



AGENDA FOR THE HEARING EXAMINER

Tuesday, January 23, 2018

9:00 AM

Council Chambers

1. HEARINGS CALLED TO ORDER

2. HEARINGS

- A. Case #: ZA17-0012*; Address: 2120 Trafalgar Parkway; Applicant: Lee County School Board

3. DATE AND TIME OF NEXT HEARINGS

- A. Tuesday, February 6, 2018, at 9:00 a.m., in Council Chambers

4. 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 City Clerk's Department whose office is located at Cape Coral City Hall, 1015 Cultural Park Boulevard, Cape Coral, Florida; telephone 1-239-574-0411 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.

PLEDGE OF CIVILITY

We will be respectful of each other even when we disagree.
We will direct all comments to the issues. We will avoid personal attacks.

The hearing shall, to the extent possible, be conducted as follows:

1. The Clerk shall read into the record the Ordinance or Resolution Title and Number, or the Applicant's name, file number, and the subject matter to be decided if there is no ordinance or resolution.
2. The Applicant, staff, and all Participants requesting to speak or present evidence or both the hearing shall be collectively sworn by an oath or affirmation by the Clerk.
3. Staff will testify regarding proper notice of the Hearing in accordance with City requirements.
4. The Applicant may waive the Applicant's right to an evidentiary hearing if Applicant agrees with the staff recommendation and no one from the audience wishes to speak for or against the application. The Hearing Examiner shall rule on the matter or make a recommendation, based upon the staff report and any other materials contained within the official file. Regardless of a waiver by the Applicant, a Public Hearing shall be held for all decisions requiring an ordinance or resolution.
5. If there is an evidentiary hearing, the order of the presentation shall be as follows, unless the Hearing Examiner, determines to proceed in a different order, taking proper consideration of fairness and due process:
 - The Applicant shall make the Applicant's presentation, including offering any documentary evidence, and introduce any witnesses as Applicant desires. The Applicant shall present the Applicant's entire case in thirty (30) minutes.
 - Staff shall present a brief synopsis of the application; introduce any appropriate additional exhibits from the official file that have not already been transmitted to the Hearing Examiner with the agenda materials, as staff desires; summarize issues; and make a recommendation on the application. Staff shall also introduce any witnesses that it wishes to provide testimony at the hearing. Staff shall present its entire case in thirty (30) minutes.
 - Participants in opposition to or support of the application shall make their presentation in any order as determined by the Hearing Examiner. Each Participant shall present their argument in 5 minutes.
 - The Applicant may cross-examine any witness and respond to any testimony presented.
 - Staff may cross-examine any witness and respond to any testimony presented.
 - The Hearing Examiner may choose to allow Participants to respond to any testimony if the Hearing Examiner deems the response to be necessary to ensure fairness and due process.
 - The Hearing Examiner, may ask questions of the staff, Applicant, and Participants.
 - Final argument may be made by the Applicant, related solely to the evidence in the record.
 - Final argument may be made by the staff, related solely to the evidence in the record.
 - For good cause shown, the Hearing Examiner may grant additional time to any of the hereinabove time limitations.
 - The Hearing Examiner's, decisions must be based upon Competent Substantial Evidence in the record.

Item Number: 2.A.
Meeting Date: 1/23/2018
Item Type: HEARINGS

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

Case #: ZA17-0012*; Address: 2120 Trafalgar Parkway; Applicant: Lee County School Board

REQUESTED ACTION:

Approve or Deny

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment? No
2. 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

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

Privately-initiated rezone for one 56.31-acre property from Residential Development (RD) to the Institutional District (INST).

LEGAL REVIEW:

EXHIBITS:

See attached "Backup Material"

PREPARED BY:

Kristin Division- Planning Department- Community
Kantarze Development

SOURCE OF ADDITIONAL INFORMATION:

Wyatt Daltry, AICP, Planning Team Coordinator (239) 573-3160, wdaltry@capecoral.net

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Backup Materials	Backup Material



DEPARTMENT OF COMMUNITY DEVELOPMENT
REQUEST FOR REZONING APPLICATION
Questions: 239-574-0776

Case # 2A17-0012

17 NOV 13 PM 1.03 *

REQUEST FOR A REZONING

FEE \$2,050.00 first 3 acres plus \$220.00 each additional acre over 3 up to 20 acres; \$22.00 per acre over the first 20 acres. In addition to the application fee, all required advertising costs are to be paid by the applicant (ORD 39-03, Sec. 5.4). Advertising costs will be billed and must be paid prior to hearing.

Following the approval of your request, the applicant shall be responsible for paying the City to electronically record the final signed Resolution or Ordinance with the Lee County Clerk of Court. Until this fee is paid, restrictions on the issuance of any City permits will remain on the affected property that will prevent the city from issuing any applicable building permits, site plans, certificates of use, or certificates of occupancy for any property covered by the Resolution or Ordinance.

OWNER OF PROPERTY

Lee County School Board

Address: 2855 Colonial Blvd

City Fort Myers State: Florida Zip 33966

Phone: (239) 334-1102

Email: _____

AUTHORIZED REPRESENTATIVE

Robert D. Pritt, Esq. (rpritt@ralaw.com)

Address: 850 Park Shore Drive - Third Floor

City Naples State: Florida Zip 34103

Phone: 239-649-2714

Email: _____

Unit _____ Block _____ Lot(s) _____ Subdivision _____

Address of Property 2120 Trafalgar Parkway, Cape Coral, Florida 33991

Current Zoning Residential Development (RD) Plat Book N/A, Page N/A

Proposed Zoning Institutional (INST) Strap Number 28-44-23-C1-00003.0030

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.

