		V
100.00	11/19/1997	2897/1923	01		V
3,000.00	02/01/1986	1830/1820	06		V
3,000.00	07/01/1978	1296/315	07		V

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **23** and **106** for the book and page numbers and **Plats Book** for the book type.

Learn how you can protect yourself against fraud with the Lee County Clerk of Court's [Property Fraud Alert](#) Service.

Parcel Numbering History ⓘ

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Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
15-44-23-A3-04567.0210	N/A	Reserved for Renumber ONLY	01/26/1997

Location Information

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Township	Range	Section	Block	Lot
44	23E	15		
Municipality	Latitude		Longitude	
City of Cape Coral	26.64104		-81.99477	

[Links](#)

[View Parcel on Google Maps](#)

[View Parcel on GeoView](#)

Solid Waste (Garbage) Roll Data

Generated on 3/30/2022 11:27 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
017 - CITY OF CAPE CORAL	-		0	0.00

Flood and Storm Information

Generated on 3/30/2022 11:27 AM

Flood Insurance		Find my flood zone		Evacuation Zone
Community	Panel	Version	Date	
125095	0265	F	8/28/2008	C

Flood Insurance Rate Map data is not available for parcels within a municipality. To obtain flood information, contact your [municipality](#) directly.

Address History

Generated on 3/30/2022 11:27 AM

Street Number	Street Name	Unit	City	Zip	Maintenance Date
413	SW 8TH PL		Cape Coral	33991	12/31/1996 11:11:19 AM

Appraisal Details (2021 Tax Roll)

Generated on 3/30/2022 11:27 AM

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	10000.00	Square Feet

Appraisal Details (Current Working Values)

Generated on 3/30/2022 11:27 AM

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	10000.00	Square Feet

Generated on 3/30/2022 11:27 AM

Property Data

STRAP: 15-44-23-C3-04567.0350 Folio ID: 10069700

Generated on 3/30/2022 11:26 AM

Owner Of Record - Sole Owner

[\[Change Address\]](#)



OHEL CHAI INC
5903 18TH AVE STE 72
BROOKLYN NY 11204

Site Address

Site Address maintained by [E911 Program Addressing](#)

412 SKYLINE BLVD
CAPE CORAL FL 33991

Property Description

Do not use for legal documents!



CAPE CORAL UNIT 68
BLK 4567 PB 23 PG 106
LOTS 35 + 36

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)



Current Working Values



Just

20,000

Attributes

Land Units Of Measure

SF

Units

10000.00

Total Number of Buildings

0

Total Bedrooms / Bathrooms

0

1st Year Building on Tax Roll

N/A

Historic Designation

No

Image of Structure



Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	4,920	4,920	4,920	4,920	0	4,920
1993	4,310	4,310	4,310	4,310	0	4,310
1994	3,530	3,530	3,530	3,530	0	3,530
1995	4,080	4,080	4,080	4,080	0	4,080
1996	3,840	3,840	3,840	3,840	0	3,840
1997	3,410	3,410	3,410	3,410	0	3,410
1998	3,410	3,410	3,410	3,410	0	3,410
1999	3,410	3,410	3,410	3,410	0	3,410
2000	3,410	3,410	3,410	3,410	0	3,410
2001	3,410	3,410	3,410	3,410	0	3,410
2002	4,230	4,230	4,230	4,230	0	4,230
2003	5,650	5,650	5,650	5,650	0	5,650
2004	10,000	10,000	10,000	10,000	0	10,000
2005	35,700	35,700	35,700	35,700	0	35,700
2006	69,050	69,050	69,050	69,050	0	69,050
2007	49,500	49,500	49,500	49,500	0	49,500
2008	15,000	15,000	15,000	15,000	0	15,000
2009	7,800	7,800	7,800	7,800	0	7,800
2010	6,900	6,900	6,900	6,900	0	6,900
2011	4,200	4,200	4,200	4,200	0	4,200
2012	6,000	6,000	6,000	4,620	0	4,620
2013	6,000	6,000	6,000	5,082	0	5,082
2014	8,000	8,000	8,000	5,590	0	5,590
2015	8,000	8,000	8,000	6,149	0	6,149
2016	10,000	10,000	10,000	10,000	0	10,000
2017	14,695	14,695	14,695	11,000	0	11,000

2018	20,000	20,000	20,000	12,100	0	12,100
2019	20,000	20,000	20,000	13,310	0	13,310
2020	20,000	20,000	20,000	14,641	0	14,641
2021	20,000	20,000	20,000	16,105	0	16,105

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Exemptions

Generated on 3/30/2022 11:26 AM

No existing exemptions found for this property.

Values (2021 Tax Roll)

Generated on 3/30/2022 11:26 AM

Property Values

Attributes

Just	20,000	Land Units Of Measure	SF
Assessed	20,000	Units	10000.00
Portability Applied	0	Total Number of Buildings	0
Cap Assessed	16,105	Total Bedrooms / Bathrooms	0
Taxable	16,105	1st Year Building on Tax Roll	N/A
Cap Difference	3,895	Historic Designation	No

Taxing Authorities

Generated on 3/30/2022 11:26 AM

CITY OF CAPE CORAL / 057

Name / Code

Category

Mailing Address

LEE CO GENERAL REVENUE / 044

County

LEE COUNTY OFFICE OF MGMT &
BUDGET
PO BOX 398
FORT MYERS FL 33902-0398

LEE CO ALL HAZARDS PROTECTION DIST / 101

Dependent
District

LEE COUNTY OFFICE OF MGMT &
BUDGET
PO BOX 398
FORT MYERS FL 33902-0398

LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
MUNICIPAL SOLID WASTE DISPOSAL MSTU / 116	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF CAPE CORAL / 014	Municipal	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF CAPE CORAL ALLEY IMP / 239	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL FIRE ASMT / 312	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL LOT MOWING DIST 1 / 311	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL MAINTENANCE OF MEDIANS & RIGHT-OF-WAYS / 237	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL NORTH CENTRAL LOOP IRRIGATION / 293	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL NORTH CENTRAL LOOP WASTEWATER / 292	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027

CITY OF CAPE CORAL NORTH CENTRAL LOOP WATER / 291	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL PARKING LOT IMP / 240	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL PEPPER TREE REMOVAL / 238	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL PINE ISLAND RD IRRIGATION IMP AREA / 175	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL PINE ISLAND RD WASTEWATER IMP AREA / 174	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL PINE ISLAND RD WATER IMP AREA / 173	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL SEAWALL IMP PH VII B / 243	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL SIDEWALK IMP / 242	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL SOUTHWEST 6 & 7 IRRIGATION / 229	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL SOUTHWEST 6 & 7 WASTEWATER / 228	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL SOUTHWEST 6 & 7 WATER / 227	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL STORMWATER ANNUAL / 183	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL STORMWATER DELINQUENT / 184	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL STREETLIGHTING IMP / 306	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027

CITY OF CAPE CORAL WATERWAY LOCK IMP / 301

Special District

CITY OF CAPE CORAL
FINANCIAL SERVICES DIRECTOR
PO BOX 150027
CAPE CORAL FL 33915-0027

FLORIDA GREEN FINANCE AUTHORITY / 358

Special District

FLORIDA PACE FUNDING AGENCY / 343

Special District

CITY OF CAPE CORAL PARKS VOTED DEBT SVC / 382

Voter Approved

CITY OF CAPE CORAL
FINANCIAL SERVICES DIRECTOR
PO BOX 150027
CAPE CORAL FL 33915-0027

SFWMD-DISTRICT-WIDE / 110

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-OKEECHOBEE BASIN / 308

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 3/30/2022 11:26 AM

Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
10.00	08/12/2021	2021000276417	11		V
				There are 9 additional parcel(s) with this document (may have been split after the transaction date)...	
100.00	06/15/2015	2015000171251	11	01-44-23-C2-02099.0310 05-44-23-C2-04076.0580 06-44-23-C4-04219.0050 06-44-24-C3-02059.0130 15-44-23-C3-04567.0210 16-44-23-C2-03702.0130 25-43-22-C3-05180.0110 31-43-23-C1-04320.0200 36-43-22-C3-05256.0370	V
15,000.00	12/31/2010	2011000039979	37		V
85,000.00	04/07/2006	2006000157873	08		V
19,000.00	01/30/1998	3001/2286	04		V
5,000.00	05/23/1997	2848/3888	04		V
2,900.00	04/01/1976	1137/666	06		V

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **23** and **106** for the book and page numbers and **Plats Book** for the book type.

Learn how you can protect yourself against fraud with the Lee County Clerk of Court's [Property Fraud Alert](#) Service.

