



ORDINANCE 19-25 | RZN24-000005
PUBLIC HEARING BEFORE
THE CAPE CORAL CITY COUNCIL
MAY 21, 2025

ORD 19-25 - RZN24-000005

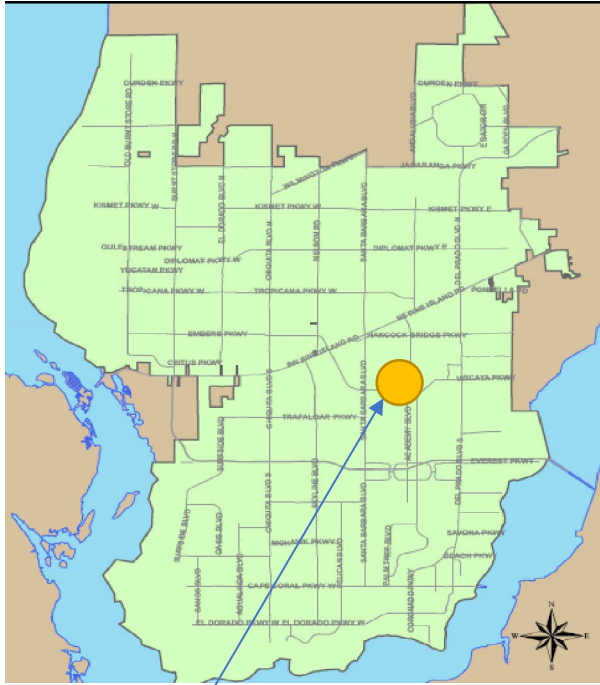
- 1. Owner: Blue Water Trust LLC.**
- 2. Applicant: Andrew George**
- 3. Representative: Leslee Spade**
- 4. Location: 1224 Country Club Blvd. and 1306 Country Club Blvd.**