If the owner does not own the property in his/her personal name, the owner must sign all applicable forms in his/her corporate capacity.



DEPARTMENT OF COMMUNITY DEVELOPMENT
REQUEST FOR REZONING APPLICATION
Questions: 239-574-0776

Case # _____

(SIGNATURE MUST BE NOTARIZED)

Robert D. Pritt, Esq.

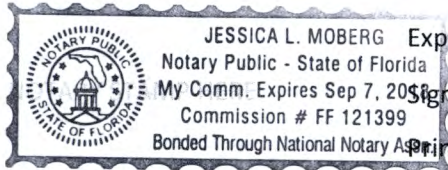
Robert D. Pritt

NAME (PLEASE TYPE OR PRINT)

APPLICANT'S SIGNATURE

STATE OF Florida, COUNTY OF Collier

Sworn to (or affirmed) and subscribed before me this 3rd day of November, 2017, by
Robert D. Pritt, Esq. who is personally known or produced
as identification.



JESSICA L. MOBERG Exp. Date: _____

Commission Number: _____

Notary Public - State of Florida

My Comm. Expires Sep 7, 2018

Commission # FF 121399

Bonded Through National Notary Assn.

Signature of Notary Public:

Jessica L. Moberg

Printed name of Notary Public:

Jessica L. Moberg

(SIGNATURE MUST BE NOTARIZED)



DEPARTMENT OF COMMUNITY DEVELOPMENT
REQUEST FOR REZONING APPLICATION
Questions: 239-574-0776

Case # _____

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, Planning & Zoning Commission/Local Planning Agency, and City Council.

I will have the opportunity, at the hearing, to present verbal 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 costs. All fees are to be submitted to the City of Cape Coral with the application or the item may be pulled from the agenda and continued to future date after fees are paid.

Please obtain all necessary permits prior to commencing any phase of construction.

Please indicate on a separate sheet those persons to whom you wish a copy of the Public Hearing Notice sent.

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 3rd day of November, 2017

Robert D. Pritt, Esq.
NAME (PLEASE TYPE OR PRINT)

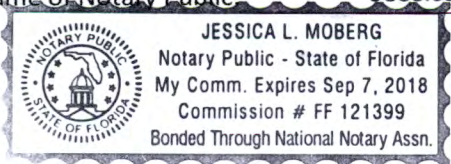
Robert D. Pritt
APPLICANT'S SIGNATURE

STATE OF Florida . COUNTY OF Collier

Subscribed and sworn to (or affirmed) before me this 3rd day November, 2017, by
Robert D. Pritt, Esq. who is personally known or
as identification.

Exp. Date: _____ Commission Number: _____

NOTARY STAMP HERE
Signature of Notary Public: Jessica L. Moberg
Printed name of Notary Public: Jessica L. Moberg





DEPARTMENT OF COMMUNITY DEVELOPMENT
REQUEST FOR REZONING APPLICATION

Questions: 239-574-0776

Case # _____

DOCUMENTARY EVIDENCE (LUDR, Section 8.3.1.C.6.f)

A copy of all documentary evidence shall be made available to the decision-making body or the Hearing Examiner and to staff no later than two business days prior to the hearing of the application. This requirement includes information that the applicant intends to present at public hearing.

I have read the above requirement and agree to comply with this provision.

Robert D. Pritt, Esq.

OWNER/APPLICANT (PLEASE TYPE OR PRINT)

OWNER/APPLICANT SIGNATURE

(SIGNATURE MUST BE NOTARIZED)

STATE OF Florida COUNTY OF Collier

Sworn to (or affirmed) and subscribed before me on this 3rd day of November, 2017
by Robert D. Pritt, who is personally known or who has produced _____ as identification.

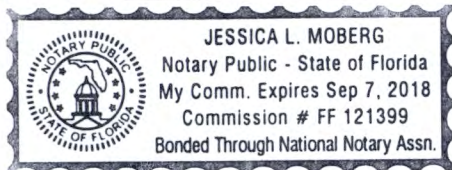
Exp. Date _____

Commission # _____

Signature of Notary Public

Jessica L. Moberg

Print Name of Notary Public



850 Park Shore Drive
Trianon Centre
3rd Floor
Naples, FL 34103
DIRECT DIAL 239.649.2721
PHONE 239.649.6200 FAX 239.261.3659
mortega@ralaw.com

WWW.RALAW.COM

November 9, 2017

VIA OVERNIGHT DELIVERY

City of Cape Coral
Attn: Wyatt Daltry, AICP, CFM
Planning Team Coordinator
1015 Cultural Park Blvd
Cape Coral, Florida 33990

Re: Request for Rezoning – Lee County School Board


Dear Mr. Daltry:

Enclosed please find a fully signed and notarized Request for Rezoning along with our client's check in the amount of \$7,182.82 to cover the application fee.

Please note that I will be out of the office until November 20, 2017. Therefore, should you require anything additional prior to November 20, 2017, please feel free to contact Mr. Pritt via email at rpritt@ralaw.com.

Very truly yours,

ROETZEL & ANDRESS, LPA



Melanie K. Ortega
Business Litigation Paralegal

/mko
Enclosures
cc: Client (w/encl.)