Parcel Numbering History

Generated on 3/30/2022 11:26 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
15-44-23-A3-04567.0350	N/A	Reserved for Renumber ONLY	01/26/1997

Location Information

Generated on 3/30/2022 11:26 AM

Township	Range	Section	Block	Lot
44	23E	15		
Municipality	Latitude		Longitude	
City of Cape Coral	26.64121		-81.99437	
<div>Links</div>				
View Parcel on Google Maps		View Parcel on GeoView		

Solid Waste (Garbage) Roll Data

Generated on 3/30/2022 11:26 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
017 - CITY OF CAPE CORAL	-		0	0.00

Flood and Storm Information

Generated on 3/30/2022 11:26 AM

Flood Insurance		Find my flood zone		Evacuation Zone	
Community	Panel	Version	Date		
125095	0265	F	8/28/2008	C	
Flood Insurance Rate Map data is not available for parcels within a municipality. To obtain flood information, contact your municipality directly.					

Address History

Generated on 3/30/2022 11:26 AM

Street Number	Street Name	Unit	City	Zip	Maintenance Date
412	SKYLINE BLVD		Cape Coral	33991	12/31/1996 11:11:19 AM

Appraisal Details (2021 Tax Roll)

Generated on 3/30/2022 11:26 AM

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	10000.00	Square Feet

Appraisal Details (Current Working Values)

Generated on 3/30/2022 11:26 AM

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	10000.00	Square Feet

Generated on 3/30/2022 11:26 AM



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
KDUSHAS YOM TOV, INC.

Filing Information

Document Number	N13000000594
FEI/EIN Number	46-1778918
Date Filed	01/17/2013
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/25/2021

Principal Address

1860 53rd St
BROOKLYN, NY 11204

Changed: 04/25/2021

Mailing Address

6404 18th Ave
Suite #142
BROOKLYN, NY 11204

Changed: 03/10/2014

Registered Agent Name & Address

Slack, Mark A., Esq.
9045 Strada Stell Ct.
Suite 400
Naples, FL 34109

Name Changed: 04/25/2021

Address Changed: 04/25/2021

Officer/Director Detail

Name & Address

Title VP

Rubin, Hyman

5208 19th Avenue
BROOKLYN, NY 11204

Title ST

RUBIN, YOCHEVED
6404 18th Ave
Suite #142
BROOKLYN, NY 11204

Title D

Rubin, Lipa
4 DA Wieder Blvd
Unit #101
Monroe, NY 10950

Title Elder

Engel, Moshe
6404 18th Ave
Suite #142
BROOKLYN, NY 11204

Annual Reports

Report Year	Filed Date
2019	04/25/2021
2020	04/25/2021
2021	04/25/2021

Document Images

04/25/2021 -- REINSTATEMENT	View image in PDF format
03/10/2014 -- ANNUAL REPORT	View image in PDF format
01/17/2013 -- Domestic Non-Profit	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
OHEL CHAI, INC.

Filing Information

Document Number N04000004909
FEI/EIN Number 77-0638751
Date Filed 05/14/2004
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 04/25/2021

Principal Address

1856 53rd Street
Brooklyn, NY 11204

Changed: 04/25/2021

Mailing Address

5903 18th Avenue
Suite #72
BROOKLYN, NY 11204

Changed: 04/25/2021

Registered Agent Name & Address

Slack, Mark A., Esq.
9045 Strada Stell Ct.
Suite #400
NAPLES, FL 34109

Name Changed: 04/20/2015

Address Changed: 04/20/2015

Officer/Director Detail

Name & Address

Title P

RUBIN, HYMAN

5208 19TH AVE.
BROOKLYN, NY 11204

Title Other

RUBIN, JACOB
5903 18th Avenue
Suite #72
BROOKLYN, NY 11204

Title Manager, Secretary

Rubin, Yvette
5903 18th Avenue
Suite #72
BROOKLYN, NY 11204

Title Other

Ganz, Moshe
5903 18th Avenue
Suite #72
BROOKLYN, NY 11204

Annual Reports

Report Year	Filed Date
2019	04/25/2021
2020	04/25/2021
2021	04/25/2021

Document Images

04/25/2021 -- REINSTATEMENT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- ANNUAL REPORT	View image in PDF format
03/31/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
03/23/2012 -- ANNUAL REPORT	View image in PDF format
01/19/2011 -- ANNUAL REPORT	View image in PDF format
04/15/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
01/31/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
05/05/2006 -- ANNUAL REPORT	View image in PDF format
02/10/2006 -- Reg. Agent Change	View image in PDF format
12/15/2005 -- Amendment	View image in PDF format
07/11/2005 -- ANNUAL REPORT	View image in PDF format
08/16/2004 -- Amendment	View image in PDF format
05/14/2004 -- Domestic Non-Profit	View image in PDF format

SKYLINE MULTI-FAMILY

Protected Species Assessment

Section 15, Township 44S, Range 23E
Cape Coral, Florida

April 1, 2022

Prepared by:

Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904

INTRODUCTION

These two 0.23-acre parcels are located at 412 Skyline Boulevard and 413 SW 8th Place (Strap Numbers 15-44-23-C3-04567.0350 and 15-44-23-C3-04567.0210). Adjacent properties consist of the following: to the north vacant parcels, to the south single-family homes, to the east Skyline Boulevard and to the west SW 8th Place.

The parcels are in Section 15, Township 44S, and Range 23E, Cape Coral, Florida.

SITE CONDITIONS

A site inspection was conducted by Scott Tucker on April 1, 2022. The weather was partly cloudy with temperatures in the 80's.

VEGETATION CLASSIFICATIONS

The table below displays the (#1) vegetative associations found on the subject parcel. These vegetative associations were identified using the Florida Land Use Cover Classification System. (FLUCCS) and are shown on the table below. Also included is a description of each FLUCCS association below.

FLUCCS CODE	DESCRIPTION	APPROXIMATE ACREAGE
1920	Inactive land with street pattern	0.23
1920	Inactive land with street pattern	0.23
TOTAL ACREAGE		0.46

SURVEY METHOD

To provide at least 100% visual coverage, four centered transects were completed at 20' intervals within the construction area. This method was selected to examine for the presence or absence of protected or listed species within the entire construction area.

If a sign or sighting was observed, an aerial photograph was marked depicting the approximate location. The attached scale aerial map depicts the results of this survey. Other listed protected species which could occur on the subject parcel according to City of Cape Coral which were surveyed for are as follows:

SPECIES	SCIENTIFIC NAME	OBSERVED
Burrowing Owl	Athene cunicularia	No
Gopher Tortoise	Gopherus polyphemus	No

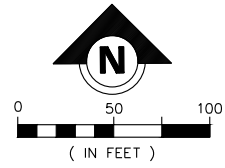
RESULTS

The Protected Species Survey revealed the presence of no species listed by either the U.S. Fish & Wildlife Service (USFWS) or by the Florida Fish & Wildlife Conservation Commission (FFWCC).

Attachment: Transect Line Map



PROTECTED SPECIES TRANSECT LINE 04/01/2022



THIS PLAN IS INTENDED FOR CONCEPTUAL PURPOSES ONLY. IT IS NOT A FINAL DESIGN. IT MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL AND REGULATORY CONSTRAINTS. NOT FOR CONSTRUCTION.

DATE BY REVISION DESCRIPTION

AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

**Rezoning & LUMA for
Skyline Duplex Units**
(BLOCK 4567 LOTS 21-22 & 35-36 UNIT 66)
CAPE CORAL - LEE COUNTY, FLORIDA

Choi Choi, Inc.
5208 19th Avenue
Brooklyn, NY 11204

TRANSECT MAP
(2020 AERIAL)

#22-110/LUMA



Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077 Web: AvalonEng.com
#EB 0003128

April 14, 2022

Mr. Vince Cautero, Director
Department of Community Development
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, FL 33990

PROJECT: Land Use Amendment from CP to MF
2 Single-Family Attached (Duplexes)
412 Skyline Boulevard and 413 SW 8th Place

SUBJECT: TRAFFIC GENERATION STATEMENT

Included herewith are the traffic generation calculations for the above referenced project. As the project creates less than 300 vehicle trips, peak hour of the generator, a traffic impact statement will not be necessary.

Source: I.T.E. Trip Generation Manual, 11th Edition
Land Use: (210) Single-Family Detached & (215) Single-Family Attached
Dwelling Units: 2 Single-Family Detached homes (2 DU) or 2 Single-Family Attached homes (4 DU)

Single Family Detached

Weekday AM Peak Hour of the Generator:

0.75 Per Dwelling Unit
0.39 vehicles entering 26%
1.11 vehicles exiting 74%
1.50 TOTAL VEHICLES

Weekday PM Peak Hour of the Generator:

0.99 Per Dwelling Unit
1.27 vehicles entering 64%
0.71 vehicles exiting 36%
1.98 TOTAL VEHICLES

Single Family Attached

Weekday AM Peak Hour of the Generator:

0.55 Per Dwelling Unit
0.55 vehicles entering 25%
1.65 vehicles exiting 75%
2.20 TOTAL VEHICLES

Weekday PM Peak Hour of the Generator:

0.61 Per Dwelling Unit
1.51 vehicles entering 62%
0.93 vehicles exiting 38%
2.44 TOTAL VEHICLES

If you should have any questions or require additional information, please feel free to call me.

Sincerely,

AVALON ENGINEERING, INC.