- 5. Request: Rezone Lots 60-67 in Unit 22, Block 809, from Professional Office (P) to Residential Multi-Family Low (RML).**

BACKGROUND

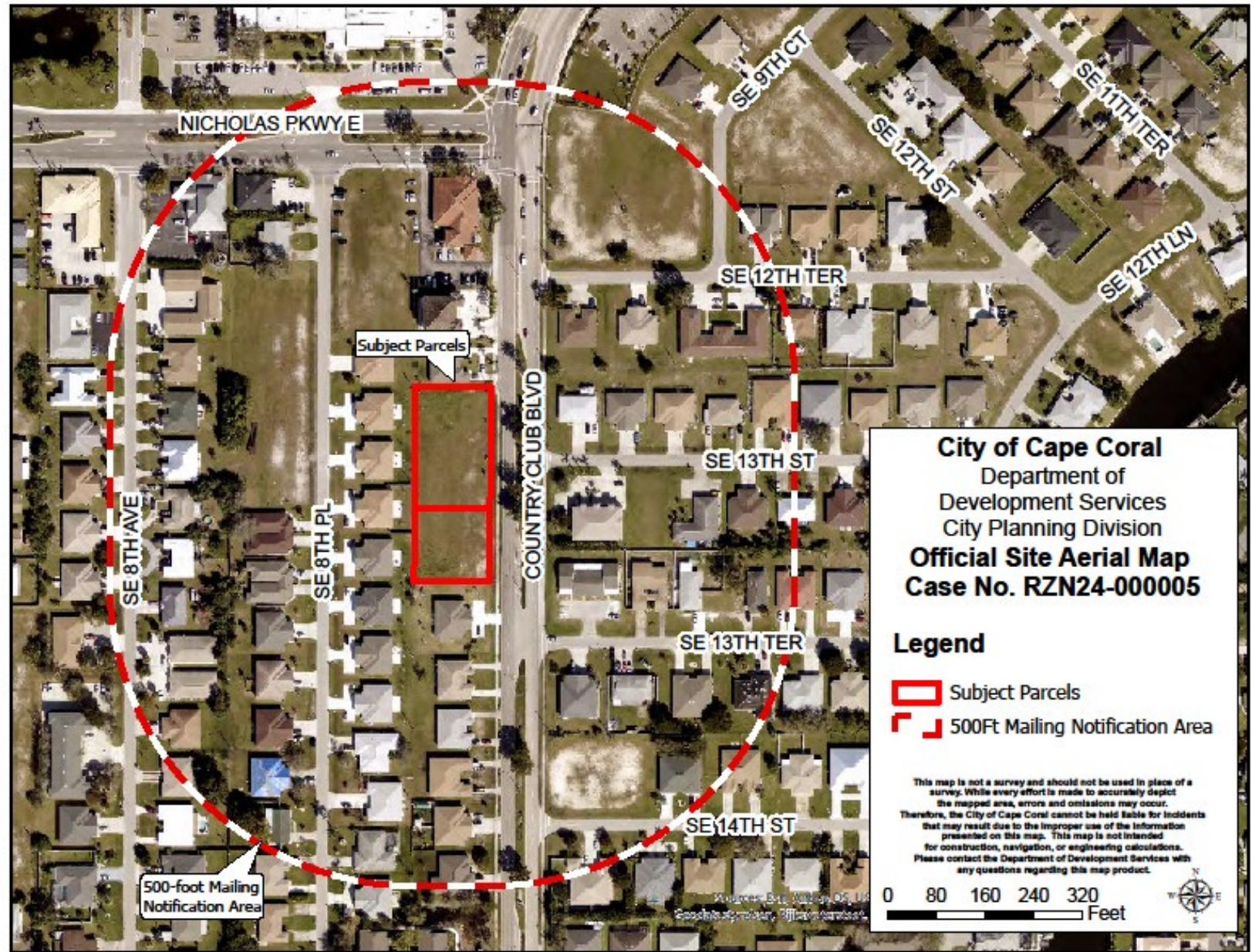
- a) 0.92-acre site is comprised of two parcels and is undeveloped.**
- b) The site is in the middle of Block 809, with frontage on Country Club Boulevard.**
- c) The site has Mixed Use (MX) Future Land Use Classification (FLUC) and Professional Office (P) Zoning.**