12018318 _1 132645.0003

November 9, 2017

City of Cape Coral

Re: Letter of Intent

To Whom it May Concern:

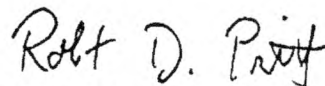
Applicant proposes rezoning the subject property to Institutional.

Applicant is a school district, a governmental entity, and therefore, an institution. Applicant wishes to have constructed a telecommunications facility, which is not permitted in the Residential District. A rezoning to Institutional District more accurately describes the use.

Applicant's telecommunications contractor/lessee, Milestone Communications, Inc., has already provided a community outreach program and will continue to do so. The facility will benefit school teachers and students, and the public at large.

Very truly yours,

ROETZEL & ANDRESS, LPA



Robert D. Pritt
For the Firm

RDP/dk
12020685 _1 132645.0003

STAFF REPORT

ZA17-0012

DOCKET/CASE/APPLICATION NUMBER

Wyatt Daltry, AICP, Planning Team

Coordinator (239) 573-3160,

wdaltry@capecoral.net

STAFF PLANNER

Lee County School Board

APPLICANT/PROPERTY OWNER

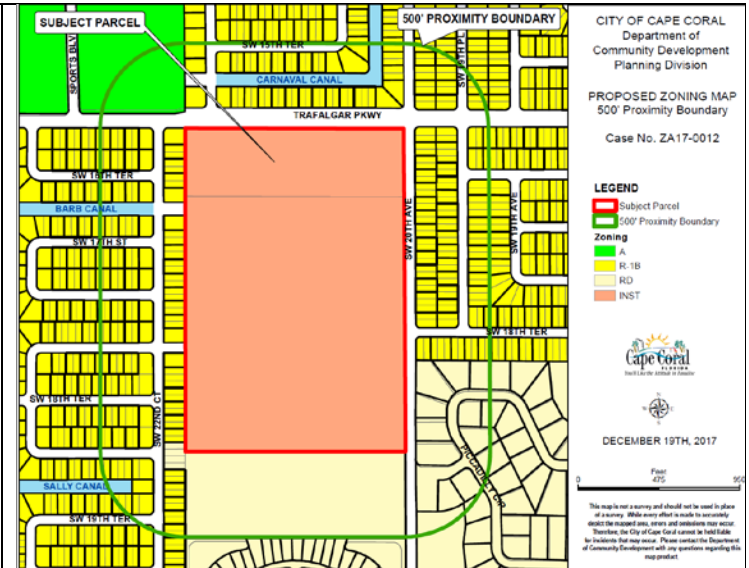
2120 Trafalgar Parkway

Cape Coral, FL 33991

PROPERTY ADDRESS/LOCATION

SUMMARY OF REQUEST

Privately-initiated rezone for one 56.31-acre property from Residential Development (RD) to the Institutional District (INST).

**STAFF RECOMMENDATION:****APPROVAL**

Positive Aspects of Application:	<ul style="list-style-type: none">Brings property more into conformity with current use on-site, a public schoolPermits construction of a communication tower, which would improve cellular infrastructure in area
Negative Aspects of Application:	None
Mitigating Factors:	None

Additional Applicant Information

Applicant's Representative: Robert D. Pritt
Roetzel and Andress
850 Park Shore Drive
Naples, FL 34103
(239) 649-2714

Additional Site Information

Urban Service Area: Transition

City Water and Sewer: The area is serviced by City water and sewer.

Street Access: The site is accessible from Trafalgar Parkway (a minor arterial) and local streets.

STRAP Number: 28-44-23-C1-00003.0030

Block/Lot(s): Unplatted

Subdivision: Unplatted

Zoning and Land Use Information:

<i>Subject Property:</i>	<i>Future Land Use</i>	<i>Zoning</i>
<i>Current:</i>	Public Facilities (PF)	Residential Development (RD)
<i>Proposed:</i>	N/A	Institutional (INST)

<i>Surrounding Areas</i>	<i>Future Land Use</i>	<i>Zoning</i>
<i>North:</i>	Single Family Residential (SF) and PF	Agricultural (A) and Single-Family Residential (R-1B)
<i>South:</i>	PF	RD
<i>East:</i>	SF	R-1B
<i>West:</i>	SF	R-1B

Background

In the early 1980's it was determined that Cape Coral needed additional land for school sites and, therefore, the Lee County School Board purchased the site and built Trafalgar Elementary and Middle Schools in 1989.

In the past thirty years, this area of Cape Coral had continued to develop, as indicated by the provision of utilities through the Utility Expansion Project Southwest 6/7, which was completed in 2014. Additional development in this area has stressed the wireless network, and the applicant wishes to rezone the property in part to reflect the uses currently extant on-site, but also to permit a wireless communication tower. These towers are not permitted in the current RD zoning.

Comprehensive Plan Analysis

Staff analyzed the Comprehensive Plan to determine what policies support or undermine the proposed rezone.

Public School Facilities Use Element

OBJECTIVE 3: COORDINATION:

All new public schools built within the City of Cape Coral, including Charter Schools, will be consistent with the future land use map designation, will be co-located with other appropriate public facilities (when possible), and will have needed supporting infrastructure.

The rezone is proposed to co-locate a critical piece of public infrastructure, a communication tower.