Linda Miller, AICP
Vice President



THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia

District Planning Specialist

2855 Colonial Boulevard, Fort Myers, FL 33966 | O: 239.335.1494

April 7, 2022

Linda Miller
Vice President
Avalon Engineering
2503 Del Prado Blvd S. Suite 200
Cape Coral, Florida

RE: Multi family Concurrency Review in Cape Coral

Dear Ms. Miller:

This letter is in response to your request for concurrency review dated March 30, 2022 for the subject property in City of Cape Coral in regard to educational impact.

This development is a request for 2 Multi-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .149 for elementary, .0071 for middle and .077 for high. A total of .24 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1494

Sincerely,

Jacqueline Heredia, District Planning Specialist

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER
OWNER/AGENT Avalon Engineering
ITEM DESCRIPTION 2 new duplexes

LOCATION Cape Coral FL
ACRES 0.46
CURRENT FLU Central Urban
CURRENT ZONING

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
	2	0

STUDENT GENERATION

Student Generation Rates			
	SF	MF	MH
Projected Students	0.149	0.058	0.12
Elementary School	0.071	0.028	0.06
Middle School	0.077	0.03	0.06
High School	Source: Lee County School District, September 8, 2018 letter		

CSA SCHOOL NAME 2022/23

	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project
West CSA, Elementary	14,234	14,026	208	0
West CSA, Middle	7,293	6,912	381	0
West CSA, High	9,536	8,492	1,044	0

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the finding of capacity)
 School Concurrence Manual

Prepared by: Jacqueline Heredia , District Planning Specialist

ALYSIS

S2

Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
208	99%	
381	95%	
1044	89%	
ie five (5) years of the School District's Five Year Plan		

PLANNING DIVISION STAFF REPORT
FLUM22-000017

PROPERTY ADDRESSES 412 Skyline Boulevard 413 SW 8 th Place	APPLICANT / OWNERS Ohel Chai, Inc. / Kdusha Yom Tov, Inc. AUTHORIZED REPRESENTATIVE Avalon Engineering, Inc.
--	---

SUMMARY OF REQUEST The applicant requests a future land use map amendment from the Commercial/Professional (CP) future land use designation to the Multi-Family Residential (MF) future land use designation for two properties totaling 0.46 acres.	
--	--

MAP SOURCE

STAFF RECOMMENDATION: **Approval**

Positive Aspects of Application:	The amendment would allow for residential development on two parcels adjacent to existing residential uses.
Negative Aspects of Application:	The amendment would be a loss of commercial land.
Mitigating Factors:	The loss of commercial land is de minimus. The site may not be viable for future commercial development due to lack of visibility and limited road frontage

SITE INFORMATION

Location: Two parcels in Southeastern Cape Coral
Unit 68. Block 4567. Lots 21, 22, 35, and 36.
West of Skyline Boulevard and south of Pine Island Road

STRAP Number: 15-44-23-C3-04567.0210 and 15-44-23-C3-04567.0350

Site Area: 20,000 sq. ft.

Site:	Future Land Use	Zoning
Current:	Commercial/Professional (CP)	Commercial (C)
Proposed:	Multi-Family Residential (MF)	N/A
	Surrounding Future Land Use	Surrounding Zoning
North:	Pine Island Road District (PIRD)	Commercial Corridor (CC)
South:	MF	Residential Multi-Family Low (RML)
East:	Single-Family Residential (SF)	Single-Family Residential (R1)
West:	MF	RML

Urban Service

Area: Transition

City Water/Sewer: Yes

Type of

Access Road: One parcel in the site has frontage on Skyline Boulevard and another parcel in the site has frontage on SW 8th Place.

Soil Types and Limitations for Development:

Map Unit		Limitations	
		Dwellings without basements	Small commercial buildings
13	Boca Fine Sand	Moderate (wetness)	Moderate (wetness)

The soil in the area presents moderate limitations for dwellings and small commercial buildings. These limitations are typically overcome by using various engineering solutions, such as importing fill. The soil type, therefore, may not present an obstacle to any proposed amendment. However, special feasibility studies may be required at the development stage of the property.

Drainage: Must comply with South Florida Water Management District and the City of Cape Coral Engineering Design Standards.

Natural Resources: The site consists of undeveloped land. The overall hydrology is considered non-hydric.

Flora & Fauna Habitat: Prior to any permit for development being issued, an environmental survey must be undertaken, and mitigation performed to minimize the impacts of development, if any, on the protected species habitat.

FINDINGS OF FACT

The site is two undeveloped parcels in block 4567 in southwestern Cape Coral. The site is 20,000 sq. ft. and one parcel has frontage on Skyline Boulevard while another site has frontage on SW 8th Place. Surrounding development includes a mix of duplexes, single-family homes, and undeveloped parcels. An unimproved 20-foot wide alley right-of-way (ROW) bisects the two properties in the site. The site is in the Urban Services reserve area and municipal utilities are available for any future development.

The future land use designation of the site was changed from Single-Family/Multi-Family (SM) to Commercial Professional (CP) in 2000. The zoning of the site was changed from Single-Family Residential (R1) to Pedestrian Commercial (C-1) in 2011. The zoning of the site was changed again in 2019 from C-1 to Commercial (C) with the adoption of the Land Development Code (LDC).

The applicant is seeking the amendment to allow the site to develop with residential uses.

EXISTING FUTURE LAND USE MAP

PROPOSED FUTURE LAND USE MAP

CURRENT ZONING MAP

ANALYSIS

Cape Coral Comprehensive Plan – Chapter 4, Future Land Use Element

Below are the descriptions of the existing and proposed future land use designations for the site. Staffs analysis will also focus on whether or not the site is still appropriate for the existing land use based upon various policies in the Future Land Use element.

Policy 1.15

Commercial/Professional (CP)

Intensities of use in the Commercial/Professional (CP) land use classification shall not exceed a floor to lot area ration (FAR) of 1.0. Zoning districts compatible with this classification may also be used in conjunction with the Mixed Use (MX) future land use classification. When used in conjunction with the MX classification, densities, intensities and other parameters, as described for these districts may differ from those described for the CP Classification. Permitted uses will ultimately depend upon the zoning district of the subject parcel. Generally, two zoning districts are consistent with the Commercial/Professional future land use classification, identified below. However, the City may develop additional zoning districts, compatible with the CP future land use classification, in the future.

The Professional (P) District is designed to provide professional office and other compatible development in areas that are suitable for such activities. The P District is appropriate for development of both small-scale and large-scale office or professional development projects, or projects containing uses compatible with such development. The intensity of development within this district is based upon the size (including width, depth, and compactness) and location of the property, as well as on compatibility with adjacent future land use classifications and zoning districts.

The Commercial (C) District is designed to facilitate a broad variety of large or small commercial uses. Uses allowed in the C District range from a variety of small or neighborhood-based commercial uses to larger retail or service uses, which may serve a relatively large trade area and, which may be developed as major shopping facilities. As many commercial uses have the potential to generate relatively high levels of vehicular trips from customers and sometimes delivery vehicles, preferred locations for the C District have direct access onto arterial or collector roads and adequate depth (a minimum of 250 feet) for larger-scale development.

In certain locations, fragmented ownership of relatively small properties, or other factors, may preclude the creation of larger properties with access onto a collector or arterial roadway. Under such circumstances, it may be appropriate for the C Zoning District to place additional limits on the intensities of commercial development on these properties. It may also be appropriate, under certain circumstances to place restrictions on some commercial uses, such as those with high trip generation rates, adverse aesthetic attributes, and generation of disturbing noises or odors. Factors to consider when establishing such limits on intensities or uses to include the following: the depth of the property, whether the property is adjacent to a waterway, whether the property is adjacent to or proximate to future land use classifications or zoning districts that allow residential uses, or the function classification of street(s) available for street access. The placement of limitations upon the types and intensities of uses allowed within the C Zoning District, in accordance with the factors described above, is intended to reduce conflicts between the C District and adjacent or nearby residential zoning districts.

Staff Response: The site has retained the CP future land use designation for approximately 20 years and has not been developed. The FAR of the site would allow a 20,000 sq. ft. commercial development, however, the alley would need to be incorporated into the development in order to

achieve maximum potential. If the alley was not incorporated into a future development, each site would be limited to a 10,000 sq. ft. of commercial development.

Multi-Family Residential (MF) Future Land Use Designation

Densities up to 25 units per acre are permitted in this future land use classification. For properties less than one acre in size, densities shall be calculated as a product of the size of the property divided by 43,560, multiplied by 25, rounded down. The development of multi-family projects in the Urban Service Reserve Area is also subject to the terms of Policies 7.7 and 7.8, below.

The Residential Multi-Family Low (RML) District is designed to permit multi-family residential development. Single-family attached projects (three or more units only), single-family residences, and duplexes are permitted in this zoning district.

The Residential Multi-Family Medium (RMM) District is designed to permit higher-density multi-family residential development. Lower-density, multi-family residential projects such as duplexes or single-family residence are not permitted in this zoning district.