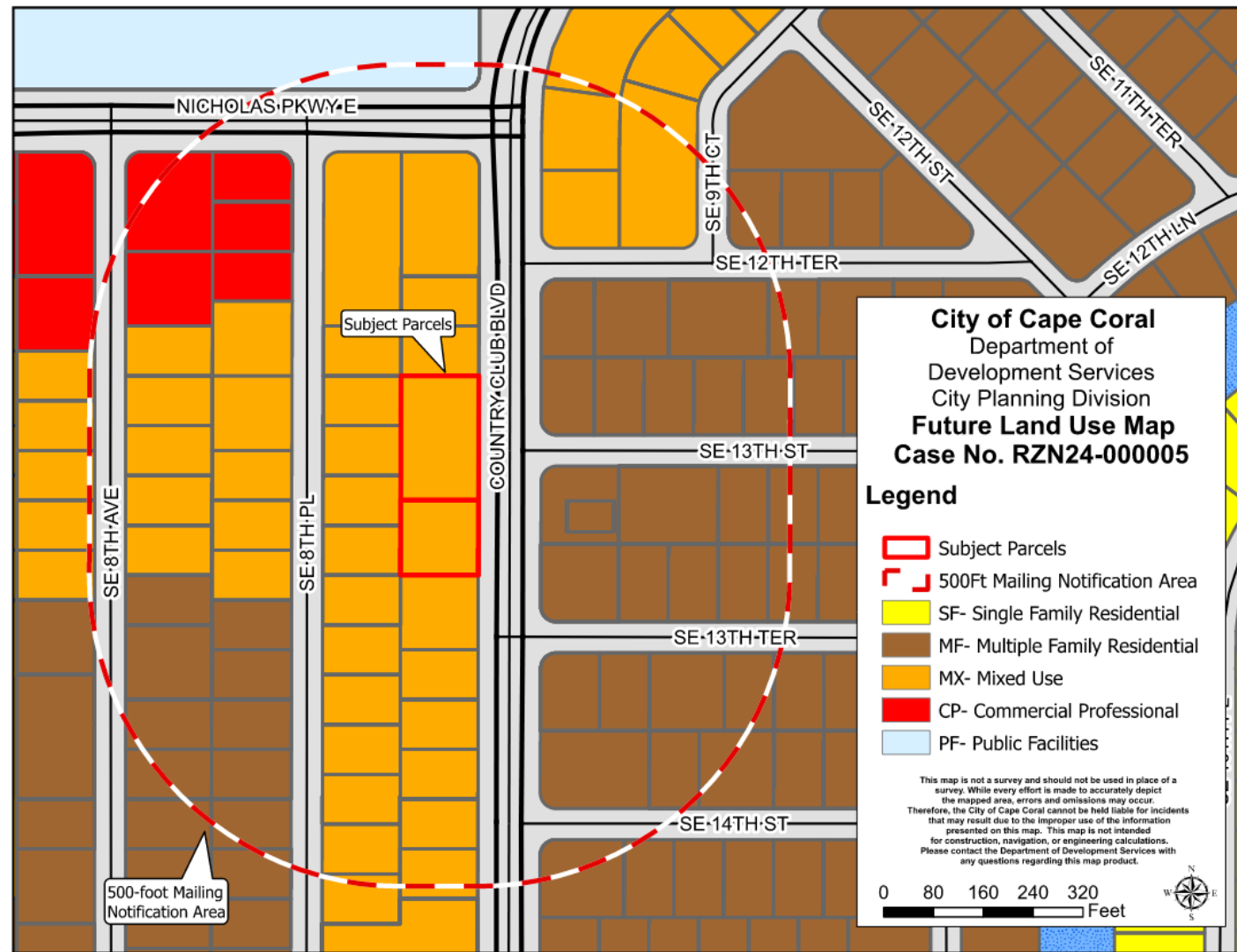
Future Land Use and Zoning History

- a) In 2003, the FLUC for the site was amended from Multi-Family (MF) to Mixed Use (MX) by Ordinance 62-03.
- b) In 2007, the City rezoned a portion of Block 809, including the subject parcel, from Multi-Family Residential (R-3) to Professional Office (P-1) by Ordinance 147-07.

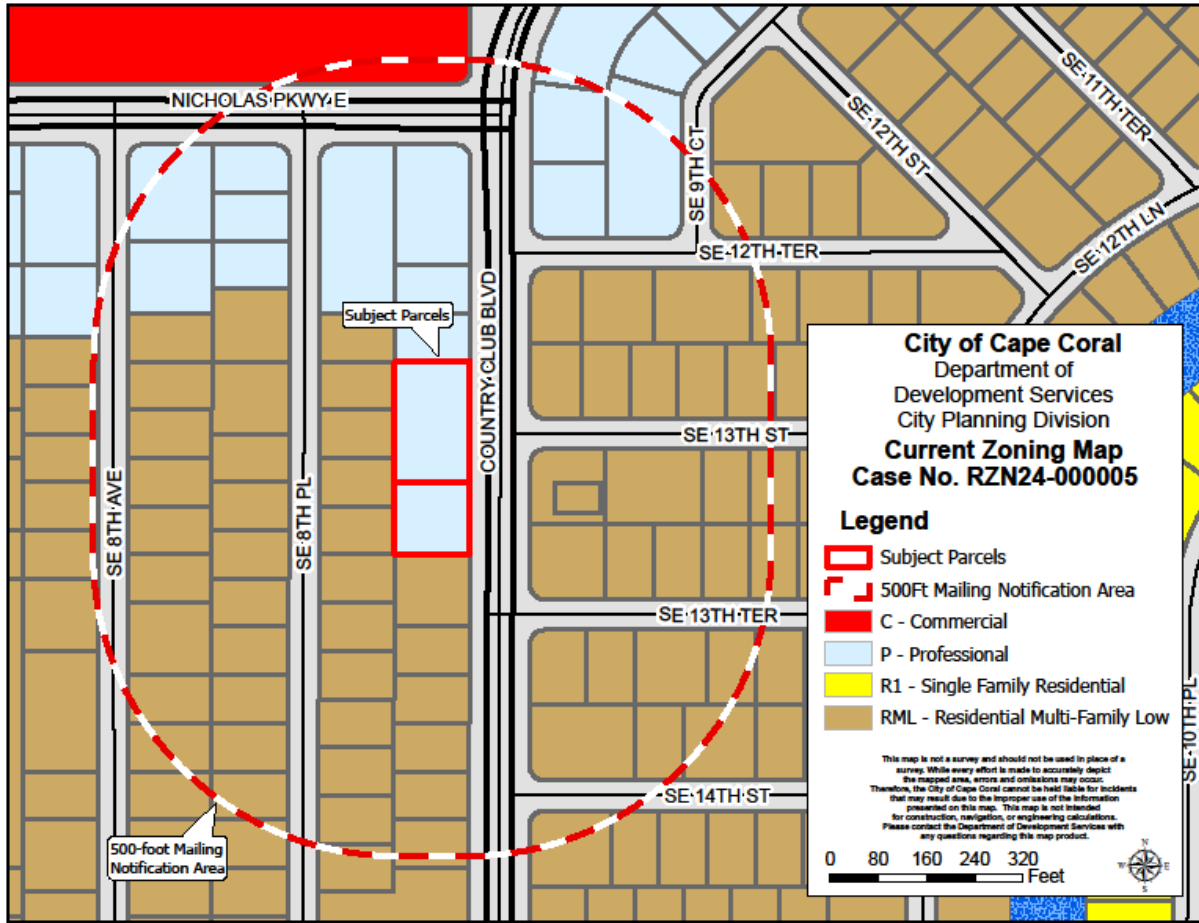


Site Location

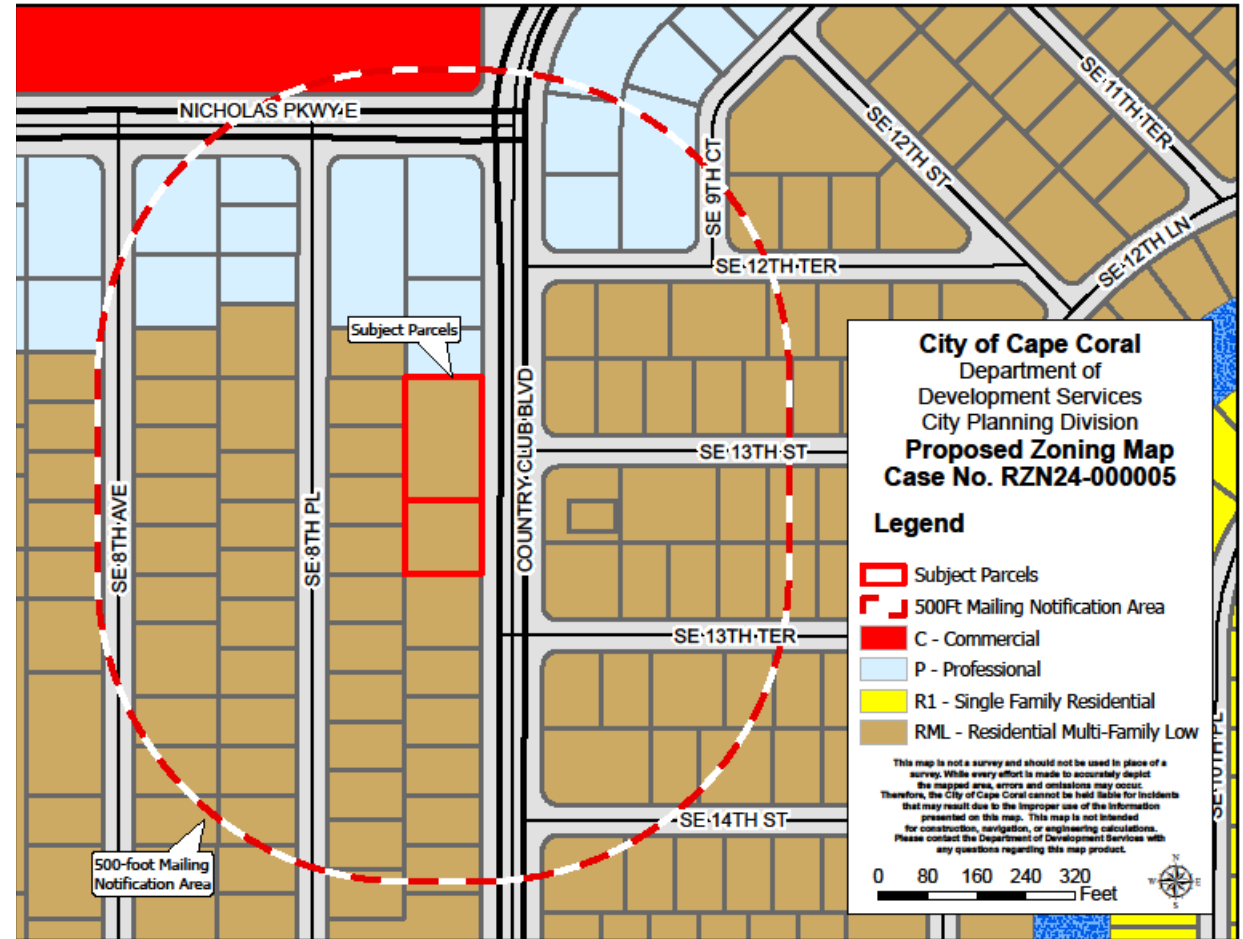




Future Land Use Map



Current Zoning Map



Proposed Zoning Map

Analysis (LDC, Section 3.4.6, and Article 4)

- 1. The proposed zoning district is consistent with the following City Comprehensive Plan policies: Policy 1.15 and Policy 1.15.e of the Future Land Use Element.**
- 2. The full range of uses in the proposed RML District should be compatible with the existing uses in the area.**
- 3. Permitted uses in RML Zoning are identical to those uses allowed on parcels to the immediate south, east, and west, and will likely be less intense than the potential uses allowed on P-zoned parcels to the north.**

Analysis (cont.)

4. Whether the proposed zoning district will serve a community need or broader public purpose. Staff finds this standard is not met and offers the following arguments for consideration.
- a) Given the City's documented deficiency in commercial lands, it would not be in the public interest to rezone these commercial lands to RML.
 - b) This rezone would decrease the amount of land at an existing commercial node.
 - c) The combined site is nearly an acre, has utilities, and is located on a major street making it a suitable site for a professional office use.
 - d) Rezoning the site to RML may lead to the development of four duplexes which would result in multiple driveway cuts along Country Club.

Analysis (cont.)

- 5. The 40,000 sq. ft. site meets the minimum lot area requirement of 10,000 sq. ft. for the RML District. The area of the site is suitable for most uses in the RML District.**
- 6. The R1 District would be considered to create fewer potential adverse impacts to existing uses in the surrounding area. However, a rezone to R1 would not be supported as such a request would introduce a new zoning district into the block.**

Recommendations

- 1) The Hearing Examiner recommended approval following a public hearing on March 4, 2025, finding criteria 4 was met, as the property had not been developed under the existing P zoning for 18 years and the property was suitable for the uses allowed in the RML District.**
- 2) Staff recommends denial of Ordinance 19-25.**

Correspondence

Additional Considerations

- 1. Rezoning analysis does not consider market considerations as supply and demand is not one of the six review criteria.**
- 2. Current Co-star data reports a City-wide vacancy rate of 29.7 percent for multi-family housing products, and declining rents.**
- 3. Current Co-star data reports a City-wide vacancy rate of 1.7 percent for professional office space, and increasing rents.**

Additional Considerations

4. An argument that the property be rezoned to accommodate market demand should not be accepted.
5. That argument may negate years of City efforts to preserve land for future non- residential development – as it could be argued that there is sufficient market demand to rezone other lands that were previously strategically rezoned along major corridors and nodes throughout the city.
6. The current estimate within the 2023 IGM from Metro Forecasting is that by buildout, an additional 1,200 acres of non-residential land be mapped throughout the city.

THANK YOU