Policy 3.8: In reviewing plan amendments, applications for zoning permits and site plans for new public school facilities, the City of Cape Coral shall include a determination as to whether the proposed facilities are compatible with surrounding land uses. In addition, the City of Cape Coral will provide for location of schools proximate to residential areas and to complement patterns of development, encouraging the location of future school sites so they serve as community focal points.

In response to the first sentence of this policy, the proposed facility (both the existing school and the communication tower) are compatible with surrounding land uses.

Overall, the rezone is consistent with the policies of the Comprehensive Plan.

Land Use and Development Regulations -- Section 8.7 Amendments:

Staff reviewed this request in accordance with Section 8.7 Amendments, .3 Consistency with Comprehensive Plan and General Standards, B. 1.-10. of the Land Use and Development Regulations and provides the following analysis. This section is used for future land use map amendments, comprehensive plan amendments, and for rezone requests.

1. The extent to which the value of the property is diminished by the proposed land use restriction or zoning of the property.

A rezone from RD to INST **would not** diminish the land value because this property is currently used as a public school site, and does not pay property tax. The INST zoning district permits the continued operation of existing uses on-site.

2. The extent to which the removal of a proposed land use restriction or change depreciates the value of other properties in the area.

The proposal is **not anticipated** to depreciate the value of other properties in the area. The school complex, a relatively intense use, has been in operation for nearly 30 years.

3. The suitability of the property for the zoning purpose or land use restriction imposed on the property as zoned.

The proposed zoning district will be consistent with the land use classification of the Public Facilities Future Land Use Map Classification. The site is fairly large, at 56.31 acres, which ameliorates the impacts of intense, or should a cellular tower be erected, tall uses. Therefore, the request is **suitable**.

4. The character of the neighborhood, existing uses, zoning of nearby and surrounding properties, and compatibility of the proposed land use restriction or zoning.

The surrounding area has a residential character. A church is located directly south of the property. The proposed rezone is **compatible** with the surrounding area.

5. The relative gain to the community as compared to the hardship, if any imposed, by the proposed land use restrictions or from rezoning said property.

The effect of this rezoning is to better reflect the actual use of the property on the City's zoning maps. This would slightly increase the number of uses on the property, which is well-developed. As a result, this proposed rezone is **likely neutral** to the community.

6. The community need for the use proposed by the zoning or land use restriction.

It is difficult to determine the "need" for institutional uses, particularly as the INST zoning district wasn't created until 2005, and unlike commercial or multi-family residential need determinations, which are based on studies, there is no standard formula for determining institutional use needs. Generally, INST uses are typically driven by population density. The primary use of the property, the school, is not affected by the rezone request.

As the proposed rezone accurately reflects the usage of the property, the proposed rezone has a **neutral** effect on the needs of the community.

7. Length of time the property proposed to be rezoned has been vacant, as zoned, when considered in the context of the City of Cape Coral Comprehensive Land Use Plan for the development of the proposed property and surrounding property.

The property has been developed since 1989.

8. The extent to which the proposed land use restriction or zoning promotes the health, safety, morals, or general welfare of this community.
-

Approval of this rezone should have a **negligible effect** upon the health, general welfare, safety, or morals of the community due to the lack of effect upon the primary use on-site. Providing a zoning designation that is more consistent with the future land use map classification should have a **positive effect** on the general welfare for the community.

9. The extent to which the proposed land use, land use restriction, or zoning will impact the level of service standards for public facilities as specified in the Comprehensive Plan.

Impacts on infrastructure for development on this site will be **negligible** as facility capacity exists for the transportation and utility infrastructure network.

10. Whether the proposed land use restriction, removal of a restriction, or zoning is consistent with the City of Cape Coral Comprehensive Land Use Plan.

The proposed INST zoning designation is **consistent** with the requested PF future land use classification.

Public Notification

This case will be publicly noticed as required by LUDR, Section 8.3.2.A as further described below.

Publication: A legal ad will be prepared and sent to the *News-Press* announcing the intent of the petitioners to rezone the property described within this report. The ad will appear in the *News-Press* a minimum of 10 days prior to the public hearing scheduled before the Hearing Examiner. Following the public hearing before the Hearing Examiner, the ad announcing the final public hearing before the City Council will appear once in the *News-Press*. The ad will appear in the newspaper not less than 10 days prior to the date of the final public hearing before the City Council.

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

Posting of a Sign: A large sign identifying the case and providing salient information will be posted on the property, as another means of providing notice of the rezoning request.

Recommendation:

Planning staff has reviewed this request in accordance with Section 8.7 Amendments, .3 Consistency with the Comprehensive Plan and General Standards A., B. 1.-10 of the Land Use and Development Regulations and the City's Comprehensive Plan. Planning Division recommends **approval** of the rezone request.

Staff Contact Information:

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

NOTICE OF PUBLIC HEARING

CASE NUMBER: ZA17-0012

REQUEST: Privately-initiated rezone for one 56.31-acre property from Residential Development (RD) to the Institutional District (INST).

LOCATION: 2120 Trafalgar Parkway

CAPE CORAL STAFF CONTACT: Wyatt Daltrey, AICP, Planning Team Coordinator (239) 573-3160, wdaltrey@capecoral.net

PROPERTY OWNER(S): Lee County School Board

UPCOMING PUBLIC HEARING: Notice is hereby given that the City of Cape Coral Hearing Examiner will hold a public hearing at 9:00 AM on Tuesday, January 23rd, 2018 on the above mentioned case. The public hearing will be held in the City of Cape Coral Council Chambers, 1015 Cultural Park Boulevard, Cape Coral, FL.