Staff Response: The proposed future land use designation is the first entitlement step to allow for residential development. Unless the alley is vacated, each parcel could developed with either a single-family home or a duplex. If the alley is vacated, five dwelling units would be the maximum based on the density allowed by the MF future land use designation.

Policy 1.13

This policy aims to promote commercial future land use designations and commercial development along commercial nodes. Commercial nodes are defined as “a compact concentration of commercial land within a relatively small area”. Ideal commercial nodes are located around or in the vicinity of intersection of four or six-lane divided parkways or boulevards. The policy also provides further details on the shape and size of parcels at commercial nodes.

Response: The site is approximately 600 feet south of the nearest commercial node – the Skyline Boulevard and Pine Island Road intersection. The area north of the site is designated as Pine Island Road District (PIRD) and the designation extends outward from the intersection to the site. This policy states that commercial nodes can extend outward from the intersection as long as the area is compact and consistent. Staff finds that the site is not directly at a commercial node but is considered an extension of the commercial node at Pine Island Road and Skyline Boulevard.

Policy 1.14:

The City of Cape Coral’s commercial siting guidelines are based upon comparison of the locational characteristics of a property proposed for conversion to a commercial future land use classification with the ideal commercial node concept, as described in Policy 1.13, above. The guidelines are also based upon the need to maintain compatibility between commercial development and adjacent or nearby residential future land use classifications. Additional guidance for consideration of such properties is contained in Future Land Use Objectives 2 and 3 and Policy 1.12 of this comprehensive plan. Within this broad, general

context, consideration of properties proposed for conversion to a commercial future land use shall be based upon the following commercial siting guidelines:

Major Intersection

Preferred locations for commercial properties are in the vicinity of major intersections (i.e., intersections of two or more arterial and/or collector roadways). Development of a commercial node at such an intersection may involve multiple parcels and, sometimes, multiple quadrants of the intersection. The benefits derived by having commercial properties located in the vicinity of the intersection diminish with distance, but the distance at which a property ceases to derive benefit from proximity to the intersection varies, based upon whether the subject property would represent a “new” commercial property (a commercial property not abutting any existing commercial properties) or an expansion of an existing commercial area. New commercial properties should preferably be located adjacent to the intersection, while commercial properties that clearly represent an expansion of an existing commercial area can be any distance from the intersection, provided that such properties are integrated with existing properties (see below: Integration).

Response: As discussed previously, the site is considered to be an extension of commercial node along a major intersection. The site does not have the same future land use designation as the other properties at this major intersection, however, the future land use designation is still non-residential. Planning staff finds that the site is at a major intersection and the current future land use designation is consistent with this commercial siting guideline.

Adequate Depth

Ideally, a commercial property should extend not only along the adjacent collector or arterial roadway, but also should extend inward with adequate depth to accommodate the necessary parking, buffering, retention, and open area for the future commercial development. In Cape Coral, most City blocks are rows of back-to-back lots approximately 250 feet deep. Ideally, then, adequate depth is achieved if any number of contiguous properties, owned by the same landowner (see Ownership Pattern, below) occupy the entire 250 feet of depth. Adequate depth would not be achieved if the subject properties have different owners or if the contiguous properties are not reasonably compact (see below).

Response: The site has frontage along an arterial roadway, however, the site does not have the preferred depth of 250 feet unless the alley right of way is vacated. Without the alley vacation, the site only has a depth of 125 feet. Planning staff finds because of the lack of ideal depth and limited options to achieve that depth, the current future land use designation is not consistent with this commercial siting guideline.

Compactness

Compactness measures the ability of a property proposed for a commercial future land use to take advantage of economies of scale. The shape of an ideal compact commercial property approaches that of a square or rectangle. This quality allows for an orderly arrangement of development on the subject property and acts to reduce adverse visual, noise or aesthetic impacts to neighboring properties.

Response: The site is a collection of two parcels that are rectangular in shape and are compact, however, the limited number of individual lots and the lack of assemblage opportunities limits the ability to utilize

economies of scale. Planning staff finds that the current future land use designation is partially consistent with this commercial siting guideline.

Integration

Integration, for the purposes of these guidelines, refers to the interrelatedness of development within a commercial node or area. The presence of features, such as internal access roads, shared parking, courtyards, walkways, or other features, binds the various commercial properties within the node together. This pattern of development reduces the traffic impacts associated with commercial development and often promotes a pedestrian-friendly environment. Integration of neighboring commercial properties should always be encouraged. Therefore, properties proposed for conversion to a commercial future land use should be evaluated for the likelihood that such properties would or could be integrated with adjacent existing commercial properties.

Response: There is no existing commercial development in Block 4567. The closest . Staff also notes that not all of the parcels that make up the site are adjacent to each other, therefore integration and development of the site could occur at different times. Planning Staff finds the future land use of the site is not consistent with this commercial siting guideline.

Assembly

For commercial areas to provide the most benefit to the surrounding community, they must be of relatively large size. The majority of buildable lots within the City of Cape Coral are approximately 10,000 square feet (0.23 acre) in size. These lots were designed primarily for single family residential development and do not typically have adequate width or depth for larger commercial developments that might serve the City as shopping and/or employment centers. Therefore, it is important for the City to encourage commercial applicants to assemble relatively large parcels (properties comprising 3 acres or more). Assembly of pre-platted parcels into tracts of 3 acres or more will promote the development of commercial properties that do not express the indicators of strip commercial development. Assembly of larger parcels also allows the developer to provide a greater variety of commercial land uses, and to provide architectural and landscape features that result in a more attractive end-product. Properties proposed for conversion to a commercial future land use, where such properties would represent an expansion of an existing commercial area may be considered “assembled,” for the purposes of these guidelines if the proposed expansion properties are either owned by the landowner of one or more adjacent commercial properties, or if the expansion property is likely to be integrated with (see above) adjacent commercial properties.

Response: The site is a collection of two parcels with separate owners. The remainder of Block 4567 has some assemblage to the north on parcels with the PIRD future land use designation, but little assemblage to the south in the residential areas. Assemblage opportunities are available to the parcels, however, any development would require a future land use amendment to Pine Island Road District. Planning staff finds that due to the small size of the individual parcels and the limited assemblage opportunities, the future land use designation is partially consistent with this commercial siting guideline.

Intrusion

“Intrusion,” as defined for the purpose of these guidelines, is a measure of the objectionable qualities of the proposed commercial development. This guideline applies primarily to new commercial property (a

property proposed for conversion to a commercial future land use in an area where it would not abut existing commercial properties). Intrusion evaluates the potential adverse impacts on surrounding properties that could be caused by converting a property from its existing future land use to a commercial use. There are no hard and fast guidelines for determining when a proposed commercial use would be intrusive to surrounding development. However, expansions of existing commercial areas are generally considered less intrusive than the establishment of new commercial areas. Commercial areas may be considered less intrusive to adjacent multi-family development than to adjacent single family development. Commercial development that is separated from a residential area by a street, canal, a vegetative buffer, or other geographic features, may be considered less intrusive than commercial development that directly abuts a residential area. The degree of compactness (see above) of a commercial property can also reduce or increase its intrusion upon adjacent or nearby properties.

Typically, new commercial properties (properties proposed for conversion to a commercial future land use classification, which do not abut existing commercial properties) are less likely to be considered intrusive if the surrounding or adjacent residential areas are sparsely developed. While intrusion is subjective and depends on many factors, a rule of thumb is that the proposed commercial property would not likely be intrusive if adjacent residential areas are 25% or less developed. The area analyzed to determine the percentage of adjacent residential development may vary from 300 feet to 1,000 feet from the subject property, depending upon the degree to which streets, canals, landscaping or other geographic features separate the subject property from nearby residential areas.

Response: The parcels within the site do not have any existing commercial development, however, there are several scattered duplexes within the site. There is one nearby commercial business in a nearby block, however, there has been no other commercial expansion in recent years. Planning staff finds that while there is commercial development to the north and west, development to the east and south is residential, therefore the sites future land use designation is not consistent with this commercial siting guideline.

Access

In the City of Cape Coral there are two ideal access provisions for a commercial property. If a subject property would meet the requirements for one or more of these provisions, the creation of a commercial future land use at the proposed location should be encouraged. These provisions are as follows:

a) Access via a platted City parking area. The City of Cape Coral contains a number of dedicated commercial parking areas; some created by plat, and some deeded to the City by landowners. The Comprehensive Plan and City Land Use and Development Regulations refer to these as “dedicated City parking areas.” These parking areas are often surrounded by smaller platted lots originally intended for commercial development with access to these lots only, or primarily, from the dedicated City parking area. In implementing this provision, it may sometimes be in the City’s interest to promote conversion of a dedicated City parking area to a fully functional commercial development (i.e., a portion of the dedicated parking area would become a commercial building site) in return for the applicant’s agreement to own and manage the site.

b) Direct access onto an arterial or collector roadway having an adopted City access management plan. The City has adopted access management plans for certain arterial and collector roadways. Access management plans serve to facilitate mobility of the traveling public; therefore, such

roadways more readily accommodate the impacts of commercial development than roadways without such access management plans.