All interested parties are invited to appear and be heard. All materials presented before the Hearing Examiner will become a permanent part of the record. The public hearing may be continued to a time and date certain by announcement at this public hearing without any further published notice. Copies of the staff report will be available 5 days prior to the hearing. The file can be reviewed at the Cape Coral Community Development Department, Planning Division, 1015 Cultural Park Blvd., Cape Coral, FL.

After Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the City Council who will review the recommendation and make a final decision. You will receive another public hearing notice when this case is scheduled for a City Council hearing.

DETAILED INFORMATION: The case report and colored maps for this application are available at the City of Cape Coral website, www.capecoral.net/publichearing (Click on 'Public Hearing Information', use the case number referenced above to access the information); or, at the Planning Division counter at City Hall, between the hours of 7:30 AM and 4:30 PM

HOW TO CONTACT: Any person may appear at the public hearing and be heard, subject to proper rules of conduct. You are allowed sufficient time to write or appear at the public hearing to voice your objections or approval. Written comments filed with the Director will be entered into the record. Please reference the case number above within your correspondence and mail to: Department of Community Development, Planning Division, P.O. Box 150027, Cape Coral, FL 33915-0027. The hearings may be continued from time to time as necessary.

ADA PROVISIONS: In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the Human Resources Department whose office is located at Cape Coral City Hall, 1015 Cultural Park Boulevard, Cape Coral, Florida; telephone 1-239-574-0530 for assistance; if hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8770 (v) for assistance.

by order of
Rebecca van Deutekom, MMC
City Clerk
REF # ZA17-0012

LEGAL AD - DCD

PUBLISH AD: Saturday, January 13th

Department of Community Development
Post Office Box 150027 • Cape Coral, Florida 33915-0027
1015 Cultural Park Blvd. • Cape Coral, Florida 33990
Email: planningquestions@capecoral.net

Department of Community Development
Planning Division

AFFIDAVIT

IN RE: APPLICATION OF: Lee County School Board

APPLICATION NO: ZA17-0012

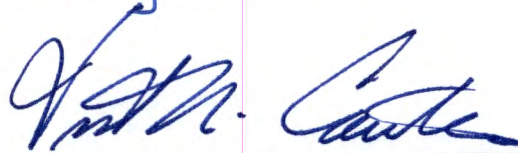
STATE OF FLORIDA)
) §
COUNTY OF LEE)

I, Vincent A. Cautero, AICP having first been duly sworn according to law, state on my oath the following:

That I am the Director of the Department of Community Development and responsible in performing duties as required for the City of Cape Coral.

That pursuant to City of Cape Coral Code. Section 8.3.2A and Section 8.11.3.A all required written notice and publication has been provided. Also, posting of a sign has been done when applicable per Section 8.3.2A.

DATED this 16th day of January, 2018 2017.

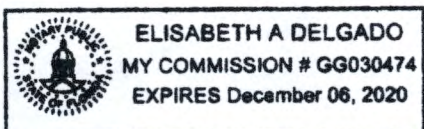


Vincent A. Cautero, AICP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 16th day of January, 2018 2017, by Vincent A. Cautero, AICP, who is personally known to me and who did not take an oath.

Exp. Date 12/6/20 Commission # 66030474



Elisabeth A. Delgado
Signature of Notary Public

Elisabeth A. Delgado
Print Name of Notary Public

SUBJECT PARCEL



500' PROXIMITY BOUNDARY

CITY OF CAPE CORAL
Department of
Community Development
Planning Division




CURRENT ZONING MAP
500' Proximity Boundary

Case No. ZA17-0012

LEGEND

-  Subject Parcel
 500' Proximity Boundary

Zoning

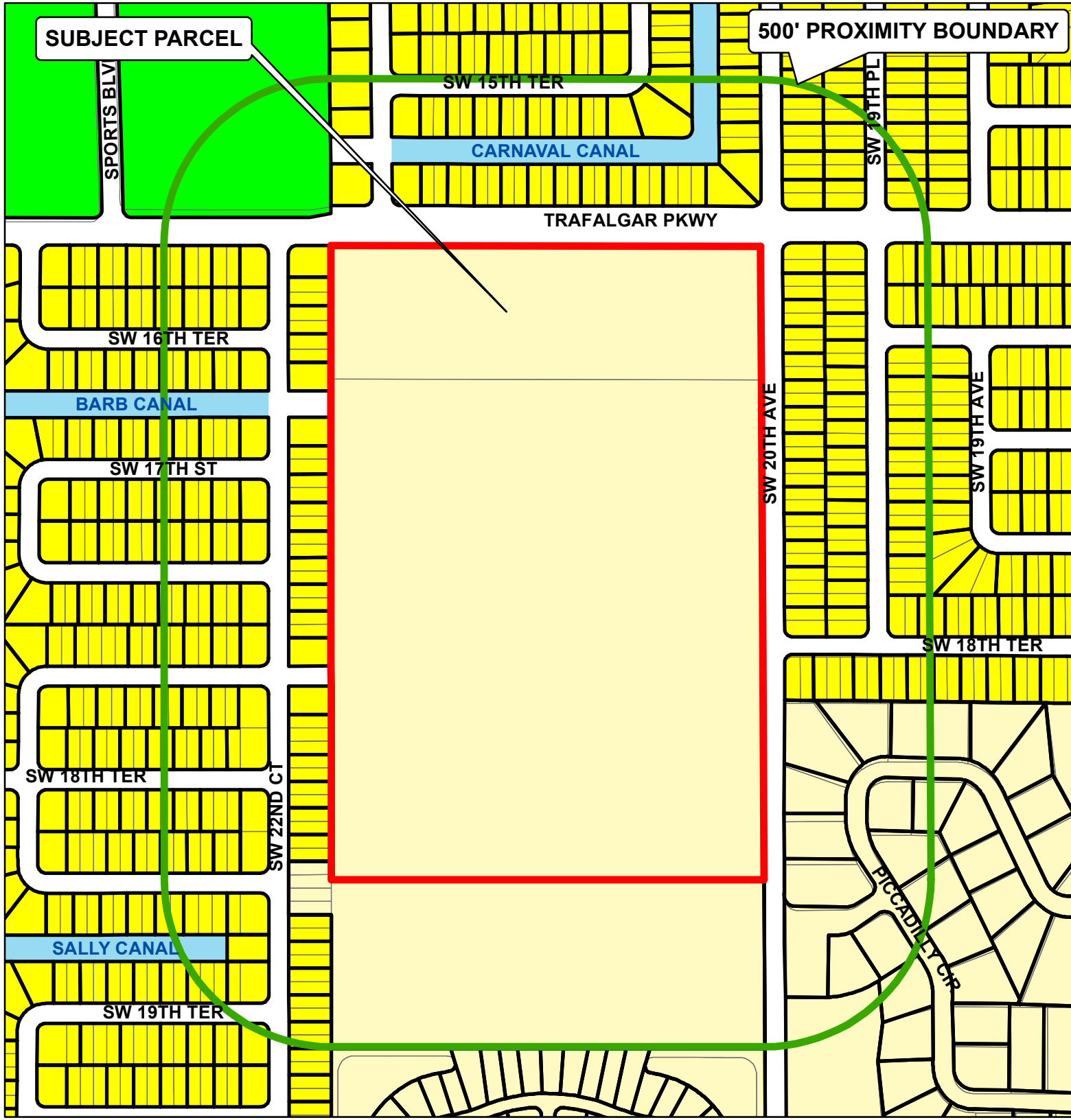
-  A
 R-1B
 RD



DECEMBER 19TH, 2017



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 occur. Please contact the Department of Community Development with any questions regarding this map product.