Response: The site is not near a City-owned parking lot and does not have frontage on a roadway with an access management plan. The site has frontage along an arterial road, although no access has been determined. Planning staff finds that the site neither has the preferred ideal access from an arterial street, nor is the site is not near a City-owned parking lot, therefore, the sites future land use designation is not consistent with this commercial siting guideline.

Ownership Pattern

An ideal commercial node is a cohesive, compact, interrelated network of commercial properties. Properties proposed for conversion to a commercial future land use, which properties consist of multiple parcels, or groups of parcels, under multiple ownership are unlikely to develop as a true “commercial node.” Instead, these properties are more likely to develop as separate, small commercial developments with multiple access points, leading to adverse, unsafe traffic conditions. Each small development may also have its own stormwater management pond, dumpster, and an appearance and/or landscaping design that is inconsistent with surrounding development. This pattern is a characteristic of strip commercial development (see Policy 1.13, above). Therefore, the City of Cape Coral encourages land owners and developers to assemble the properties involved in a commercial future land use request under common ownership. Multiple, small properties under separate ownership, even if such properties are included in a single future land use amendment request, may not be appropriate for the full array of commercial uses.

Response: Block 4567 has fragmented ownership for the area south of the site. The area to the north has a common ownership that is nearing three acres in size. The site itself does not have any common ownership and even if the site was assembled, the site would be well short of the preferred three acres discussed in this policy. Planning staff finds that the sites future land use designation is not consistent with this commercial siting guideline.

Summary

Policy 1.14 contains eight commercial siting guidelines. Overall, the site is consistent with one guideline (major intersection); partially consistent with two guidelines (compactness and assembly) and is not consistent with five guidelines (adequate depth, integration, intrusion, access, and ownership pattern). **Policy 1.14** does not require a proposed amendment to meet a certain threshold of guidelines for approval or denial, rather the guidelines are meant to provide a compatibility analysis.

Staff evaluated the proposed amendment with regard to Policy 1.7; which provide locational guidelines for the siting of MF future land use designation. A response to each of the locational guidelines follows in **bold**.

Policy 1.7:

Proximity to major roadways

To prevent the establishment of multi-family residential development far in the middle of predominantly single-family neighborhoods, an appropriate location for multi-family residential

development is adjacent to or within ¼ mile of major roadways such as arterial and collector roadways, as identified by *Figure 7 City Roadway Classifications*.

Staff Response: The site has frontage on Skyline Boulevard, which is classified as a minor arterial, therefore, the site is consistent with the above guideline.

Proximity to non-residential land uses

An important consideration for siting multi-family residential development is the need for multi-family residential uses to be in proximity to major employment centers. Providing housing near commercial uses can result in shorter trips, lessened traffic generation by workers, and providing multiple transportation mode options (walking, bicycling, automobile, bus) for employees.

An appropriate location for multi-family residential development is adjacent to or within ¼ mile of non-residential land uses such as the Commercial/Professional, Light Industrial, Mixed-Use, Downtown Mixed, Pine Island Road District, or Commercial Activity Center future land use classifications.

Staff Response: Parcels to the north have the Pine Island Road District future land use designation, therefore, staff finds that the subject property is consistent with this guideline.

Transitioning from commercial uses to less intense uses.

Multi-family residential uses have traditionally provided a role in buffering single-family uses or neighborhoods from nearby commercial development. Multi-family residential development is often self-contained with parking lots which provide a physical barrier visually separating commercial uses, particularly the lighting and loading areas, from single-family residential uses, which is a benefit to the community.

Therefore, an appropriate location for Multi-family residential development is physically between single-family development and non-residential land uses such as the Commercial/Professional, Light Industrial, Mixed Use, Downtown Mixed, Pine Island Road District, or Commercial Activity Center future land use classifications.

Staff Response: The site could act as a transition for commercial uses. The site could transition any potential future development to the north into the single-family or multi-family areas to the south, therefore, the subject property is consistent with the above guideline.

Assemblage opportunities and adjacency to existing multi-family residential

Single, isolated pre-platted parcels provide little opportunity for larger-scale multi-family residential development, and contribute to the same ills that strip center commercial developments offer; a proliferation of driveways onto major roadways.

Therefore, an appropriate location for multi-family residential development is a collection of properties of 3-acres or greater which provide multi-family assemblage opportunities, or for properties which alone are 3-acres or greater in size. Furthermore, consideration will be given to logical extensions from existing multi-family residential designated properties.

Staff Response: The areas to the south are sporadically developed with single or multi-family uses. There is little opportunity for the site to be assembled with the area to the south, therefore, the site is not consistent with this guideline.

In summary, Policy 1.7 contains four (4) multi-family siting guidelines. The site is consistent with three of these guidelines (proximity to major roadways, proximity to non-residential uses, transition from commercial uses to non-residential uses) and not consistent with one guideline (assemblage opportunities). Policy 1.7 is meant to provide a guide to appropriate locations for multi-family and does not require a site to meet a certain number of guidelines to retain the MF designation or be amended to the MF designation.

ECONOMIC DEVELOPMENT MASTER PLAN ANALYSIS

The amendment is not directly supported or in conflict with the City Economic Development Master Plan. The site is not within an Economic Opportunity Area but the amendment could result in the addition of multi-family housing.

REGIONAL PLAN ANALYSIS

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

This existing CP Future Land Use designation is partially consistent with the SRPP Strategy that prioritizes locating commercial development along transportation corridors.

Lee County Metropolitan Planning Organization's (MPO) 2040 Long Range Transportation Plan:

Skyline Boulevard has not been identified for improvements or widening in the MPO's 2040 Long Range Transportation Plan.

IMPACT ASSESSMENT SUMMARY

The following calculations summarize approximate conditions for each municipal service analyzed. A more complete analysis of each service is included in the text that follows the calculations. To determine the impact assessment, staff utilized the adopted future land use and zoning designations to determine the existing impacts. Therefore, the impacts discussed in this assessment do not necessarily reflect the actual number of dwelling units, population, etc.

The adopted land use classification for these parcels is CP and the zoning designation governing the subject parcels is Commercial. The maximum intensity permitted under the CP future land use classification is a floor-to-area ratio (FAR) of 1.0, but based on historical development in the City it is assumed that development would occur at a FAR of 0.25. This FAR would result in the site developing with approximately 5,000 sq. ft. of commercial space. The applicant has requested an amendment to Multi-Family Residential (MF). The impact assessment summary of the proposed land use is based upon the RML zoning that would allow a single-family home or a duplex on each parcel of the site. The impact assessment summary below assumes the parcels.

Commercial Square Footage

Existing:	5,000 sq. ft.
Proposed:	0 sq. ft.
Net Change:	-5,000 sq. ft.

Dwelling Units

Existing:	0
Proposed:	2
Net Change:	+2

Population*

Existing:	0
Proposed:	5
Net Change:	+5

* 2.54 persons/household = avg. household size; 2010 Census

Water Use

Existing:	1,500 gal/day at 0.3 gal/sq. ft./day
Proposed:	400 gal/day at 200 gal/dwelling unit/day
Net Change:	-1,100 gal/day
Facility Capacity:	30.1 MGD
Permitted Usage:	16.9 MGD
Avg. Daily Usage:	9.4 MGD

Sewage

Existing:	1,500 gal/day at 0.3 gal/sq. ft./day
Proposed:	400 gal/day at 200 gal/dwelling unit/day
Net Change:	-1,100 gal/day
Facility Capacity:	30.1 MGD
Permitted Usage:	16.9 MGD
Avg. Daily Usage:	9.4 MGD

Solid Waste

Existing Generation:	680 lbs./day at 0.136 lbs/sq ft./day
Proposed:	23 lbs./day at 4.74 lbs/person/day
Net Change:	-657 lbs./day
Facility Capacity:	1,836 tons/day
Existing Demand:	1,384 tons/day
Capacity Available:	Yes

Traffic/Daily Trips

Existing Generation: 15 AM trips/hour and 18 PM trips/hour¹
Proposed: 2 AM trips/hour and 3 PM trips/hour
Net Change: -13 AM hour trips and -15 PM hour trips
Facility Capacity: Access from one minor arterial and one local street
Capacity Available: Yes

Hurricane Evacuation

The site is in the Storm Surge B/Evacuation Zone B, however, the site is not in the Coastal High Hazard Area. This amendment would increase residential dwelling units in this and could cause a small impact on hurricane evacuation times.

Park Lands

The levels of service standard (LOS) for parkland and facilities are based on permanent population. Based on the proposed dwelling unit, the increase in park facilities is marginal.

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 may be required.

School Impacts

There will be an increase in the number of dwelling units because of the proposed future land use map amendment request and an increase in the projected number of students. The increase in dwelling units will result in an increase upon the demand on school facilities. Due to the current designation of Pine Island Road District, there are no existing residential units for this analysis.

Existing dwelling units: 0 dwelling units
Existing students: 0
Proposed dwelling units: 2 dwelling units
Proposed students: 1
Change: +1 students

PUBLIC NOTIFICATION

Publication: A display ad will be prepared and sent to the *News-Press* announcing the intent of the petitioners to amend the land use of 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 Planning and Zoning Commission. Following the public hearing before the Commission, the display ad announcing the final

¹ General Office classification according to ITE Trip Generation, 8th Edition.

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. The display ads will not be published in the legal section of the *News-Press*.

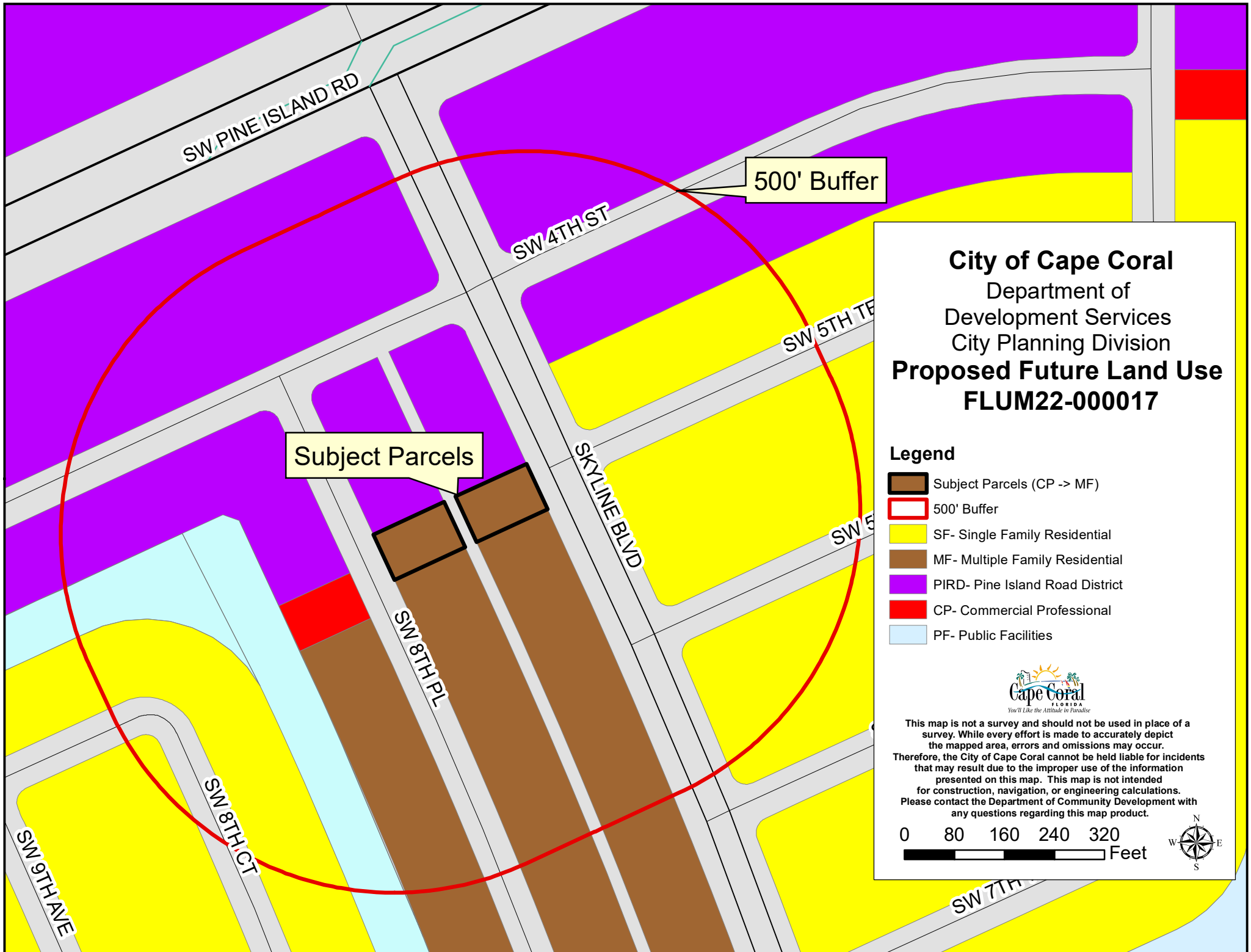
Written notice: Property owners located within 500 feet from the property line of the land which the petitioners request to vacate will receive written notification of the scheduled public hearing. These letters will be mailed to the aforementioned parties a minimum of 10 days prior to the public hearing scheduled before the Planning and Zoning Commission.

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 land use amendment request.

RECOMMENDATION








Through the analysis of the Cape Coral Comprehensive Plan and specifically the Future Land Use Element, the proposed amendment to Multi-Family Residential is consistent with the Comprehensive Plan and compatible with the surrounding area, therefore, Planning Division staff recommends **approval** of the proposed small-scale Future Land Use Map amendment request.

Chad Boyko, AICP, Principal Planner
239-573-3162 / cboyko@capecoral.net



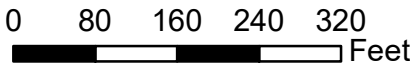
City of Cape Coral
Department of
Development Services
City Planning Division
Proposed Future Land Use
FLUM22-000017

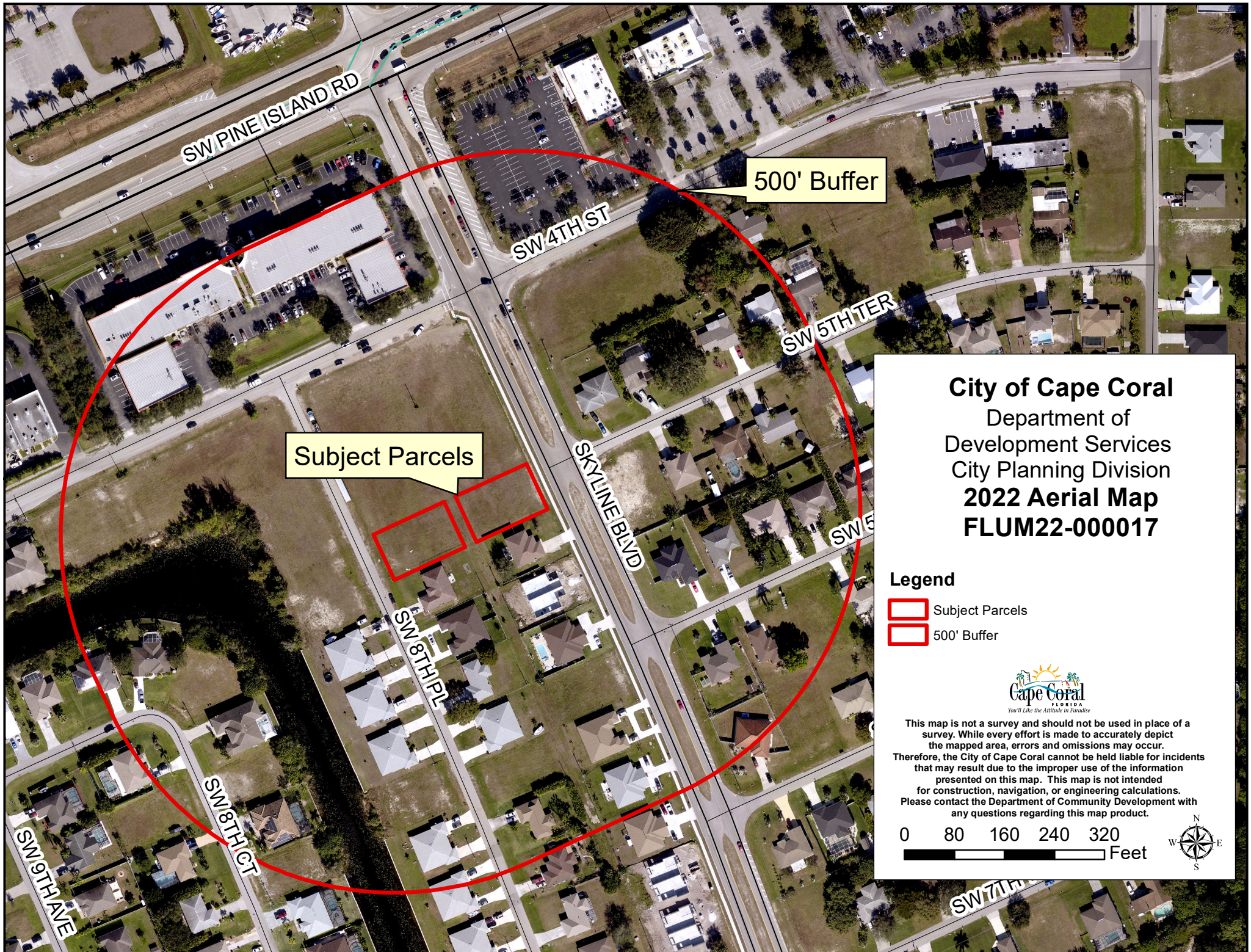
Legend

-  Subject Parcels (CP -> MF)
-  500' Buffer
-  SF- Single Family Residential
-  MF- Multiple Family Residential
-  PIRD- Pine Island Road District
-  CP- Commercial Professional
-  PF- Public Facilities



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 Community Development with any questions regarding this map product.







500' Buffer

Subject Parcels

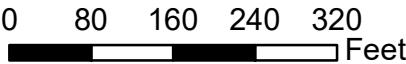
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Department of
Development Services
City Planning Division
2022 Aerial Map
FLUM22-000017

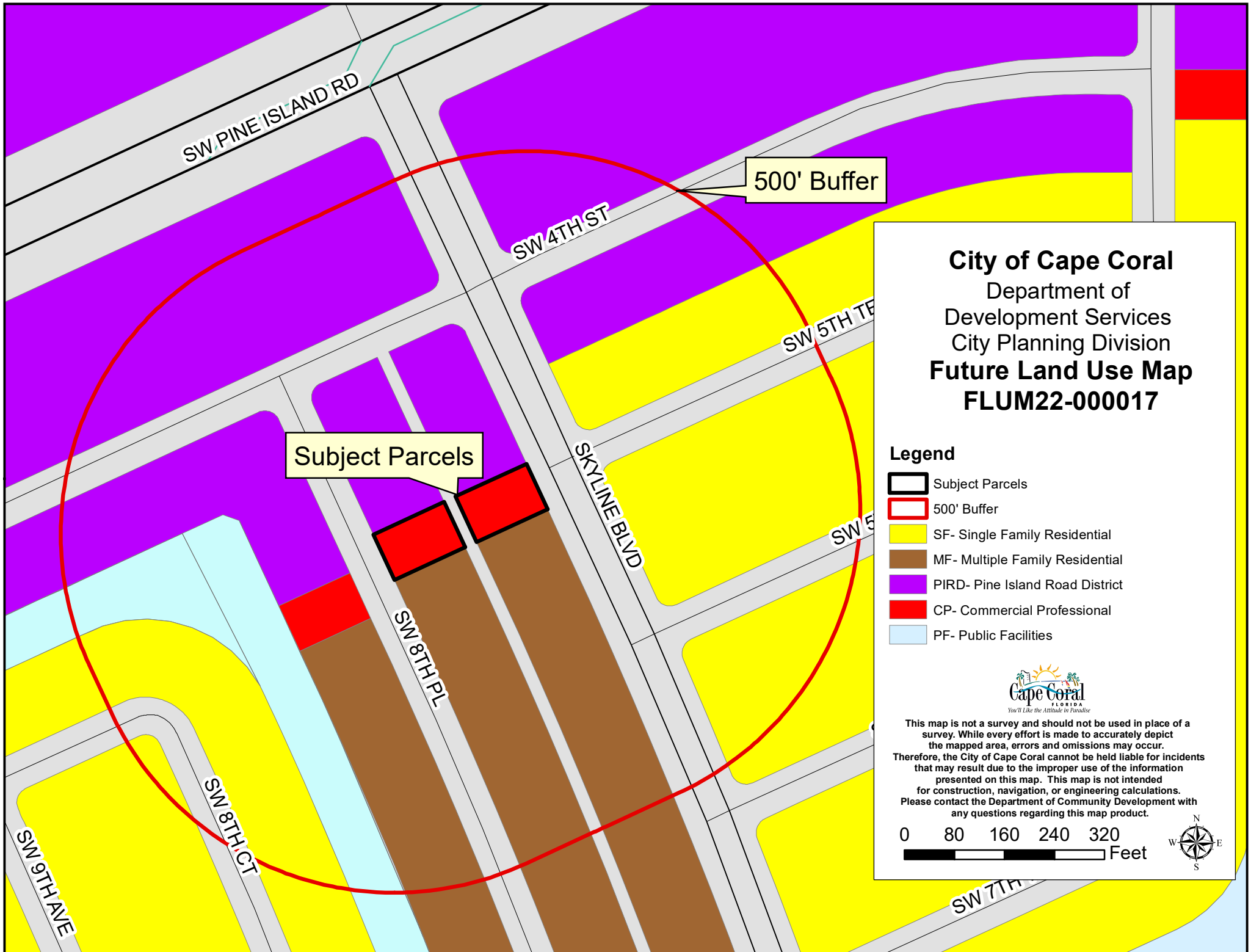
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-  Subject Parcels
-  500' Buffer










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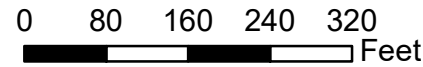
City of Cape Coral
Department of
Development Services
City Planning Division
Future Land Use Map
FLUM22-000017

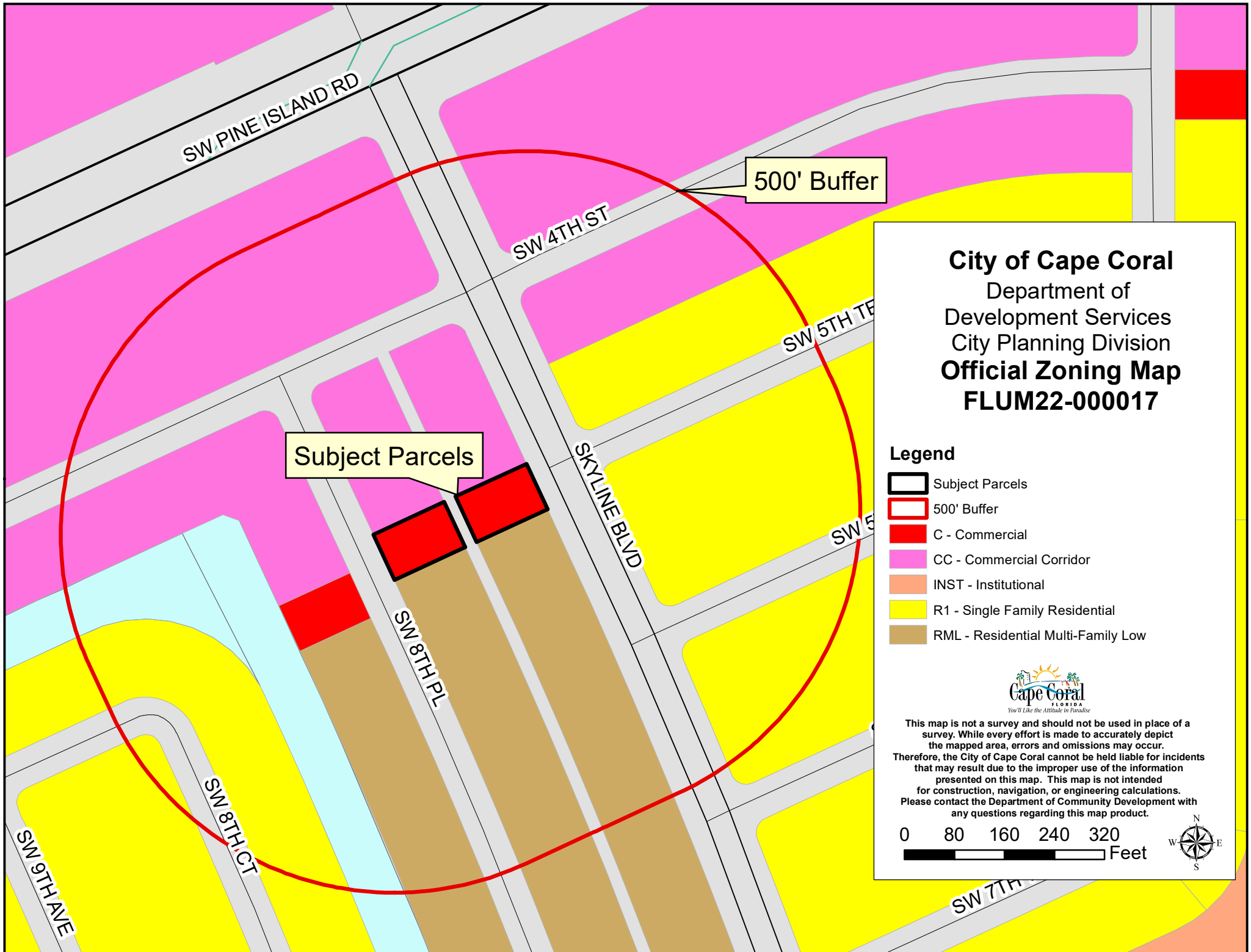
Legend

-  Subject Parcels
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-  MF- Multiple Family Residential
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City of Cape Coral
Department of
Development Services
City Planning Division
Official Zoning Map
FLUM22-000017

Legend

-  Subject Parcels
-  500' Buffer
-  C - Commercial
-  CC - Commercial Corridor
-  INST - Institutional
-  R1 - Single Family Residential
-  RML - Residential Multi-Family Low



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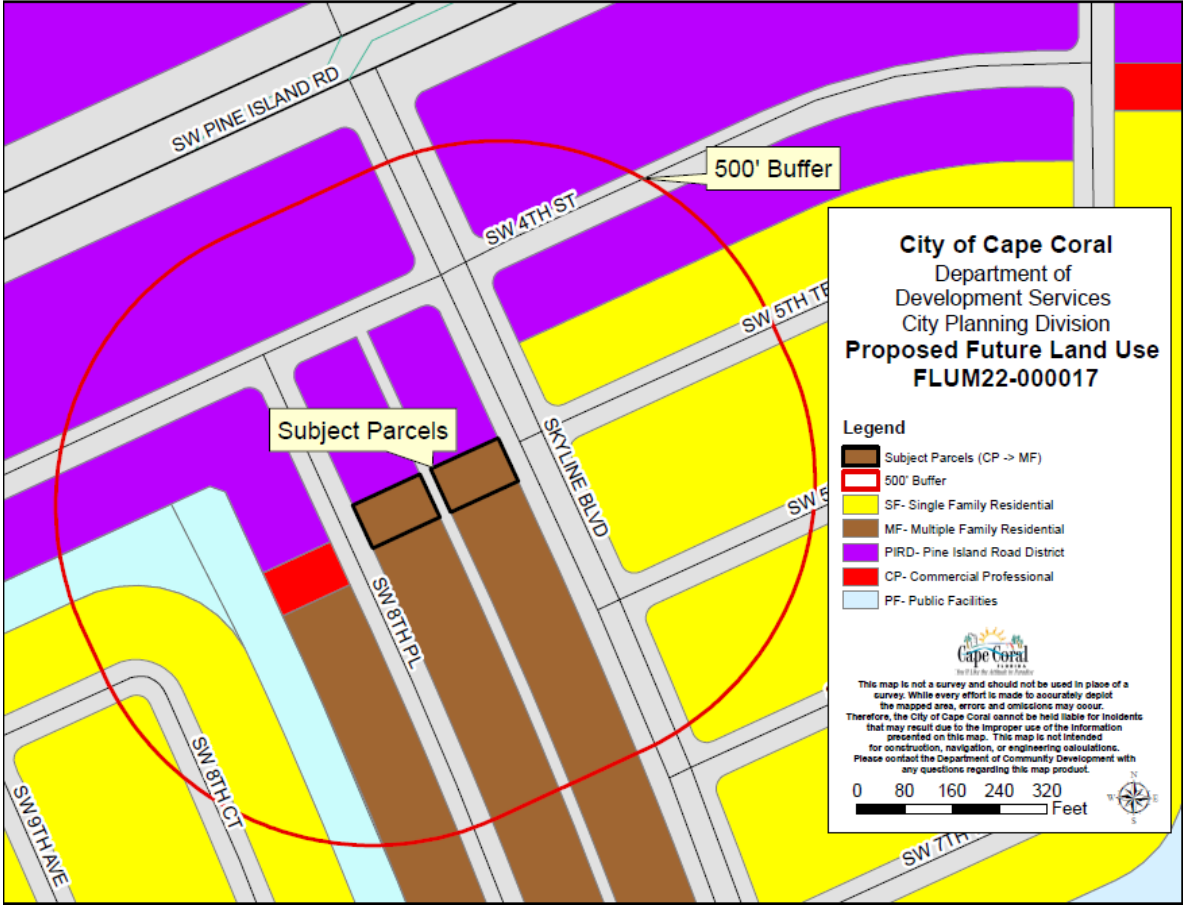
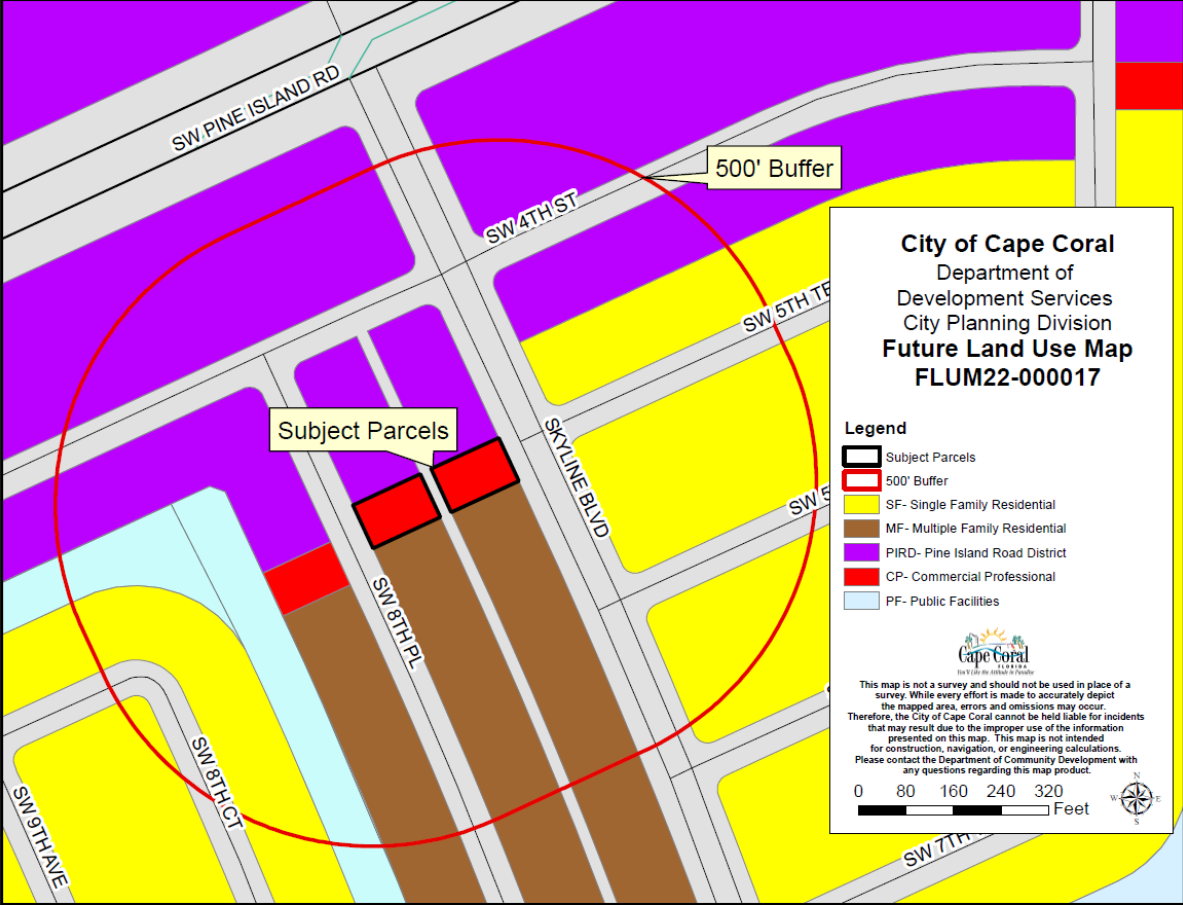
ORDINANCE 6-23 / FLUM22-000017 PLANNING AND ZONING COMMISSION

Ord 6-23 / FLUM22-000017

- Applicants: Ohel Chai Inc. / Kdusha Yom Tov, Inc.
- Location: 412 Skyline Blvd / 413 SW 8th PL
- Size: 0.46 acres
- Urban Service: Transition
- Request: Future land use map amendment from the Commercial/Professional (CP) future land use designation to the Multi-Family Residential (MF) future land use designation.



Ord 6-23 / FLUM22-000017



Ord 6-23 / FLUM22-000017

Findings of Fact

- **2 undeveloped parcels / only 2 parcels in block with CP land use**
- **Properties to north are Pine Island Road District (PIRD) / properties to south are MF.**
- **Bisected by 20-foot wide alley right-of-way (ROW).**
- **Land Use changed to CP in 2000 from Single-Family/Multi-Family (SM).**
- **Applicant is seeking to build residential units.**

Analysis – Comp Plan – Future Land Use Element

Policy 1.13 – Commercial Nodes

- **Seeks to locate commercial at or along commercial nodes.**
- **Site is 600 feet south of Pine Island Road and Skyline Boulevard intersection.**
- **PIRD extends in 4 directions from intersection.**
- **Both streets are arterials.**

Analysis – Comp Plan – Future Land Use Element

Policy 1.14 – Commercial Siting Guidelines

- **The site is consistent with 1 guideline – major intersection.**
- **The site is partially consistent with 2 guidelines – compactness and assembly.**
- **The site is not consistent with five guidelines - adequate depth, integration, intrusion, access, and ownership pattern.**

Analysis – Comp Plan – Future Land Use Element

Policy 1.7 – Multi-Family Siting Guidelines

- **The site is consistent with 3 guidelines – proximity to major roadways, proximity to non-residential uses, and transition from commercial uses to non-residential uses.**
- **The site is not consistent with one guideline – assemblage opportunities.**

Recommendation

Through the analysis of the Cape Coral Comprehensive Plan and specifically the Future Land Use Element, Planning Division staff recommends approval of the request to amend the site from Commercial/Professional (CP) to Multi-Family Residential (MF) future land use designation.

Thank you