SUBJECT PARCEL



500' PROXIMITY BOUNDARY

CITY OF CAPE CORAL
Department of
Community Development
Planning Division




CURRENT FUTURE
LAND USE MAP
500' Proximity Boundary

Case No. ZA17-0012

LEGEND

-  500' Proximity Boundary
-  Subject Parcel

Future Land Use

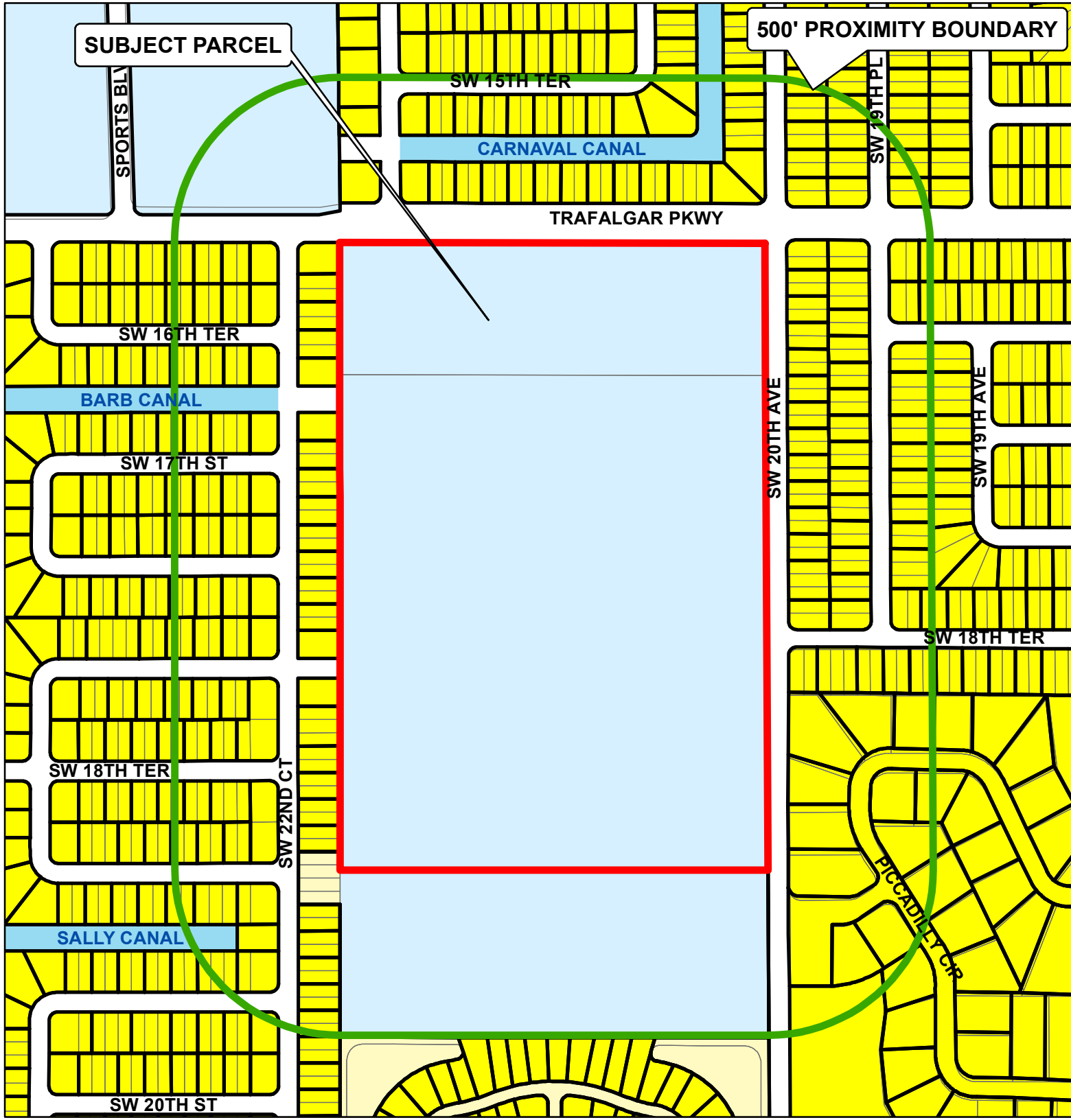
-  SF
-  SM
-  PF



DECEMBER 19TH, 2017



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 occur. Please contact the Department of Community Development with any questions regarding this map product.



SUBJECT PARCEL







500' PROXIMITY BOUNDARY

CITY OF CAPE CORAL
Department of
Community Development
Planning Division

PROPOSED ZONING MAP
500' Proximity Boundary

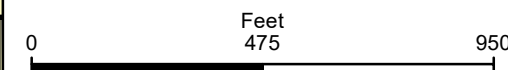
Case No. ZA17-0012

LEGEND

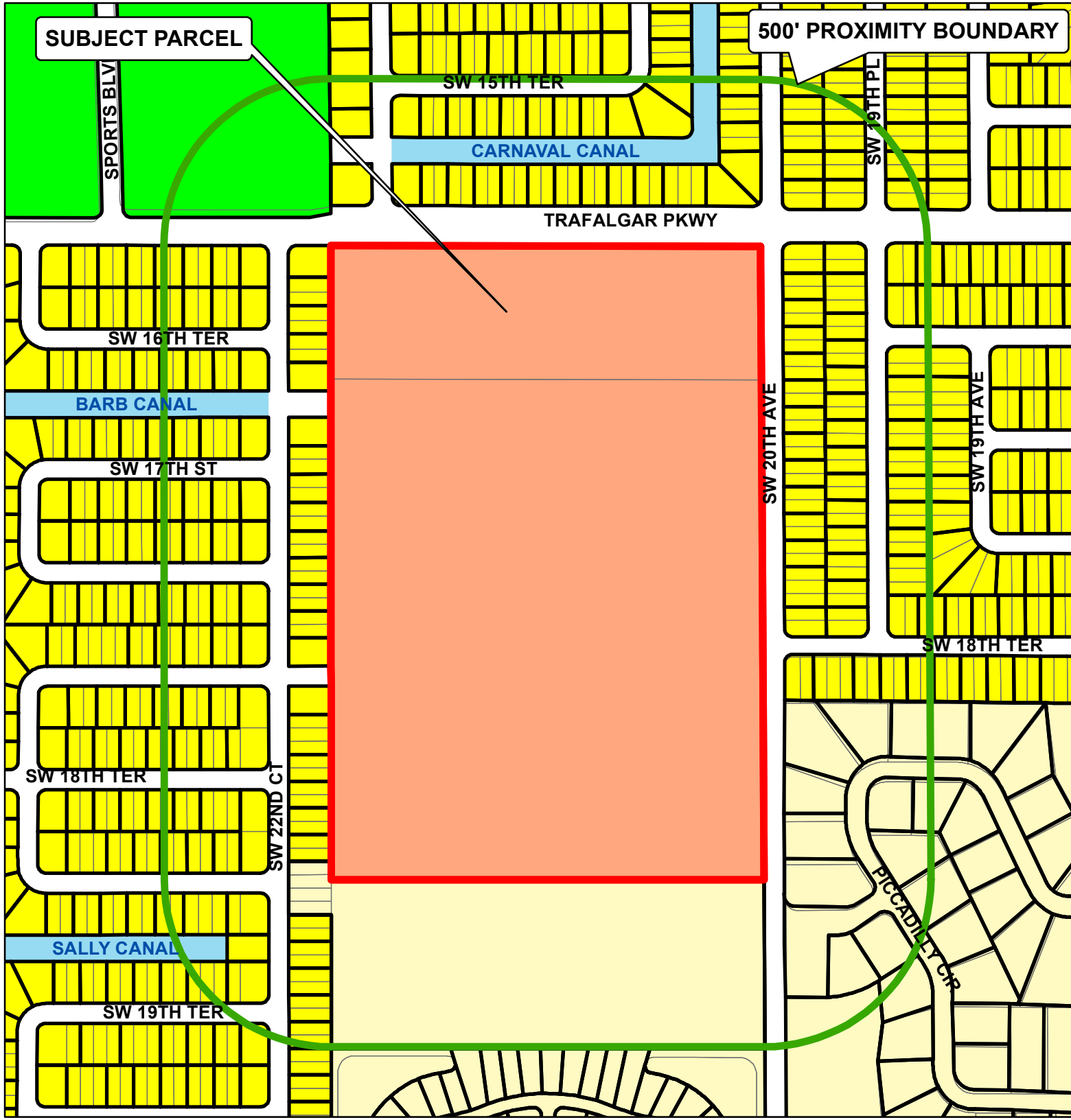
-  Subject Parcel
-  500' Proximity Boundary
- Zoning**
-  A
-  R-1B
-  RD
-  INST

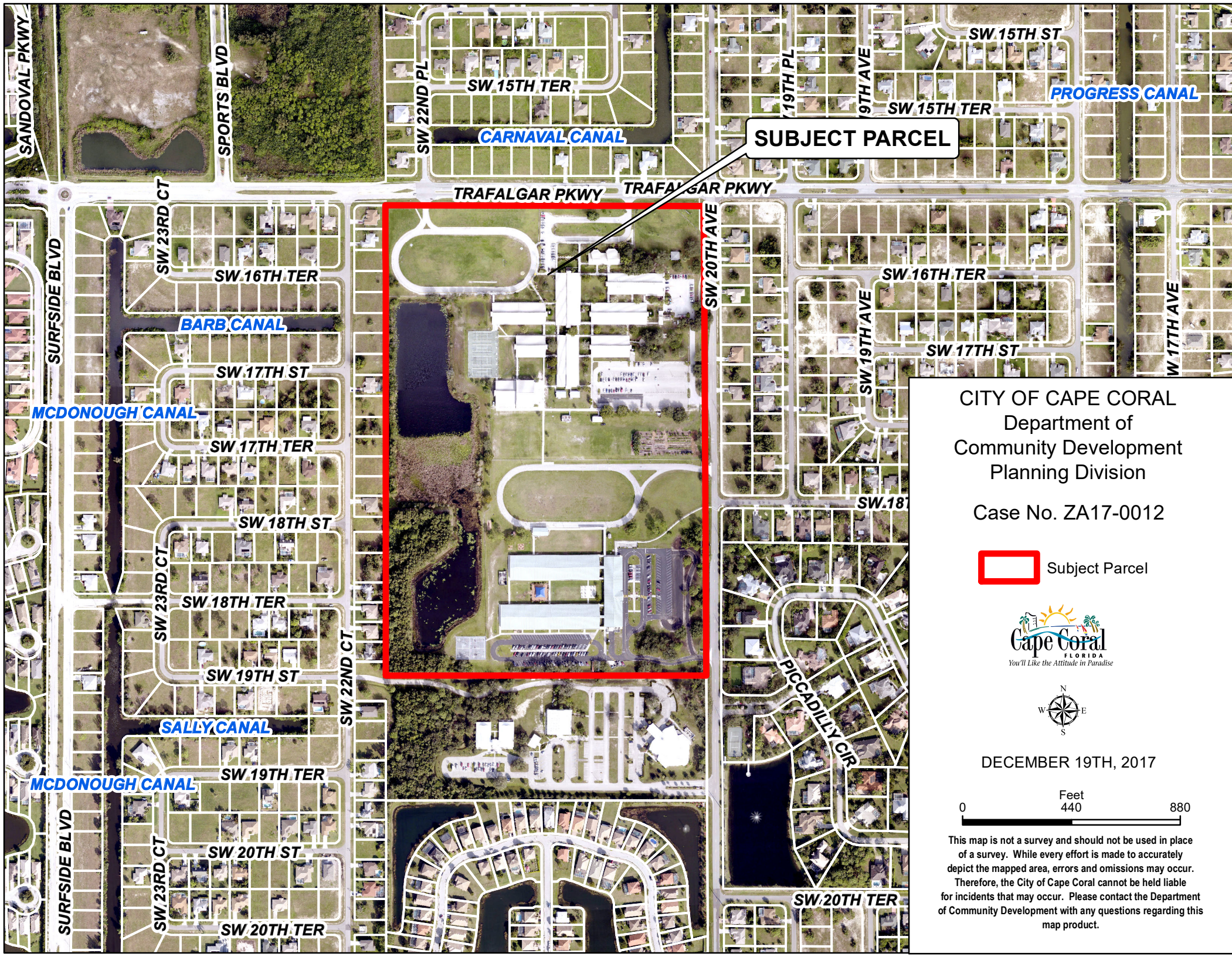


DECEMBER 19TH, 2017



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 occur. Please contact the Department of Community Development with any questions regarding this map product.





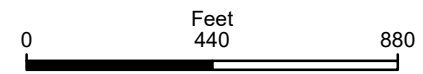
CITY OF CAPE CORAL
Department of
Community Development
Planning Division

Case No. ZA17-0012

 Subject Parcel



DECEMBER 19TH, 2017



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Item Number:	3.A.
Meeting Date:	1/23/2018
Item Type:	DATE AND TIME OF NEXT MEETING

**AGENDA REQUEST
FORM**
CITY OF CAPE CORAL



TITLE:

Tuesday, February 6, 2018, at 9:00 a.m., in Council Chambers

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?

2. Is this a Strategic Decision?

If Yes, Priority Goals Supported are listed below.

If No, will it harm the intent or success of the Strategic Plan?

Planning & Zoning Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

LEGAL REVIEW:

EXHIBITS:

PREPARED BY:

Division- Department-

SOURCE OF ADDITIONAL INFORMATION: