

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

REZONING APPLICATION

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

REZONING REQUIREMENTS

- 1. 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.
- 2. Letter of intent stating the actual request and why the request is being made.
- 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 prepared in label format and contain the following information; name, address, city, and zip-code.
- 5. Please refer to Rezones Section 3.4.6. (page 7) for additional required documentation.

NOTE: In addition to the application fee, all required advertising costs are to be paid by the applicant (ORD 39-03, Sec. 3.4.6.). 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.

It is required that applicant and/or representative attend both the hearing examiner and city council meetings.



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REZONE REQUEST

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. 3.4.6). Advertising costs will be billed and must be paid prior to hearing.

PROP	PERTY INFORMATION			
Location/Address <u>1224 COUNTRY CLUB</u>) ๆ- 1ๆ- มๆ- <u>6</u> 4-0669.0600 Strap Number <u>19-44-24-C4-00809.0630</u>	BLVD on 1/1306 Country Club Blvd bo Inw back/ Unit22 Block 809 Lot (s) 63 THRU 67			
Plat Book 14 Page 5 Futur	e Land UseMX			
	Proposed Zoning RM - same as it was when purchased - property data card still shows RM online			
PROPERTY	OWNER (S) INFORMATION			
Owner BLUE WATER TRUST LLC	_Address_6677 OVERSEAS HWY			
Phone 239-810-2942	_City_Marathon			
Emailandrew@designcenterfl.com	State FL Zip 33050			
Owner_n/a	_Address			
Phone	_ City			
Email	_ StateZip			
APPLICANT INFO	RMATION (If different from owner)			
Applicant Andrew George (President)	Address 6677 OVERSEAS HWY			
Phone 239-810-2942	_City_Marathon			
Email andrew@designcenterfl.com	_ State FLZip_33050			
AUTHORIZED REPRESE	ENTATIVE INFORMATION (If Applicable)			
Representative_Les Spade	Address 6 Coral Way			
Phone 305-735-4042	CityKey Largo			
Email_leslee@designcenterfl.com	State FL Zip 33037			



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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.

(ALL SIGNATURE MUST BE NOTARIZED)

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.

Blue Water Trust LLC	
CORPORATION/COMPANY NAME (IF APPLICABLE))
Andrew George OWNER'S NAME (TYPE OR PRINT)	OWNER'S SIGNATURE
OWNER'S NAME (TYPE OR PRINT) Andrew George	OWNER'S SIGNATURE
APPLICANT NAME (TYPE OR PRINT)	APPLICANT SIGNATURE
I have read and understand the above instructions. He copy of the Notice of Public Hearing stipulating the day STATE OF Florida COUNTY OF Monroe Sworn to (or affirmed) and subscribe before me, I	and time of any applicable hearings.
notarization, this 25 day of June	, 20 ²⁴ by Andrew George who
is personally known to me or produced Personally kr	
Signature of notary Public: Printed Name of Notary Pu	11 11 21



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AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Les Spade
(Name of person giving presentation)
IS AUTHORIZED TO REPRESENT ME IN THE REQUEST BEFORE THE HEARING EXAMINER AND CITY COUNCIL.
UNIT22 BLOCK 809 LOT(S) 63-67 SUBDIVISION
OR LEGAL DESCRIPTION CAPE CORAL UNIT 22 BLK 809 PB 14 PG 5 LOTS 63 THRU 67
LOCATED IN THE CITY OF CAPE CORAL, COUNTY OF LEE, FLORIDA.
Blue Water Trust LLC.
PROPERTY OWNER (Please Print) PROPERTY OWNER (Signature & title)
N/A
PROPERTY OWNER (Please Print) PROPERTY OWNER (Signature & title)
STATE OF Florida
COUNTY OF Monroe
Sworn to (or affirmed) and subscribe before me, by means of ✓ physical presence or ☐ online notarization, this day of day of , 20 byAndrew George who
is personally known to me or produced Personally Known as identification.
Exp Date: Commission Number: YADIRA BLANCO MY COMMISSION # GG 988059 EXPIRES: July 9, 2024 Signature of notary Public:
Printed Name of Notary Public: Yadya Blanco

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



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

AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Wesley Wiencek
(Name of person giving presentation)
IS AUTHORIZED TO REPRESENT ME IN THE REQUEST BEFORE THE HEARING EXAMINER AND CITY COUNCIL.
UNIT22 BLOCK 809 LOT(S) 63-67 SUBDIVISION
60 THRU 62 & OR LEGAL DESCRIPTION CAPE CORAL UNIT 22 BLK 809 PB 14 PG 5 LOTS 63 THRU 67
LOCATED IN THE CITY OF CAPE CORAL, COUNTY OF LEE, FLORIDA.
Blue Water Trust LLC. PROPERTY OWNER (Please Print) PROPERTY OWNER (Signature & title)
N/A
PROPERTY OWNER (Please Print) PROPERTY OWNER (Signature & title)
STATE OF Florida
COUNTY OF Monroe
Sworn to (or affirmed) and subscribe before me, by means of \checkmark physical presence or \square online
notarization, this <u>abh</u> day of <u>June</u> , 20 <u>24</u> by <u>Andrew George</u> who
is personally known to me or produced Personally Known as identification.
Exp Date: 1343635 Commission Number: HH 129205
LESLEY R. SPADE MY COMMISSION # HH 129225 EXPIRES: June 13, 2025 Bonded Thru Notary Public Underwriters Printed Name of Notary Public Desired Name of Not
Printed Name of Notary Public: Lesiey K. Cale
Note: Please list all owners. If a corporation, please supply the City Planning Division with a

copy of corporation papers.



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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 of June, 2	have read and understood 0 <mark>24</mark> .	the above affidavit on t	he <u>24</u> Day
BLUE WATER TRUST LLC		Andrew George	
CORPORATION/COMPANY	NAME	OWNER'S NAME (TYPOWNER'S SIGNATUR	
STATE OF Florida	_		
COUNTY OF Monroe	_		
	nd subscribe before me, b day of _June		
is personally known to me	or produced Personally kn	own as identi	fication.
	Exp Date July 9, 2024 Signature of notary Public	_ Commission Number	YADIRA BLANCO COMMISSION # GG 988059 EXPIRES: July 9, 2024
	Printed Name of Notary F	ublic: Yalia !	Slanw

Last revised_10_20_2021 (subject to change)

Blue Water Trust LLC
OWNER/APPLICANT

(PLEASE TYPE OR PRINT)

DEPARTMENT OF DEVELOPMENT SERVICES

CITY PLANNING DIVISION

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

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DOCUMENTARY EVIDENCE (LDC, Section 3.1.11F.6)

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 three business days prior to the hearing of the application. This requirement includes information that the applicant intends to present at public hearing.

OWNER/APPLICANT SIGNATURE

(SIGNATURE MUST BE NOTARIZED)
STATE OF Florida
COUNTY OF Monroe
Sworn to (or affirmed) and subscribe before me, by means of physical presence or online
notarization, this 24 day of June , 2024 by Andrew George who
is personally known to me or produced personally known as identification.
Exp Date: Commission Number YADIRA BLANCO
Signature of Notary Public:
Printed Name of Notary Public: Vadira Blonu

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REZONES REGULATIONS

- A. Manner of Initiation. Applications for a change in zoning may be initiated in the following manner:
 - 1. The City Council upon its own motion;
 - 2. The Planning and Zoning Commission upon its own motion;
 - 3. The property owner(s) of at least fifty-one percent of the land in the proposed rezone area;
 - 4. The City Manager for a City initiated rezone; or
 - 5. The Community Development Department, following approval of a similar use determination.
- B. Review Criteria. An application for a rezone shall be reviewed in accordance with the following criteria:
 - 1. Whether the proposed zoning district proposed is consistent with the City Comprehensive Plan;
 - 2. Whether the full range of uses allowed in the proposed zoning district will be compatible with existing uses in the area under consideration;
 - 3. Whether the range of uses allowed in the proposed zoning district will be compatible with existing and potential uses in the area under consideration;
 - 4. Whether the proposed zoning district will serve a community need or broader public purpose;
 - 5. The characteristics of the proposed rezone area are suitable for the uses permitted in the proposed zoning district; and
 - 6. Whether a zoning district other than the district requested will create fewer potential adverse impacts to existing uses in the surrounding area.
- C. Effective date of approval. A rezone shall take effect upon City Council adoption of the ordinance approving the rezone.
- D. New application after denial. No application for a rezone which has been previously denied by the City Council shall be accepted for at least one year after the date of denial. An application to rezone property to a designation that is different than the designation which was denied by the City Council, will be accepted and considered without consideration of time since the previous application was denied.



June 24, 2024

Development Services Manager City of Cape Coral 1015 Cultural Park Blvd. Cape Coral, FL. 33990

Project name: 1306 COUNTRY CLUB BLVD- CAPE CORAL UNIT 22 BLK 809 PB 14 PG 5 LOTS 60 THRU 62 and 1224 COUNTRY CLUB BLVD - CAPE CORAL UNIT 22 BLK 809 PB 14 PG 5 LOTS 63 THRU 67

SUBJECT: Letter of intent for a rezoning application.

Dear Development Services Manager:

The Applicant, BLUE WATER TRUST LLC, Andrew George (owner), is requesting to rezone the 41,000.02 square ft property located at 1306 & 1224 Country Club Blvd from Professional (P) to Residential Multi-Family Low (RML). This property is located South of Nicolas Parkway in a low demand area for professional space according to the planning division commercial centers by corridors chart. This area ranks in the mere bottom of the 22 corridors listed for projected demand, coming in at second to last in ranking.

When BLUE WATER TRUST LLC, Andrew George (owner), purchased this property for retirement it was purchased approximately 22 years ago as a Residential Multi-Family Low (RML) zoned property. Mr. George's intention for this property was to combine the two lots and divide into 4 build-able duplexes for his family. This aspiration was consistent with the city's comprehensive plan and <u>all adjacent homes in the area of this corridor at the time of purchase.</u> Since then, unbeknownst to Mr. George, this property was rezoned to (P), but all of the other properties in this area remained (RML).

The future land use amendment from Lee County indicates that the majority of the surrounding properties are currently RML with future land use of MX. This includes all three sides of the properties on this application.

We will be submitting this request with the current application to revert it back to the prior RML which is consistent with all the zoned corridor land use parallel to its location and consistent with the land development zoning in conjunction with the future MX designations of the other surrounding properties.



Property Owner/Applicant: Bluewater Trust LLC

Andrew George, Owner 6677 Overseas Highway, Marathon, FL. 33050

Authorized Agent: Les Spade & Wesley Wiencek

Design Center Inc.

6677 Overseas Highway, Marathon, FL. 33050

STRAP Numbers: STRAP: 19-44-24-C4-00809.0630 Folio ID: 10171269

STRAP: 19-44-24-C4-00809.0600 Folio ID: 10171268

This Rezoning request complies with the criteria set forth in Land Development Code Sections 4.1.2.-4.2.2 - Table 4.1.3.B. Section 5.10.3, 5.1.14.- Table 4.1.3.C. Future and use 4.2.14 & 3,4,6 as follows;

1. Whether the proposed zoning district is consistent with the City Comprehensive Plan;

Residential Multi-Family Low (RML). This district is to accommodate multi-family housing to meet the needs of a diverse community, while ensuring that there is a transition to single-family neighborhoods which protects the integrity of those neighborhoods. The RML district acts as a transition zone from lower density residential to higher density residential or non-residential uses or zoning districts.

These plats were originally purchased as RML lots. The plats in question are currently situated in between an area surrounded by duplexes on all sides, as demonstrated on the satellite image of existing structures on this block.

2. Whether the full range of uses allowed in the proposed zoning district will be compatible with existing uses in the area under consideration;

This area was rezoned to become a Non residential zoning districts Professional Office (P). This district is designed to encourage the compatible development of major professional and related office complexes in areas which are suitable for such activities. The P District may serve as a transition between commercial corridors and nearby residential uses.

This current (P) zoning is not consistent with the neighborhood aesthetic or community preservation.



3. Whether the range of uses allowed in the proposed zoning district will be compatible with existing and potential uses in the area under consideration;

The designation of RML is consistent with the future land use designation MX. Unlike the Professional (P) designation which it is currently zoned, the RML designation allows for a multitude of uses both professional and residential.

The full range of uses allowed in the proposed zoning district of RML will be compatible with the pre-existing zoning RML it was prior to (P) and the potential future uses in the area. The future designation of this district is to promote redevelopment and enhancement of this area of Cape Coral to meet multi-functional needs and adverse uses. This Future MX district encourages mixed-use developments.

RML has that flexibility and serves that functionality of providing those needs. See article 4 Zoning districts also refer to the visual presentation which reflects the character of this neighborhood.

4. Whether the proposed zoning district will serve a community need or broader public purpose;

The limitation of the current (P) professional designation impedes the right to build any Multi-family or duplex residential structures for this community. Being that the industrial park is fairly close, the need for easily accessible housing is immense in this area. In addition, this area is on a bus line to and from employment opportunities. This minimizes traffic impacts to this residential area if the workforce is able to access and utilize city transportation more conveniently. The versatility of the RML zoning still allows for small businesses to operate from structures that are erected, along with a multitude of additional uses under the land use chart.

5. The characteristics of the proposed rezone area are suitable for the uses permitted in the proposed zoning district;

Being that the intent is to construct duplexes on these plats, we will be providing more green space and less impervious area and strain on the local storm-water. It is far less impactful than building 14 units which the future designation would allow as multi-family under the MX designation. The ramifications and traffic impacts will be immense in a primarily residential neighborhood if the maximum density or full scale of use was actually met in this area.

RML will create less density and intensity to the environment along with adverse impacts to a residential area and protected species in the area. The entire perimeter of these plats and blocks nearby contain duplexes RML is consistent with the current neighborhood characteristics and characteristics of all the adjoining plats to the two referenced in this application.

Please take into consideration that this property was purchased as RML when reviewing this request.



Please find attached the following items in relation to this Rezoning Application for the above referenced project:

One (1) copy of the Rezoning Application, including the acknowledgment Form and Authorization to Represent Form

One (1) copy of the Letter of Intent, including Rezoning Criteria

One (1) copy of the Map and List of County Properties within 500 feet

One (1) copy of the Aerial Location Map

One (1) copy of the Future Land Use Map

One (1) copy of the Zoning Map

One (1) copy of Sunbiz with proof of ownership of trust

One (1) copy of the property record card(s)

One (1) copy of the signed and sealed Boundary Surveys

One (1) copy of the Warranty Deeds

This should allow for an ample review and a finding of sufficiency of this Rezoning Application.

Should City staff require additional information or have any questions regarding this submittal, feel free to contact me directly or call my office. I appreciate your time & cogitation.

Bluewater Trust LLC,

Andrew George

6677 Overseas Highway,

Marathon, FL. 33050

239-810-2942 (c)

305-375-4042 (o)

Ownership:

Strap: 194424C4008090630

Street Number: 1224

Site Address: 1224 COUNTRY CLUB BLVD

Site Unit Number:

Site Zip: 33990

Owner Name: BLUE WATER TRUST LLC

Owner Others:

Owner Care Of:

Mailing Address: 6677 OVERSEAS HWY

Mailing Address Cont:

Mailing City: MARATHON

Mailing State: FL

Mailing Zip: 33050

Improved: N

Foreign Address:

DOR Code: 00

Future Land use: MX

Zoning: P

Legal: CAPE CORAL UNIT 22 BLK 809 PB 14 PG 5 LOTS 63 THRU 67

Council District: 3

Link: Lee County Property Card

Ownership:

Strap: 194424C4008090600

Street Number: 1310

Site Address: 1310 COUNTRY CLUB BLVD

Site Unit Number: 1310

Site Zip: 33990

Owner Name: BLUE WATER TRUST LLC

Owner Others:

Owner Care Of:

Mailing Address: 6677 OVERSEAS HWY

Mailing Address Cont:

Mailing City: MARATHON

Mailing State: FL

Mailing Zip: 33050

Improved: N

Foreign Address:

DOR Code: 00

Future Land use: MX

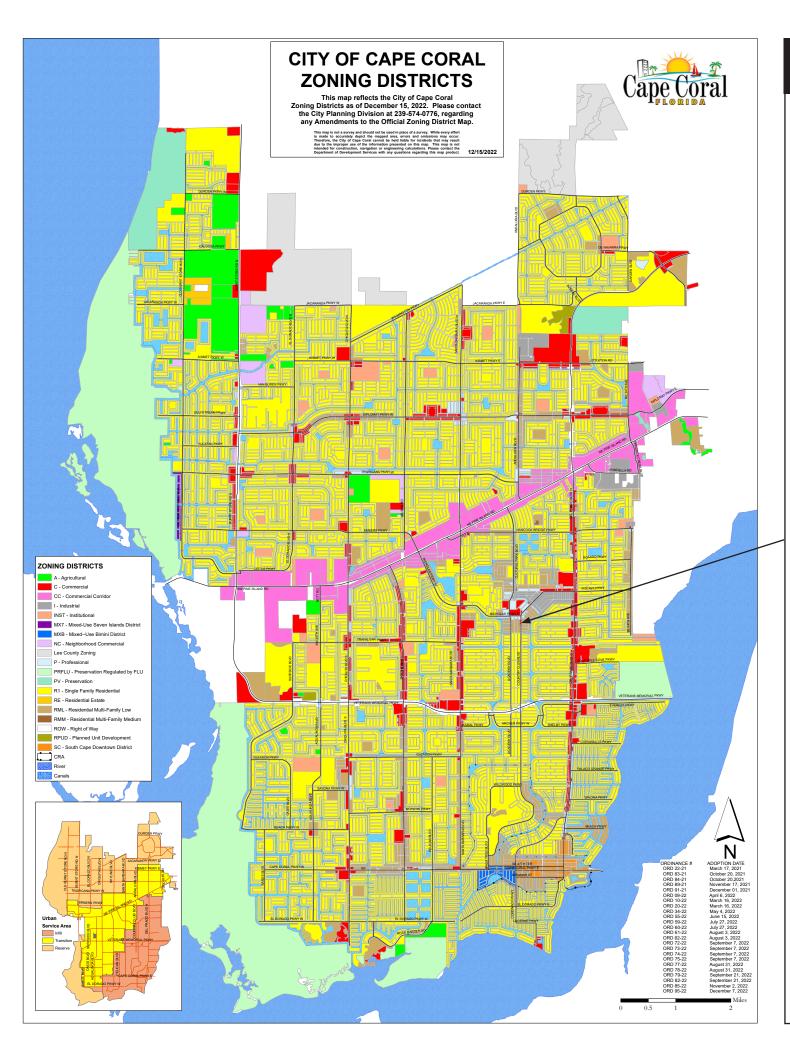
Zoning: P

Legal: CAPE CORAL UNIT 22 BLK 809 PB 14 PG 5 LOTS 60 THRU 62

Council District: 3

Link: Lee County Property Card

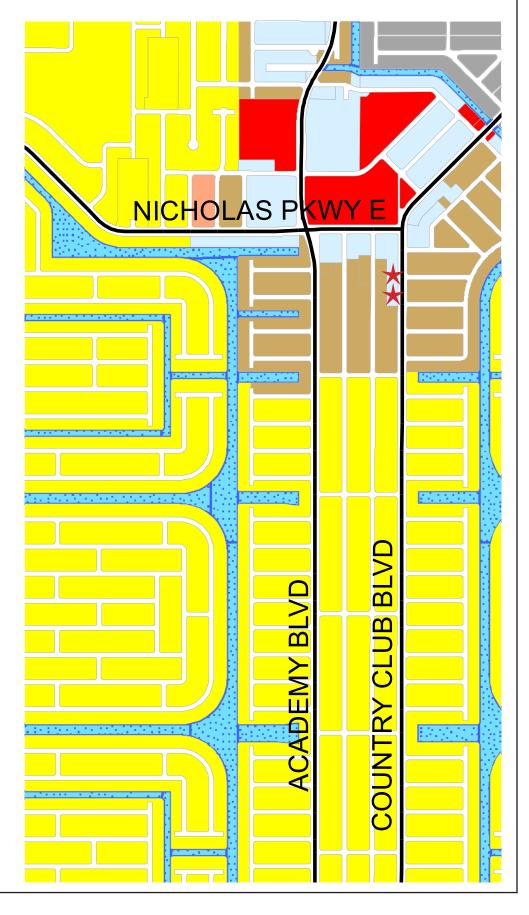




CURRENT LAND USE MAP ENLARGED

* REPRESENTS PROPERTY LOCATION

ZONING DISTRICTS A - Agricultural C - Commercial CC - Commercial Corridor I - Industrial **INST** - Institutional MX7 - Mixed-Use Seven Islands District MXB - Mixed--Use Bimini District NC - Neighborhood Commercial Lee County Zoning P - Professional PRFLU - Preservation Regulated by FLU PV - Preservation R1 - Single Family Residential RE - Residential Estate RML - Residential Multi-Family Low RMM - Residential Multi-Family Medium ROW - Right of Way RPUD - Planned Unit Development SC - South Cape Downtown District CRA River Canals

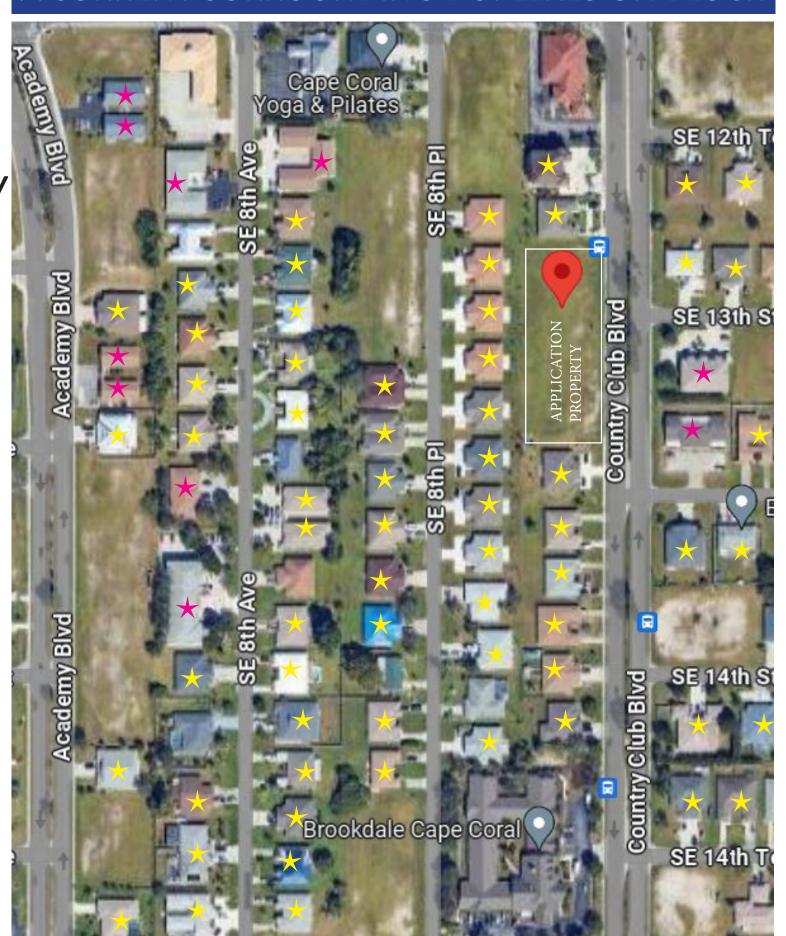


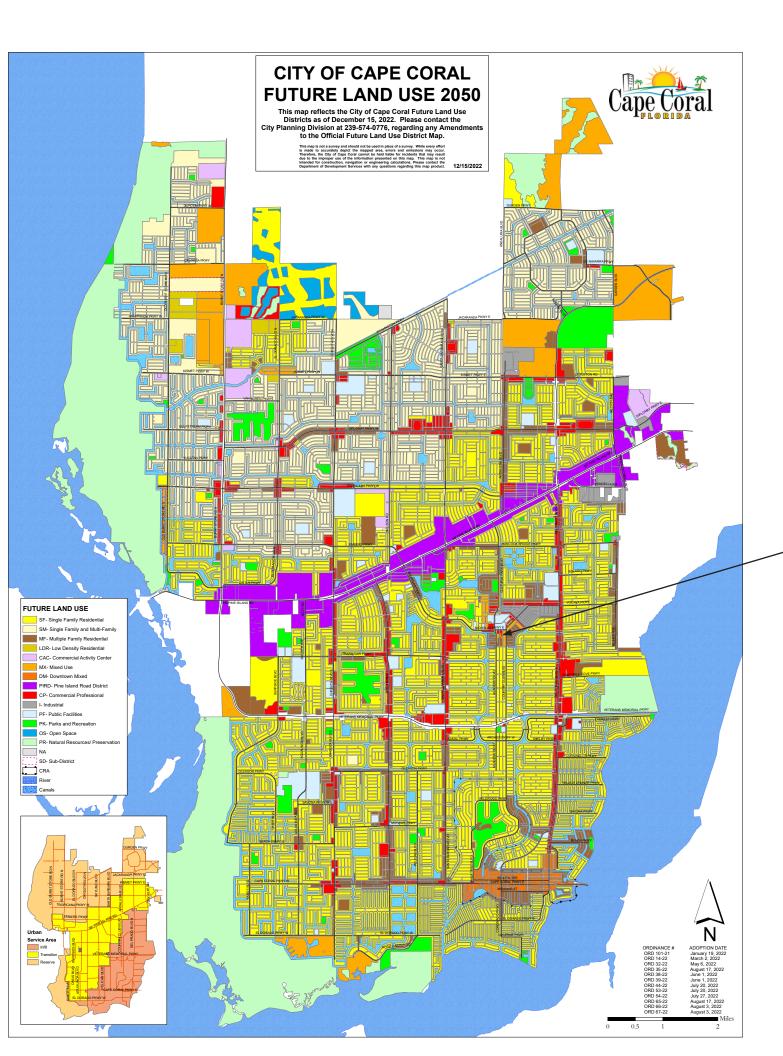
SATELLITE IMAGE - multi-family* 🛨

CURRENT LAND USE MAP ENLARGED

(P) Nicholas Pkwy E 8th Ш (RML) **★PROPERTY**Previously zoned RML Academy Blvd SE * * 8th Ave 8th PI Blvd CO kcade my Blvd CIUD o untry.

★CURRENT SURROUNDING DUPLEXES ON BLOCK

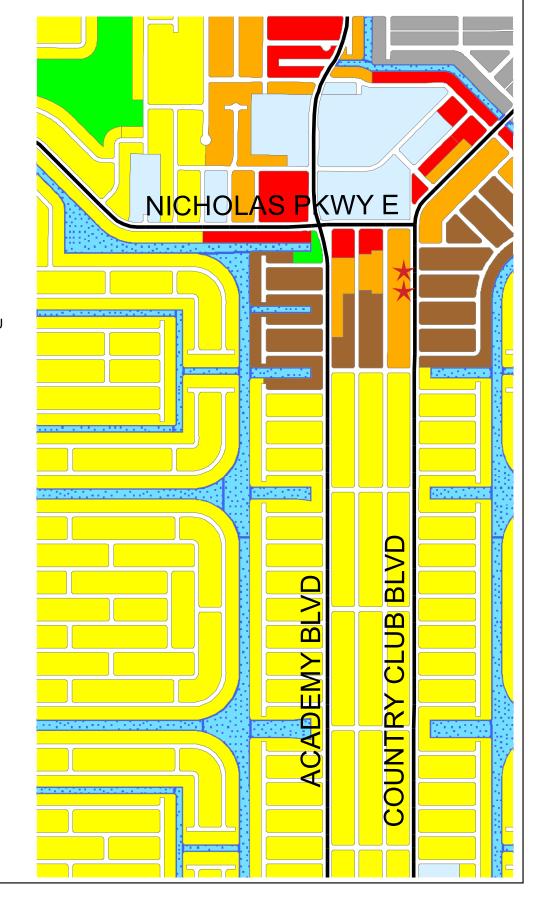




FUTURE LAND USE MAP ENLARGED

* REPRESENTS PROPERTY LOCATION

ZONING DISTRICTS A - Agricultural C - Commercial CC - Commercial Corridor I - Industrial INST - Institutional MX7 - Mixed-Use Seven Islands District MXB - Mixed--Use Bimini District NC - Neighborhood Commercial Lee County Zoning P - Professional PRFLU - Preservation Regulated by FLU PV - Preservation R1 - Single Family Residential RE - Residential Estate RML - Residential Multi-Family Low RMM - Residential Multi-Family Medium ROW - Right of Way RPUD - Planned Unit Development SC - South Cape Downtown District CRA River Canals



	Commercial Centers by Corridor							
Corridor Name	Total Projected Demand For Commercial Acres of Land	nand For mmercial Neighborhood Shopping Center		Power Center	Regional Shopping Center			
Burnt Store Road	295	2	2*					
Del Prado Boulevard North	307	1	2*					
Del Prado Boulevard South	243	2	2*					
Chiquita Boulevard South	129	0						
Chiquita Boulevard North	129	2						
Cape Coral Parkway (east of Palm Tree)	144	1						
Cape Coral Parkway (west of Palm Tree)	94	1	1*					
Santa Barbara North	120	2	2*					
Santa Barbara South	56	0						
Santa Barbara (Formerly Juanita Boulevard)	79	1	1*					
Veterans Parkway	189	2	1*	1				
Kismet Parkway	151	1						
Skyline Boulevard	148	2						
Diplomat Parkway	136	2						
Tropicana Parkway	117	1	9	50 S				
Cultural Park Boulevard	109	0						
Hancock Bridge Parkway	85	0						
Andalusia Boulevard	75	0						
Embers Parkway	73	0						
Nicholas Parkway	50	0	8	0 0				
Viscaya Parkway	27	0						
Pine Island Road	399(1) 299	3	_		2			

Source: Based on information from the Commercial Corridor Study, dated April 30, 2003, City of Cape Coral, Planning Division (2003)

CITY OF CAPE CORAL, FLORIDA LAND DEVELOPMENT CODE ARTICLE 4 - ZONING DISTRICTS

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Table 4.1.3.B. Zoning District Dimensional Standards

			ZONE DI	STRICT DIM	ENSIONS				
ZONE DISTRICT	Lot and	Lot and Structure		Minimum Setbacks (feet)					Maximum Height (feet)
	Minimum Lot Area (Square ft.)	Maximum Impervious Surfaces	Front	Front, Cul-de- Sac	Side	Rear	Double Frontage	Corner Lot Side	200.00
			- 1	RESIDENTIA	L				
R-1 1	10,0001	60 %	25	18	7.5	20/102	25	10	38
RML ¹	40.000	60 %	25	18	7.5	20/102	25	10	50
	10,000					Setbacks f	or duplexes		
			36/303	N/A	7.5	20/102	25	10	38
RMM ¹	43,560	None	25	18	6	26	25	10	60
RE	40,000	None	50	36	35	35	50	25	38
A	None ⁴	None	50	36	35	35	50	25	38

Minimum width at setback line - Single-Family/Duplex 80', Single-Family Semi-detached 40', Single-Family Attached/Multi-family (3 units+)

4 Non-reside	ntial uses in the A zoning	district require	4 acres						
			NO	N-RESIDENT	TAL	200	99		4
	Minimum Lot Area (square ft.)	FAR	Front	Front, Cul-de- Sac	Side	Rear	Double Frontage	Corner Lot Side	Maximum Height (feet)
С	None	1	6	None	0 or 6	10	6	10	None
P	None	1	6	None	10	10	6	10	None
1	None	1	20	None	0 or 6	10	20	10	None
INST	None	1	25	None	15	25	25	10	60
PV	None	None	50	None	50	50	50	10	38
				MIXED USE		15 1880			
	Minimum Lot Area (square ft.)	FAR	Front	Front, Cul-de- Sac	Side	Rear	Double Frontage	Corner Lot Side	Maximum Height (feet)
NC		************		See	Table 4	2.12			
cc	MF use 4 Acres	1.25	15	None	0 or 6	15	15	10	None
МХВ	None	4	8-12	None	0 or 5	0 or 5 (alley) or 15 (waterfr ont)	8-12	8-12	160 (or 12 stories)
MX7	None	1	15	None	0 or 6	15	15	10	115 (or 8 stories)
SC	None	4	20	See Section 4.2.15.B.2					120 (or 10 stories)

^(*) Asterisk indicates that the center has a dual function as a community commercial center and neighborhood commercial center.

There may be more than one Super Community/Power Center in the City of Cape Coral.
(1) Adjusted on pro rata basis for incorporation of a regional commercial center on Pine Island Road

² Primary structure/Pool cage

³ Front setback based on structure design per Section 5.10.3

CITY OF CAPE CORAL, FLORIDA LAND DEVELOPMENT CODE ARTICLE 4 – ZONING DISTRICTS

198 Table 4.1.3.C. Minimum Housing Unit Sizes – Residential Zoning Districts

	Mir	nimum Housing	Unit Size						
Zoning District		1	Size						
Residential Zoning Districts									
	Single Family	Single Family Semi - Detached	Single Family Attached	Duplex	Multi Family				
R-1	1,800 adjacent to river 1,400 adjacent to golf course or across from riverfront or saltwater front lots 1,100 all other	-		-					
RML	1,000 + 100 square feet for every bedroom over 2	1,000 + 100 square feet for every bedroom	1,000 + 100 square feet for every bedroom	1,000 + 100 square feet for every bedroom over 2	Efficiency 500 square feet				
		over 2	over 2		One Bedroom 650 square feet				
					150 square feet for each additional bedroom				
RMM	-77	1,000 + 100	1,000 + 100	1.75	Efficiency 500				
		square feet for every bedroom	square feet for every bedroom	4	Square feet One Bedroom				
		over 2	over 2		650 square feet				
				l i	150 square feet for each				
					additional				
					bedroom				
RE	1,800 adjacent to river 1,400 adjacent to golf course or across from riverfront or saltwater front lots 1,100 all other	°	-	-					
А	1,800 adjacent to river 1,400 adjacent to golf course or across from riverfront or saltwater front lots 1,100 all other		<.	(*)					
	April an arrive								

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Table 4.1.3.D. Minimum Housing Unit Sizes – Mixed-Use Zoning Districts

	Mir	nimum Housing	Unit Size						
Zoning District	Size								
Mixed Use Zoning Districts									
Single Family Single Family Semi - Attached Detached Detached Detached Detached									
СС			1,000 + 100 square feet for every bedroom over 2	-	Efficiency 500 square feet One Bedroom 650 square feet				
			2.082111		150 square feet for each additional bedroom				

CITY OF CAPE CORAL, FLORIDA LAND DEVELOPMENT CODE ARTICLE 4 – ZONING DISTRICTS

NC		21	1,000 + 100 square feet for	-	Efficiency 500 square feet
			every bedroom over 2		One Bedroom 650 square feet
		8			150 square feet for each additional bedroom
МХВ	- 2		1,000 + 100 square feet for	-	Efficiency 500 square feet
			every bedroom over 2		One Bedroom 650 square feet
					150 square feet for each additional bedroom
MX7	0		1,000 + 100 square feet for	20	Efficiency 500 square feet
			every bedroom over 2		One Bedroom 650 square feet
			\$20,00000°		150 square feet for each additional bedroom
sc		× 2	1-1-1	-2	Efficiency 500 square feet One
					Bedroom 650 square feet
					150 square feet for each additional bedroom

CITY OF CAPE CORAL, FLORIDA LAND DEVELOPMENT CODE ARTICLE 4 – ZONING DISTRICTS

- 5	Use Type			allows all dential Dist		1118		Non-F	lesident	ial District	3			Mixe	d Use Distr	icts		
		R1	RML	RMM	RE	A	P1	C	1.	INST	PV	CC	NC	MX7	MXB		SC	
																PRI	SEC	LOC
	Single-family	Р	P		Р	Р					-	1	4					
1	Duplex		P.	111				1		*	1							
1	Multi-family		CU	CU						8		CU	CU	CU	CU	CU	CU	CU
	Single-family Semi-detached		P* or CU	P* or CU														
e	Single-family Attached - 3 or more		CU	P								CU	CU	CU	CU			
걸	Micro-Cottage																	
sidentia	Assisted Living Facility		SE	P			Р	P				P	P.			P		
S	Family Day Care Home -5 or fewer	P	P	P	Р	Р												
R	Community Residential Home – up to 6 res	P	P	Р	Р	P				i i				-23				
1	Community Residential Home - 7 to 14 residents		P	P						4				9	5			8
1	Model Home	p*	p.		p.					8				9	9			
1	Home Business	CU	CU		CU	P												
	Home Occupation	p+	p.	P*	P*	P*							P*	p*	p*	P*	p*	p*
	Animal Shelter					Р			SE	SE								
	Essential Services	Р	P	Р	P	P	P	Р	P	P	P	Р	P	Р	P	P	P	P
Uses	Educational Facilities – Primary and Secondary	P	P	Р	Р	P				P			P			P		
ional	Educational Facilities – Vocational Schools	3		SE		3. 3.		P	P	P	8	Р		13		P		
nstitution	Educational Facilities – Colleges and universities					\$ X			P	P		Р		0	6	8 1		
_	Essential Service Facilities - Major	SE	SE	SE	SE	SE	SE	P	P	P	SE	P	SE	SE	SE	SE	SE	SE
and	Essential Service Facilities - Minor	Р	P	P	Р	P	Р	Р	P	P	P	P	P	P	P	P	P	P
S	Government Office Facilities					P	Р	Р		P		Р	P	Р	P	P	P	P
qn	Hospital							P		P		P	Р					
4	Police and Fire	P	P	P	Р	P	Р	Р	P	P	P	P	P	Р	P	P	P	P
١	Public Parks and Recreational Facilities	P	P	Р	Р	P	P	Р		P	P	Р	P	P	P	P	Р	Р

12 | Article 4 - Zoning Districts - Adopted 8/5/2019, Ordinance 17-19

	P= Permitted	P*= Perm	itted wit	Standard	ds CL		Table litional		= Spec	tial Excep	otion E	mpty= N	lot Permi	tted				
Use	Use Type		Reside	ential Distr	icts			Non-Re	sidenti	al District				Mix	ed Use Di	istricts		
Category	11111111	R1	RML	RMM	RE	A	P1	С	1	INST	PV	CC	NC	MX7	МХВ	1	SC	
																PRI	SEC	LOC
	Sexually Oriented Business								Р									1
	Commercial Recreation, Indoor					i a		P			0 0	P	P	1	P	P	P	P
creation and rtainment	Commercial Recreation, Outdoor	1				P	1	P				P	1	1	10110		2110	
ion	Golf Course w/ Ancillary activities	P	P	P	P	P			8		8	8	9 3	9	23	1	9	9
i o at	Golf, Driving Range	0.0	100			P			9		1 6	8				3		
Recreati and Itertainn	Golf, Miniature					P		P				P	P		0		P	P
20 - 10	Marina							P	1 3			1%	P	P	P	P		ă .
Rec	Shooting Range/Archery - Indoor							Р				P	1000		V			
ш	Shooting Range/Archery - Outdoor	8				SE		000	3		(i)—(i)	0	()		0.0		6	
=	Boat Sales	3						Р	Р			Р	3 3				CU	CU
12	Car Wash	(4)	9				i i	P	100		9 V	P		-	22			
ne ne	Commercial Parking lot or Garage						9	P	83		11 8	100	2 3		P	P	P	Р
E	Heavy Vehicle, Sales & Rental								P			P						
0	Light Vehicle, Rental	3						Р	8		0 0	Р	P	8	100	1	P	Р
0	Light Vehicle, Sales							27111				p*				*	1000	1
8	Vehicle Repair, Major	- 9					1	88	P		Q 8	SE	8 8		26	46	0 :	9
at	Vehicle Repair, Minor	9						CU	P		1 0	Р	1			3		
-re	Vehicle Fueling Station							CU	Р			Р	CU				CU	
Vehicle-related Commercial	Vehicle Storage					Р			Р		i k							
Vel	Accessory Parking Lot	33	P*				p-	b.	1		e s	P*	8					

	P= Permitted	d P*= Per	mitted w	th Standa	irds (e Tab		SE= S	pecial Exc	ception	Empty=1	Not Perm	nitted				
Use Category	Use Type		Reside	ential Distr	icts	en e		Non-	Resider	vtial Distric	ts		20.20	Mix	ed Use Dis	tricts		
			RML	RMM	RE	Α	P1	С	1	INST	PV	CC	NC	MX7	MXB		SC	
																PRI	SEC	LOC
-	Bar			Ī		T		Р	8)	Ť		Р	Р	P	P	P	Р	Р
Food and Beverage	Brewpub							P				P	P	P	CU	P	P	P
E E	Craft Brewery, Distillery, Winery		8	9	1		2	P*	8			p.	P*	P*	p*	p.	p.	p*
P e	Mobile Food Vendor		(2)					37.55	100		8	207		3		100	200	100
Food	Restaurant, no drive-thru						SE	P				P	P	P	P	P	P	P
ш ш	Restaurant, drive-thru		33			1	2	Р	P		į.	P		13	60			P
b0	Bed and Breakfast	SE	SE	SE	SE	SE							2000					
<u> </u>	Campground	-	\$ C.	green.	E Y X I CA	P	13	P	20	(t)	6	P	Р	P	P	P	P	P
Lodging	Hotel/Motel							P				P	P	P	P	P	P	P
ŏ	Resort	p.	p*	P*			0	P	133)			-01	11	1		5
_	RV Resort	7.0				P*						1		1				

	P= Permitted	P*= Pe	rmitted	with Stand	lards		e Tabl		SE= Spe	ecial Exc	eption	Empty	= Not Pe	rmitted				
Use Category	Use Type		Resid	dential Dist	ricts			Non-Res	identia	l District				- 3	Mixed Use D	estricts		
		R1	RML	RMM	RE	Α	P1	С	1	INST	PV	CC	NC	MX7	MXB		SC	
																PRI	SEC	LOC
	Animal Kennel, Indoor			Ī	P	Р		P		T		P	Ī		Ť		Р	P
	Animal Kennel, Outdoor		15			P			8		ŝ.							100
l i	Day Care Facilities - Adult or Child		P	P		P	P	P		Р		P	P		P		P	P
	Banks and Finance - no drive thru	8	8			8 3	P	P	8	1		P	P			P	P	P
	Banks and Finance w/ drive thru		8				P	P	8			P		- 50		1000		P
220	Building and Construction w/o outdoor storage/display						P	P	P			P	P			P	P	P
Commercial and Professional Services	Building and Construction w/ outdoor storage/display							P*	p*			P*						
Commercial and ofessional Servic	Landscaping Services w/o outdoor storage/display		6.5				Р	P	P			P	P			P	P	P
erci	Landscaping Services w/outdoor storage/display		Š.					ь.	P*			P.						
E :2	Self-Storage Facilities							P*	P*			P*						
ES	Personal Services		13				P	P	8		į.	P	P	P	P	P	P	P
3 5	Pharmacy - no drive through						Р	P				P	P	P	P	P	P	P
- 5	Pet Services		15				P	P			6	P	P	- 102		P	P	P
-	Pharmacy with drive through	100	· ·			2		P				P	1000			7.555	10-110	P.
	Professional Offices	8	8			8 8	Р	P	8 - 8	3		P	P	P	P	P	P	P
	Professional Services		2				Р	P			8	P	P		P		P	P
	Radio and TV Station								P	P		P	P				P	P
	Repair Shops		13			0 0		P	P)	Р	P	0			Р	P
	Retail ≤30,000 sq. ft. per tenant							P				P	P	P	P	P	P	P
	Retail >30,000 sq. ft. per tenant		8			8 3		P	8			P	SE	- 8		SE	SE	SE

Use	Use Type		Resid	dential Dist	ricts			Non-R	esident	ial Distric	ts				Mixed U	se Districts	F	
Category	***	R1	RML	RMM	RE	А	P1	С	1	INST	PV	CC	NC	MXB	MX7	25	SC	
																PRI	SEC	LOC
	Amphitheaters/ Arenas					SE				SE						SE	SE	SE
Places of Assembly	Banquet Hall				2	Ú (83	Р				P	P			P	P	P
	Clubs, Private and Fraternal							Р				P	P				P	P
	Community Centers				-					P	1000			P	P	P	P	P
	Cultural and Civic Facilities							P		P	SE			P	- 9	P	P	
A	Movie Theaters							P				Р	P	P	P	P	P	P
1000	Religious Institution	CU	CU	CU	CU	P	P	P		P		P	P			P	P	P
	Cemetery / Mausoleum			T		Р				P		1		19		3		
	Crematory					Ser. 3	- 63		P	-		P		16		8		1
di	Funeral Homes							P	P			P	P				P	P
Other	Wireless Communication Facilities)	P*	p*	P*	P*	P*		P*	P-			100	p.	p.
	Solar Arrays					P*			P*	p*								
	Mixed-use Building				8	243				8.5		P	P	P	P	P	P	P
	Wildlife Rehabilitation Center		6 3			P		100	10.0	P			5000	3 55 000		- 1	A	3

CITY OF CAPE CORAL, FLORIDA LAND DEVELOPMENT CODE ARTICLE 4 – ZONING DISTRICTS

	P= Permitted	P*= Pe	rmitted			Us	e Tab	le		pecial Ex	ception	Empt	/= Not Pe	rmitted				
Use Category	Use Type		Resid	lential Dist	nicts			Non-R	lesident	ial District	3			M	ixed Use D	istricts	1000	
	Carried Co.	R1	RML	RMM	RE	A	P1	С	1	INST	PV	cc	NC	MX7	MXB		SC	
																PRI	SEC	LOC
	Non-Domestic Animal Boarding					P												
5	Community Garden					P				P			À	10	-0.			200
Agriculture	Farms - Produce & Livestock					P						100			100			
7	Greenhouse / Nursery					Р	-	1				P		1.5	27			-
-E	Outdoor storage Agricultural					P	9						3	10	0			S-30
Ag.	Stable				P	P						1						
(5)	Roadside Food and Vegetable Stand					P*					i			ij.	8			300
	Dry Cleaning/Laundry Plant		3 3	T	5.00	1			Р	T		3	T					N ox
	Extraction w/ancillary use					SE			Р									
10.01	Industrial, Heavy	į.				8			P					- 0.0	<u> </u>			20
e	Industrial, Light								P			SE	_					
t t	Laboratory - medical, research, testing							SE	Р	SE		SE				1		1 227
=======================================	Energy Resource Generation					SE		8		P			9	- 30	2			Q 33
Industrial	Storage, Outdoor Screened					P			Р	SE		CU						
-	Storage, Outdoor				į.	P			Р						Š.			1 33
	Solid Waste Transfer					SE				SE								
	Warehouse		18			8 ^		30 3	P	1 3		P*	8	78	8	3	į.	8 .89

Table 4.2.11.

Commercial Corridor Devel	opment Parameters		
	Development Area	We will be a second of the sec	
	0 - 3.99 acres	4 acres or greater	
Free-standing Commercial Development Area Maximum FAR		Up to 100% 1.0	
Free-standing Residential Minimum Density Maximum Density	Not allowed Not allowed	10 du/acre or 50 units 25 du/acre	
Mixed-Use Minimum Density Maximum Density Maximum FAR	3 du/acre 12 du/acre 1.0	10 du/scre or 50 units 25 du/scre 2.0	
Minimum Front Setback	20 ft.	20 ft.	7
Minimum Side Setback	6 ft.	6 ft.	7
Min. Rear Setback	10 ft.	10 ft.	

Table 4.2.12.

		Land Area of Developm	nent Project
	1 acre or less	1 acre – 19.99 acres	20 acres or greater
Free-standing Commercial Development Area Maximum FAR	0-100% 1.0	15%-100% 1.0	20%-75% 1.0
Free-standing Residential Development Area Minimum Density Maximum Density	N/A N/A N/A	15%-85% 12 d.u./acre or 50 units 16 d.u./acre	25%-80% 12 d.u./acre or 75 units 16 d.u./acre
Mixed-Use Development Area Minimum Density Maximum Density Maximum FAR	0-100% 3 d.u./acre 12 du/acre 1.0	0-100% 12 d.u./acre or 50 units 16 d.u./acre 2.0	0-100% 12 d.u./acre or 75 units 16 d.u./acre 2.0
Build-to / Front Setback	6 ft. – 10ft.	10 ft.	10 ft.
Minimum Side Setback	0 or 6	0 or 6	0 or 6
Min. Rear Setback	6	6	6



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company BLUE WATER TRUST LLC

Filing Information

 Document Number
 L10000081266

 FEI/EIN Number
 80-0633937

 Date Filed
 08/03/2010

 Effective Date
 08/03/2010

State FL

Status ACTIVE

Principal Address

6677 Overseas Highway Marathon, FL 33050

Changed: 02/11/2016

Mailing Address

6677 Overseas Highway Marathon, FL 33050

Changed: 02/11/2016

Registered Agent Name & Address

GEORGE, ANDREW 6677 Overseas Highway Marathon, FL 33050

Address Changed: 02/11/2016

<u>Authorized Person(s) Detail</u>

Name & Address

Title MGR

GEORGE, ANDREW 6677 Overseas Highway Marathon, FL 33050

Annual Reports

Report Year Filed Date

2022	04/29/2022
2023	04/28/2023
2024	04/29/2024

Document Images

04/29/2024 ANNUAL REPORT	View image in PDF format
04/28/2023 ANNUAL REPORT	View image in PDF format
04/29/2022 ANNUAL REPORT	View image in PDF format
04/29/2021 ANNUAL REPORT	View image in PDF format
05/28/2020 ANNUAL REPORT	View image in PDF format
03/14/2019 ANNUAL REPORT	View image in PDF format
02/21/2018 ANNUAL REPORT	View image in PDF format
01/18/2017 ANNUAL REPORT	View image in PDF format
09/19/2016 AMENDED ANNUAL REPORT	View image in PDF format
02/11/2016 ANNUAL REPORT	View image in PDF format
03/20/2015 ANNUAL REPORT	View image in PDF format
04/30/2014 ANNUAL REPORT	View image in PDF format
01/24/2013 ANNUAL REPORT	View image in PDF format
03/29/2012 ANNUAL REPORT	View image in PDF format
03/22/2011 ANNUAL REPORT	View image in PDF format
08/03/2010 Florida Limited Liability	View image in PDF format



Previous Parcel Number Next Parcel Number Tax Estimator Cape Coral Fees Tax Bills Print

Property Data

STRAP: 19-44-24-C4-00809.0630 Folio ID: 10171269

Hurricane Ian Tax Roll Value Letter Tax Refund Status

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Owner Of Record - Sole Owner [Change Mailing Address]

BLUE WATER TRUST LLC 6677 OVERSEAS HWY MARATHON FL 33050



1224 COUNTRY CLUB BLVD CAPE CORAL FL 33990

Property Description

Do not use for legal documents!



<u>View Recorded Plat at LeeClerk.org</u> - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 14 and 5 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms 0

1st Year Building on Tax Roll N/A

Historic Designation No

TownshipRangeSectionBlockLot4424E19008090630

MunicipalityLatitudeLongitudeCity of Cape Coral26.62834-81.95678

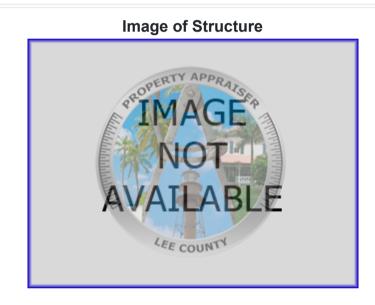
View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]





Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	149,488	149,488	149,488	58,949	0	0	58,949
2023 Values /	2023	146,288	146,288	146,288	53,590	0	0	53,590
Additional Info								
2022 Values /	2022	125,064	125,064	125,064	48,718	0	0	48,718
Additional Info								
2021 Values /	2021	81,000	81,000	81,000	44,289	0	0	44,289
Additional Info								
2020 Values /	2020	75,000	75,000	75,000	40,263	0	0	40,263
Additional Info								
2019 Values /	2019	75,000	75,000	75,000	36,603	0	0	36,603
Additional Info								
2018 Values /	2018	37,500	37,500	37,500	33,275	0	0	33,275
Additional Info								
2017 Values /	2017	37,500	37,500	37,500	30,250	0	0	30,250
Additional Info								
2016 Values	2016	37,500	37,500	37,500	27,500	0	0	27,500
2015 Values	2015	25,000	25,000	25,000	25,000	0	0	25,000
2014 Values	2014	25,000	25,000	25,000	25,000	0	0	25,000
2013 Values	2013	25,000	25,000	25,000	25,000	0	0	25,000

2012 Values	2012	25,000	25,000	25,000	25,000	0	0	25,000
<u>2011 Values</u>	2011	25,000	25,000	25,000	25,000	0	0	25,000
2010 Values	2010	35,000	35,000	35,000	35,000	0	0	35,000
	2009	175,000	175,000	175,000	175,000	0	0	175,000
	2008	51,750	51,750	51,750	51,750	0	0	51,750
	2007	173,600	173,600	0	173,600	0	0	173,600
	2006	239,540	239,540	0	239,540	0	0	239,540
	2005	99,000	99,000	0	99,000	0	0	99,000
	2004	64,900	64,900	0	64,900	0	0	64,900
	2003	35,080	35,080	0	35,080	0	0	35,080
	2002	21,170	21,170	0	21,170	0	0	21,170
	2001	12,010	12,010	0	12,010	0	0	12,010
	2000	12,010	12,010	0	12,010	0	0	12,010
	1999	12,010	12,010	0	12,010	0	0	12,010
	1998	12,010	12,010	0	12,010	0	0	12,010
	1997	11,760	11,760	0	11,760	0	0	11,760
	1996	11,760	11,760	0	11,760	0	0	11,760
	1995	11,760	11,760	0	11,760	0	0	11,760
	1994	13,720	13,720	0	13,720	0	0	13,720
	1993	19,600	19,600	0	19,600	0	0	19,600
	1992	19,600	19,600	0	19,600	0	0	19,600

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 (<u>F.S. 193.011</u>) . 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)

Property Details (Current Working Values)

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Land

Land Tracts

Use Code Use Code Description Number of Units Unit of Measure 0 Vacant Residential 2.00 Units



Property Details (2023 Tax Roll)



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Land

Land Tracts

Use Code Unit of Measure Use Code Description Number of Units 0 2.00 Vacant Residential Units

Taxing Authorities

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Sales / Transactions 9

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Parcel Numbering History •

Solid Waste (Garbage) Roll Data

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 Solid Waste District
 Roll Type
 Category
 Unit / Area
 Tax Amount

 017 - CITY OF CAPE CORAL
 0
 0.00

Flood and Storm Information

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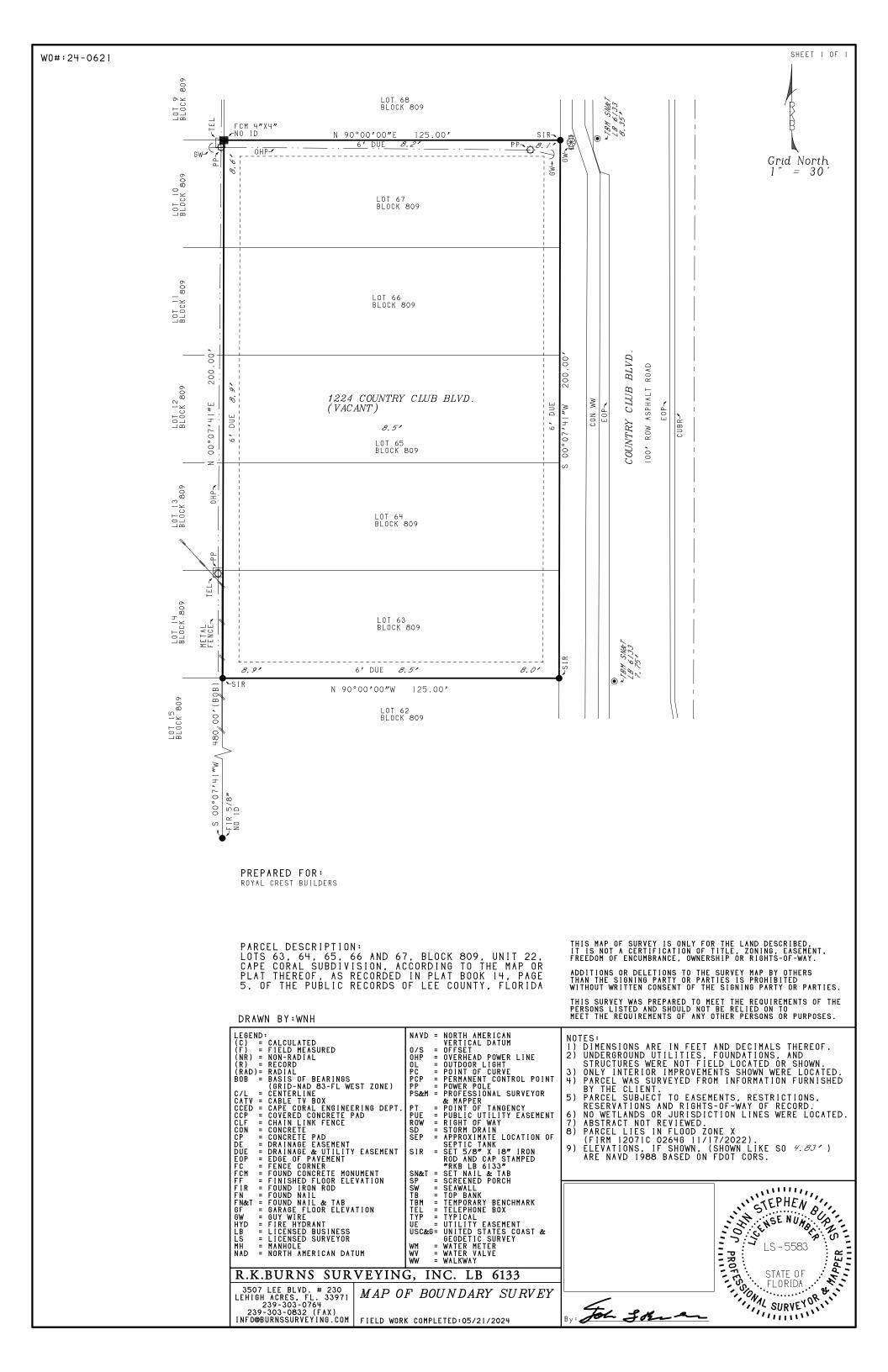
Flood Insurance Find my flood zone

 Community
 Panel
 Version
 Date

 071C
 0264
 G
 11/17/2022
 C

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Previous Parcel Number Next Parcel Number New Query Search Results Home





Prepared by & Return to:
Title Professionals of Florida
13241 University Drive, Suite 103
Ft. Myers, Fl. 33907
incidental to the issuance of a title insurance policy.
File Number: 1536900
Parcel ID #: 19-44-24-C4-00809.0630
Grantee(s) SS #:

INSTR # 4989336 OR BK 03319 PG 2228

RECORDED 10/25/00 11:26 AM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 10.50
DOC TAX PD (F.S.201.02) 77.0
DEPUTY CLERK A Janke

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 10/20/2000 by

Magdalena Philips, surviving spouse of Eugene Philips, deceased

hereinafter called the GRANTOR, to

Andrew George

whose post office address is: 12510 Strathmore Loop, Ft. Myers, FL 33912

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Lee County, Florida, viz:

Lots 63 thru 67, Block 809, Unit 22, CAPE CORAL SUBDIVISION, according to the plat thereof as recorded in Plat Book 14, Pages 1 to 16, inclusive, Public Records of Lee County, Florida.

THIS PROPERTY IS NOT NOW THE HOMESTEAD PROPERTY OF THE GRANTOR NOR CONTIGUOUS THERETO. THIS PROPERTY IS VACANT LAND.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2000 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

FORM: WARR. DEED 2

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES: Witness 1 Signature: Print Name: Magdalena Philips

Magdalena Philips Witness 2 Signature Print Name: Witness 1 Signature: Print Name: Witness 2 Signature: Print Name: State of Florida County of Broward I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Magdalena Philips, survivng spouse of Eugene Phillips, deceased, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that She executed the same, and an oath was not taken. (Check one:) ___ Said person(s) is/are personally known to me. __ Said person(s) provided the following type of identification:

FI Dr Lic # P412-548-29-661-0 Jelu H & her Donald Notary Signature LELEITH S. MCDONALD MY COMMISSION # CC 894951 (SEAL) EXPIRES: December 13, 2003 Bonded Thru Notary Public Underwriter Lelei Yh S. McDonald Print/Type/Stamp Notary Signature

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

My Commission Expires:

Previous Parcel Number Next Parcel Number Tax Estimator Cape Coral Fees Tax Bills Print

Property Data

STRAP: 19-44-24-C4-00809.0600 Folio ID: 10171268

Hurricane Ian Tax Roll Value Letter Tax Refund Status

Generated on 6/25/2024 9:22 AM

Owner Of Record - Sole Owner [Change Mailing Address]

BLUE WATER TRUST LLC 6677 OVERSEAS HWY MARATHON FL 33050



1306 COUNTRY CLUB BLVD CAPE CORAL FL 33990

Property Description

Do not use for legal documents!



<u>View Recorded Plat at LeeClerk.org</u> - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 14 and 5 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms 0

1st Year Building on Tax Roll N/A

Historic Designation No

TownshipRangeSectionBlockLot4424E19008090600MunicipalityLatitudeLangitude

MunicipalityLatitudeLongitudeCity of Cape Coral26.6279-81.95678

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables] 809 0120 00809 0630 00809 0600 00763 0290

[Pictometry Aerial Viewer]



Property Values / Exemptions / TRIM Notices

Generated on 6/25/2024 9:22 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	89,693	89,693	89,693	35,369	0	0	35,369
2023 Values / Additional Info	2023	87,775	87,775	87,775	32,154	0	0	32,154
2022 Values / Additional Info	2022	83,376	83,376	83,376	29,231	0	0	29,231
2021 Values / Additional Info	2021	54,000	54,000	54,000	26,574	0	0	26,574
2020 Values / Additional Info	2020	45,000	45,000	45,000	24,158	0	0	24,158
2019 Values / Additional Info	2019	45,000	45,000	45,000	21,962	0	0	21,962
2018 Values / Additional Info	2018	22,500	22,500	22,500	19,965	0	0	19,965
2017 Values / Additional Info	2017	22,500	22,500	22,500	18,150	0	0	18,150
2016 Values	2016	22,500	22,500	22,500	16,500	0	0	16,500
2015 Values	2015	15,000	15,000	15,000	15,000	0	0	15,000
2014 Values	2014	15,000	15,000	15,000	15,000	0	0	15,000
2013 Values	2013	15,000	15,000	15,000	15,000	0	0	15,000

2012 Values	2012	15,000	15,000	15,000	15,000	0	0	15,000
<u>2011 Values</u>	2011	15,000	15,000	15,000	15,000	0	0	15,000
2010 Values	2010	21,000	21,000	21,000	21,000	0	0	21,000
	2009	105,000	105,000	105,000	105,000	0	0	105,000
	2008	25,880	25,880	25,880	25,880	0	0	25,880
	2007	86,800	86,800	0	86,800	0	0	86,800
	2006	119,770	119,770	0	119,770	0	0	119,770
	2005	54,000	54,000	0	54,000	0	0	54,000
	2004	35,400	35,400	0	35,400	0	0	35,400
	2003	21,050	21,050	0	21,050	0	0	21,050
	2002	12,700	12,700	0	12,700	0	0	12,700
	2001	7,200	7,200	0	7,200	0	0	7,200
	2000	7,200	7,200	0	7,200	0	0	7,200
	1999	7,200	7,200	0	7,200	0	0	7,200
	1998	7,200	7,200	0	7,200	0	0	7,200
	1997	7,060	7,060	0	7,060	0	0	7,060
	1996	7,060	7,060	0	7,060	0	0	7,060
	1995	7,060	7,060	0	7,060	0	0	7,060
	1994	8,230	8,230	0	8,230	0	0	8,230
	1993	11,760	11,760	0	11,760	0	0	11,760
	1992	11,760	11,760	0	11,760	0	0	11,760

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 (<u>F.S. 193.011</u>) . 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)

Property Details (Current Working Values)

Generated on 6/25/2024 9:22 AM

Land

Land Tracts

Use Code Use Code Description Number of Units Unit of Measure 0 Vacant Residential 1.00 Units



Property Details (2023 Tax Roll)



Generated on 6/25/2024 9:22 AM

Land

Land Tracts

Use Code Unit of Measure Use Code Description Number of Units 0 1.00 Vacant Residential Units

Taxing Authorities

Generated on 6/25/2024 9:22 AM

Sales / Transactions 9

Generated on 6/25/2024 9:22 AM

Parcel Numbering History

Generated on 6/25/2024 9:22 AM

Prior STRAP Prior Folio ID Renumber Reason Renumber Date

19-44-24-A1-00809.0600 N/A Reserved for Renumber ONLY 01/26/1997

Solid Waste (Garbage) Roll Data

Generated on 6/25/2024 9:22 AM

Solid Waste District Roll Type Category Unit / Area Tax Amount

0

Evacuation Zone

0.00

017 - CITY OF CAPE CORAL -

Flood and Storm Information

Generated on 6/25/2024 9:22 AM

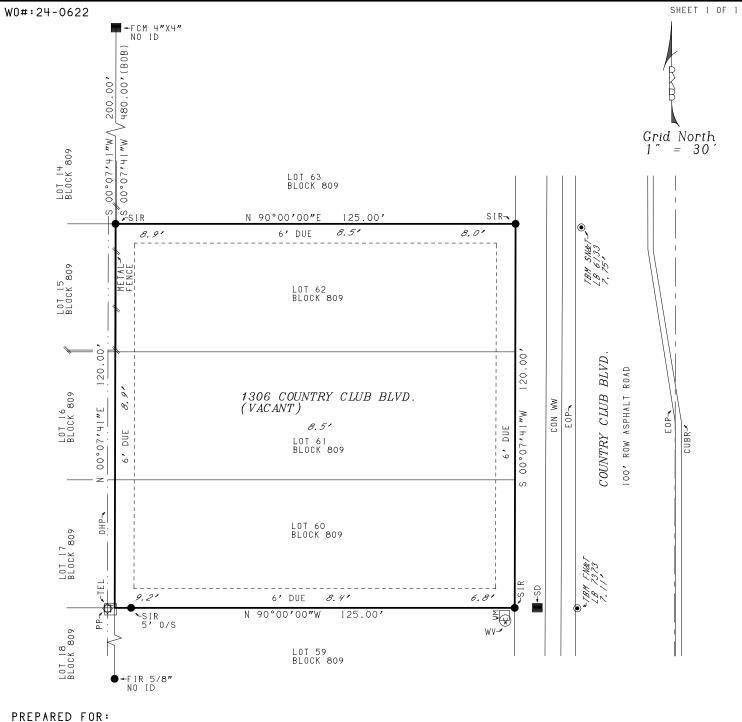
Flood Insurance Find my flood zone

Community Panel Version Date

071C 0264 G 11/17/2022 C

Generated on 6/25/2024 9:22 AM

Previous Parcel Number Next Parcel Number New Query Search Results Home



ROYAL CREST BUILDERS

PARCEL DESCRIPTION:
LOTS 60, 61 AND 62, BLOCK 809, UNIT 22, CAPE CORAL
SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF,
AS RECORDED IN PLAT BOOK 14, PAGE 5, OF THE PUBLIC
RECORDS OF LEE COUNTY, FLORIDA

DRAWN BY:WNH

THIS MAP OF SURVEY IS ONLY FOR THE LAND DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENT, FREEDOM OF ENCUMBRANCE, OWNERSHIP OR RIGHTS-OF-WAY.

ADDITIONS OR DELETIONS TO THE SURVEY MAP BY OTHERS
THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED
WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS SURVEY WAS PREPARED TO MEET THE REQUIREMENTS OF THE PERSONS LISTED AND SHOULD NOT BE RELIED ON TO MEET THE REQUIREMENTS OF ANY OTHER PERSONS OR PURPOSES.

LEGEND: (C) = CALCULATED (F) = FIELD MEASURED (NR) = NON-RADIAL (R) = RECORD (RAD) = RADIAL BOB = BASIS OF BEARINGS (GRID-NAD 83-FL WEST ZONE) C/L = CENTERLINE CATY = CABLE TY BOX CCED = CAPE CORAL ENGINEERING DEPT. CCP = COVERED CONCRETE PAD CLF = CHAIN LINK FENCE CON = CONCRETE CP = CONCRETE PAD DE = DRAINAGE & UTILITY EASEMENT DUE = DRAINAGE & UTILITY EASEMENT DUE = DRAINAGE & UTILITY EASEMENT EOP = EDGE OF PAVEMENT FC = FOUND CONCRETE MONUMENT FF = FINISHED FLOOR ELEVATION FIR = FOUND IRON ROD FN = FOUND NAIL FN&T = FOUND NAIL FN = FN	NAVD = NORTH AMERICAN O/S = OFFSET OHP = OVERHEAD POWER LINE OL = OUTDOOR LIGHT PC = POINT OF CURVE PPP = PERMANENT CONTROL POINT PP = POWER POLE PS&M = PROFESSIONAL SURVEYOR & MAPPER PT = POINT OF TANGENCY PUE = PUBLIC UTILITY EASEMENT ROW = RIGHT OF WAY SD = STORM DRAIN SEP = APPROXIMATE LOCATION OF SEPTIC TANK SIR = SET 5/8" X 18" IRON ROD AND CAP STAMPED "RKB LB 6133" SN&T = SET NAIL & TAB SP = SCREENED PORCH SW = SEAWALL TB = TOP BANK TBM = TEMPORARY BENCHMARK TEL = TELEPHONE BOX TYP = TYPICAL UE = UTILITY EASEMENT USC&G = UNITED STATES COAST & GEODETIC SURVEY WM = WATER VALVE
MH = MANHOLE	WM = WATER METER
D IZ DIIDNIC CIIDNENINI	

R.K.BURNS SURVEYING, INC. LB 6133

3507 LEE BLVD. # 230 LEHIGH ACRES, FL. 33971 239-303-0764 239-303-0832 (FAX) INFO@BURNSSURVEYING.COM

FIELD WORK COMPLETED:05/21/2024

MAP OF BOUNDARY SURVEY

Joh SK

NOTES:

1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2) UNDERGROUND UTILITIES, FOUNDATIONS, AND STRUCTURES WERE NOT FIELD LOCATED OR SHOWN.

3) ONLY INTERIOR IMPROVEMENTS SHOWN WERE LOCATED.

4) PARCEL WAS SURVEYED FROM INFORMATION FURNISHED BY THE CLIENT.

5) PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

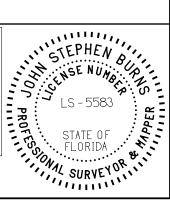
6) NO WETLANDS OR JURISDICTION LINES WERE LOCATED.

7) ABSTRACT NOT REVIEWED.

8) PARCEL LIES IN FLOOD ZONE X

(FIRM 12071C 02646 11/17/2022).

9) ELEVATIONS, IF SHOWN, (SHOWN LIKE SO 4.831)
ARE NAVD 1988 BASED ON FDOT CORS.





This Instrument Prepared by and return to:

Xiomara Prida Name:

Tradewinds Title, Inc.

904 Lee Blvd., Suite 106 Address:

Lehigh Acres, FL 33936

53432

Parcel I.D. #: 19-44-24-C4-00809.0600

Rec \$10.50 Rptt \$84.00 Total \$94.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

INSTR # 5627196 OR BK 03777 PG 0295

RECORDED 11/18/2002 10:25:00 AM CHARLIE GREEN, CLERK OF COURT

LEE COUNTY

RECORDING FEE 10.50

DEED DOC 84.00

DEPUTY CLERK L Wheat

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 11th day of November, A.D. 2002, by JOSEPH P. RAKOWSKI and KATHERINE M. RAKOWSKI, husband and wife, hereinafter called the grantors, to

ANDREW N. GEORGE, whose post office address is 12510 Strathmore Loop, Fort Myers, FL 33912,

hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Lee County, State of Florida, viz:

Lots 60, 61 and 62, Block 809, Unit 22, Part Cape Coral Subdivision, according to the plat thereof recorded in Plat Book 14, Pages 1 through 16, Public Records of Lee County, Florida.

SUBJECT TO TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

Subject Property is not now nor has it ever been the homestead property of the grantor. Subject property is vacant land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Must be witnessed by two separate people not re	elated to seller or buyer
Maria fastarello 1st Vitness Signature	Joseph P. Rakowski Address:
Maria Passarello	5860 Grey Fox Run, Fort Myers, FL 33912
Printed Name Name Name	Katherine M. Rakowski Address:
2 nd Witness Signature	5860 Grey Fox Run, Fort Myers, FL 33912
Printed Name State of Florida	
State of Florida County of Lee	
	re me this day of November, 2002, by Joseph P. Rakowski and producedpersonally Known as identification and who did
Notary Seal:	Signature of Acknowledger My commission expires JULIE A. WARREN MY COMMISSION # CC 911688 EXPIRES: Mar 10, 2004 1-800-3-NOTARY Fia. Notary Service & Bonding Co.



June 24, 2024

Development Services Manager City of Cape Coral 1015 Cultural Park Blvd. Cape Coral, FL. 33990

Project name: 1306 COUNTRY CLUB BLVD- CAPE CORAL UNIT 22 BLK 809 PB 14 PG 5 LOTS 60 THRU 62

and 1224 COUNTRY CLUB BLVD - CAPE CORAL UNIT 22 BLK 809 PB 14 PG 5 LOTS 63 THRU 67

SUBJECT: Letter of intent for a rezoning application.

Dear Development Services Manager:

The Applicant, BLUE WATER TRUST LLC, Andrew George (owner), is requesting to rezone the 41,000.02 square ft property located at 1306 & 1224 Country Club Blvd from Professional (P) to Residential Multi-Family Low (RML). This property is located South of Nicolas Parkway in a low demand area for professional space according to the planning division commercial centers by corridors chart. This area ranks in the mere bottom of the 22 corridors listed for projected demand, coming in at second to last in ranking.

When BLUE WATER TRUST LLC, Andrew George (owner), purchased this property for retirement it was purchased approximately 22 years ago as a Residential Multi-Family Low (RML) zoned property. Mr. George's intention for this property was to combine the two lots and divide into 4 build-able duplexes for his family. This aspiration was consistent with the city's comprehensive plan and <u>all adjacent homes in the area of this corridor at the time of purchase.</u> Since then, unbeknownst to Mr. George, this property was rezoned to (P), but all of the other properties in this area remained (RML).

The future land use amendment from Lee County indicates that the majority of the surrounding properties are currently RML with future land use of MX. This includes all three sides of the properties on this application.

We will be submitting this request with the current application to revert it back to the prior RML which is consistent with all the zoned corridor land use parallel to its location and consistent with the land development zoning in conjunction with the future MX designations of the other surrounding properties.



Property Owner/Applicant: Bluewater Trust LLC

Andrew George, Owner 6677 Overseas Highway, Marathon, FL. 33050

Authorized Agent:

Les Spade & Wesley Wiencek

Design Center Inc. 6677 Overseas Highway, Marathon, FL. 33050

STRAP Numbers:

STRAP: 19-44-24-C4-00809.0630 Folio ID: 10171269

STRAP: 19-44-24-C4-00809.0600 Folio ID: 10171268

This Rezoning request complies with the criteria set forth in Land Development Code Sections 4.1.2.-4.2.2 - Table 4.1.3.B. Section 5.10.3, 5.1.14.- Table 4.1.3.C. Future and use 4.2.14 & 3,4,6 as follows;

1. Whether the proposed zoning district is consistent with the City Comprehensive Plan;

Residential Multi-Family Low (RML). This district is to accommodate multi-family housing to meet the needs of a diverse community, while ensuring that there is a transition to single-family neighborhoods which protects the integrity of those neighborhoods. The RML district acts as a transition zone from lower density residential to higher density residential or non-residential uses or zoning districts.

These plats were originally purchased as RML lots. The plats in question are currently situated in between an area surrounded by duplexes on all sides, as demonstrated on the satellite image of existing structures on this block.

2. Whether the full range of uses allowed in the proposed zoning district will be compatible with existing uses in the area under consideration;

This area was rezoned to become a Non residential zoning districts Professional Office (P). This district is designed to encourage the compatible development of major professional and related office complexes in areas which are suitable for such activities. The P District may serve as a transition between commercial corridors and nearby residential uses.

This current (P) zoning is not consistent with the neighborhood aesthetic or community preservation.



3. Whether the range of uses allowed in the proposed zoning district will be compatible with existing and potential uses in the area under consideration;

The designation of RML is consistent with the future land use designation MX. Unlike the Professional (P) designation which it is currently zoned, the RML designation allows for a multitude of uses both professional and residential.

The full range of uses allowed in the proposed zoning district of RML will be compatible with the pre-existing zoning RML it was prior to (P) and the potential future uses in the area. The future designation of this district is to promote redevelopment and enhancement of this area of Cape Coral to meet multi-functional needs and adverse uses. This Future MX district encourages mixed-use developments.

RML has that flexibility and serves that functionality of providing those needs. See article 4 Zoning districts also refer to the visual presentation which reflects the character of this neighborhood.

4. Whether the proposed zoning district will serve a community need or broader public purpose;

The limitation of the current (P) professional designation impedes the right to build any Multi-family or duplex residential structures for this community. Being that the industrial park is fairly close, the need for easily accessible housing is immense in this area. In addition, this area is on a bus line to and from employment opportunities. This minimizes traffic impacts to this residential area if the workforce is able to access and utilize city transportation more conveniently. The versatility of the RML zoning still allows for small businesses to operate from structures that are erected, along with a multitude of additional uses under the land use chart.

5. The characteristics of the proposed rezone area are suitable for the uses permitted in the proposed zoning district;

Being that the intent is to construct duplexes on these plats, we will be providing more green space and less impervious area and strain on the local storm-water. It is far less impactful than building 14 units which the future designation would allow as multi-family under the MX designation. The ramifications and traffic impacts will be immense in a primarily residential neighborhood if the maximum density or full scale of use was actually met in this area.

RML will create less density and intensity to the environment along with adverse impacts to a residential area and protected species in the area. The entire perimeter of these plats and blocks nearby contain duplexes RML is consistent with the current neighborhood characteristics and characteristics of all the adjoining plats to the two referenced in this application.

Please take into consideration that this property was purchased as RML when reviewing this request.



Please find attached the following items in relation to this Rezoning Application for the above referenced project:

One (1) copy of the Rezoning Application, including the acknowledgment Form and Authorization to Represent Form

One (1) copy of the Letter of Intent, including Rezoning Criteria

One (1) copy of the Map and List of County Properties within 500 feet

One (1) copy of the Aerial Location Map

One (1) copy of the Future Land Use Map

One (1) copy of the Zoning Map

One (1) copy of Sunbiz with proof of ownership of trust

One (1) copy of the property record card(s)

One (1) copy of the signed and sealed Boundary Surveys

One (1) copy of the Warranty Deeds

This should allow for an ample review and a finding of sufficiency of this Rezoning Application.

Should City staff require additional information or have any questions regarding this submittal, feel free to contact me directly or call my office. I appreciate your time & cogitation.

Bluewater Trust LLC,

Andrew George

6677 Overseas Highway,

Marathon, FL. 33050

239-810-2942 (c)

305-375-4042 (o)

For Internal Use Only
Case
Date

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

REZONING APPLICATION

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

REZONING REQUIREMENTS

- 1. 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.
- 2. Letter of intent stating the actual request and why the request is being made.
- 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 prepared in label format and contain the following information; name, address, city, and zip-code.
- 5. Please refer to Rezones Section 3.4.6. (page 7) for additional required documentation.

NOTE: In addition to the application fee, all required advertising costs are to be paid by the applicant (ORD 39-03, Sec. 3.4.6.). 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.

It is required that applicant and/or representative attend both the hearing examiner and city council meetings.



DEPARTMENT OF DEVELOPMENT SERVICES CITY PLANNING DIVISION

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

REZONE REQUEST

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. 3.4.6). Advertising costs will be billed and must be paid prior to hearing.

Location/Address 1224 COUNTRY CLUB BLVD on 1306 Country Club Blvd 19-44-24 C4-00609.0600 60 Thru 62.2//				
Location/Address 1224 COUNTRY CLUB	BLVD on 1/1306 Country Club Blvd,			
19-44-24-64-00609.0600	Unit 22 Block 809 Lot (s) 63 THRU 67			
Strap Number 13-44-24-04-00003.0030	Unit_22 Block 809Lot (s) 63 1HKU 67			
Plat Book 14 Page 5 Future	e Land UseMX			
Current Zoning P	Proposed Zoning RM property data card still shows RM online			
PROPERTY	OWNER (S) INFORMATION			
OwnerBLUE WATER TRUST LLC	_Address_6677 OVERSEAS HWY			
Phone 239-810-2942	_City_Marathon			
Emailandrew@designcenterfl.com	State FL Zip 33050			
Owner_n/a	_ Address			
Phone	_ City			
Email	_ StateZip			
APPLICANT INFOR	RMATION (If different from owner)			
Applicant Andrew George (President)	Address 6677 OVERSEAS HWY			
Phone 239-810-2942	_City_Marathon			
Email_andrew@designcenterfl.com	State FL Zip 33050			
	ENTATIVE INFORMATION (If Applicable)			
Representative Les Spade				
Phone 305-735-4042	City Key Largo			
Email leslee@designcenterfl.com	_ State FLzip33037			



ITY PLANNING DIVISION

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

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.

(ALL SIGNATURE MUST BE NOTARIZED)

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.

Blue Water Trust LLC
CORPORATION/COMPANY NAME (IF APPLICABLE)
Andrew George OWNER'S NAME (TYPE OR PRINT) OWNER'S SIGNATURE
OWNER'S NAME (TYPE OR PRINT) Andrew George
APPLICANT NAME (TYPE OR PRINT) APPLICANT SIGNATURE
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. STATE OF Florida COUNTY OF Monroe
Sworn to (or affirmed) and subscribe before me, by means of ✓ physical presence oronline
notarization, this 25 day of June , 2024 by Andrew George who is personally known to me or produced Personally known as identification.
Exp Date: Commission Number Commission Notary Public Underwriters Signature of notary Public: Printed Name of Notary Public:



CITY PLANNING DIVISION

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

AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Les Spade		
(Name of person giving presentation)		
IS AUTHORIZED TO REPRESENT ME IN THE REQUEST BEFORE THE HEARING EXAMINER AND CITY COUNCIL.		
UNIT22 BLOCK809 LOT(S) 63-67 SUBDIVISION		
COR LEGAL DESCRIPTION CAPE CORAL UNIT 22 BLK 809 PB 14 PG 5 LOTS 63 THRU 67		
LOCATED IN THE CITY OF CAPE CORAL, COUNTY OF LEE, FLORIDA.		
Blue Water Trust LLC. PROPERTY OWNER (Please Print) PROPERTY OWNER (Signature & title)		
N/A PROPERTY OWNER (Please Print) PROPERTY OWNER (Signature & title)		
STATE OF Florida		
COUNTY OF Monroe		
Sworn to (or affirmed) and subscribe before me, by means of physical presence or online notarization, this day of June, 2024 by Andrew George who is personally known to me or produced Personally Known as identification.		
Exp Date: Lucy 9, 2029 Commission: Number: YADIRA BLANCO MY COMMISSION # GG 988059 EXPIRES: July 9, 2024 Signature of notary Public:		
Printed Name of Notary Public:		

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



CITY PLANNING DIVISION

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

AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Wesley Wiencek		
(Name of person giving presentation)		
IS AUTHORIZED TO REPRESENT ME IN THE REQUEST BEFORE THE HEARING EXAMINER AND CITY COUNCIL.		
UNIT22 BLOCK 809 LOT(S) 63-67 SUBDIVISION		
OR LEGAL DESCRIPTION CAPE CORAL UNIT 22 BLK 809 PB 14 PG 5 LOTS 63 THRU 67		
LOCATED IN THE CITY OF CAPE CORAL, COUNTY OF LEE, FLORIDA.		
Blue Water Trust LLC. PROPERTY OWNER (Please Print) PROPERTY OWNER (Signature & title)		
N/A PROPERTY OWNER (Please Print) PROPERTY OWNER (Signature & title)		
STATE OF Florida		
COUNTY OF Monroe		
Sworn to (or affirmed) and subscribe before me, by means of ✓ physical presence or ☐ online		
notarization, this <u>Joth</u> day of <u>June</u> , 20 <u>24</u> by <u>Andrew George</u> who		
is personally known to me or produced Personally Known as identification.		
LESLEY R. SPADE MY COMMISSION # HH 129225 EXPIRES: June 13, 2025 Bonded Thru Notary Public Underwriters Printed Name of Notary Public: LESLEY R. SPADE MY COMMISSION # HH 129225 EXPIRES: June 13, 2025 Bonded Thru Notary Public Underwriters Printed Name of Notary Public:		
Note: Please list all owners. If a corporation, please supply the City Planning Division with a		

copy of corporation papers.



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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 of June, 2024	d the above affidavit on the 24 Day
BLUE WATER TRUST LLC	Andrew George
CORPORATION/COMPANY NAME	OWNER'S NAME (TYPE or PRINT) OWNER'S SIGNATURE
STATE OF Florida	
COUNTY OF Monroe	
Sworn to (or affirmed) and subscribe before me,	by means of √physical presence or online
notarization, this <u>24</u> day of <u>June</u>	, 20 24 by Andrew George who
is personally known to me or produced Personally kn	nown as identification.
Exp Date July 9, rozy	YADIRA BLANCO Commission Numbercommission # GG 988059 EXPIRES: July 9, 2024 EXPIRES: July 9, 2024 Inru Motary Public Underwriters
Signature of notary Publi	C: Vacanta Tha Rolary Public Onless Wheels
Printed Name of Notary	Public: Yalia Blanco

Last revised_10_20_2021 (subject to change)



DEPARTMENT OF DEVELOPMENT SERVICES CITY PLANNING DIVISION

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

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

DOCUMENTARY EVIDENCE (LDC, Section 3.1.11F.6)

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 three business days prior to the hearing of the application. This requirement includes information that the applicant intends to present at public hearing.

Blue Water Trust LLC OWNER/APPLICANT (PLEASE TYPE OR PRINT) OWNER/APPLICANT SIGNATURE
(SIGNATURE MUST BE NOTARIZED)
STATE OF Florida
COUNTY OF Monroe
Sworn to (or affirmed) and subscribe before me, by means of physical presence or online notarization, this day of June, 20_24 by Andrew George who
is personally known to me or produced personally known as identification.
Exp Date: Commission Number: YADIRA BLANCO MY COMMISSION # GG 988059 Signature of Notary Public: Signature of Notary Public:
Printed Name of Notary Public: Vadira Blonus

CITY PLANNING DIVISION

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

REZONES REGULATIONS

- A. Manner of Initiation. Applications for a change in zoning may be initiated in the following manner:
 - 1. The City Council upon its own motion;
 - 2. The Planning and Zoning Commission upon its own motion;
 - 3. The property owner(s) of at least fifty-one percent of the land in the proposed rezone area;
 - 4. The City Manager for a City initiated rezone; or
 - 5. The Community Development Department, following approval of a similar use determination.
- B. Review Criteria. An application for a rezone shall be reviewed in accordance with the following criteria:
 - 1. Whether the proposed zoning district proposed is consistent with the City Comprehensive Plan:
 - 2. Whether the full range of uses allowed in the proposed zoning district will be compatible with existing uses in the area under consideration;
 - 3. Whether the range of uses allowed in the proposed zoning district will be compatible with existing and potential uses in the area under consideration;
 - 4. Whether the proposed zoning district will serve a community need or broader public purpose;
 - 5. The characteristics of the proposed rezone area are suitable for the uses permitted in the proposed zoning district; and
 - 6. Whether a zoning district other than the district requested will create fewer potential adverse impacts to existing uses in the surrounding area.
- C. Effective date of approval. A rezone shall take effect upon City Council adoption of the ordinance approving the rezone.
- D. New application after denial. No application for a rezone which has been previously denied by the City Council shall be accepted for at least one year after the date of denial. An application to rezone property to a designation that is different than the designation which was denied by the City Council, will be accepted and considered without consideration of time since the previous application was denied.



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company BLUE WATER TRUST LLC

Filing Information

Document Number

L10000081266

FEI/EIN Number

80-0633937

Date Filed

08/03/2010

Effective Date

08/03/2010

State

FL

Status

ACTIVE

Principal Address

6677 Overseas Highway Marathon, FL 33050

Changed: 02/11/2016

Mailing Address

6677 Overseas Highway Marathon, FL 33050

Changed: 02/11/2016

Registered Agent Name & Address

GEORGE, ANDREW 6677 Overseas Highway Marathon, FL 33050

Address Changed: 02/11/2016

<u>Authorized Person(s) Detail</u>

Name & Address

Title MGR

GEORGE, ANDREW 6677 Overseas Highway Marathon, FL 33050

Annual Reports

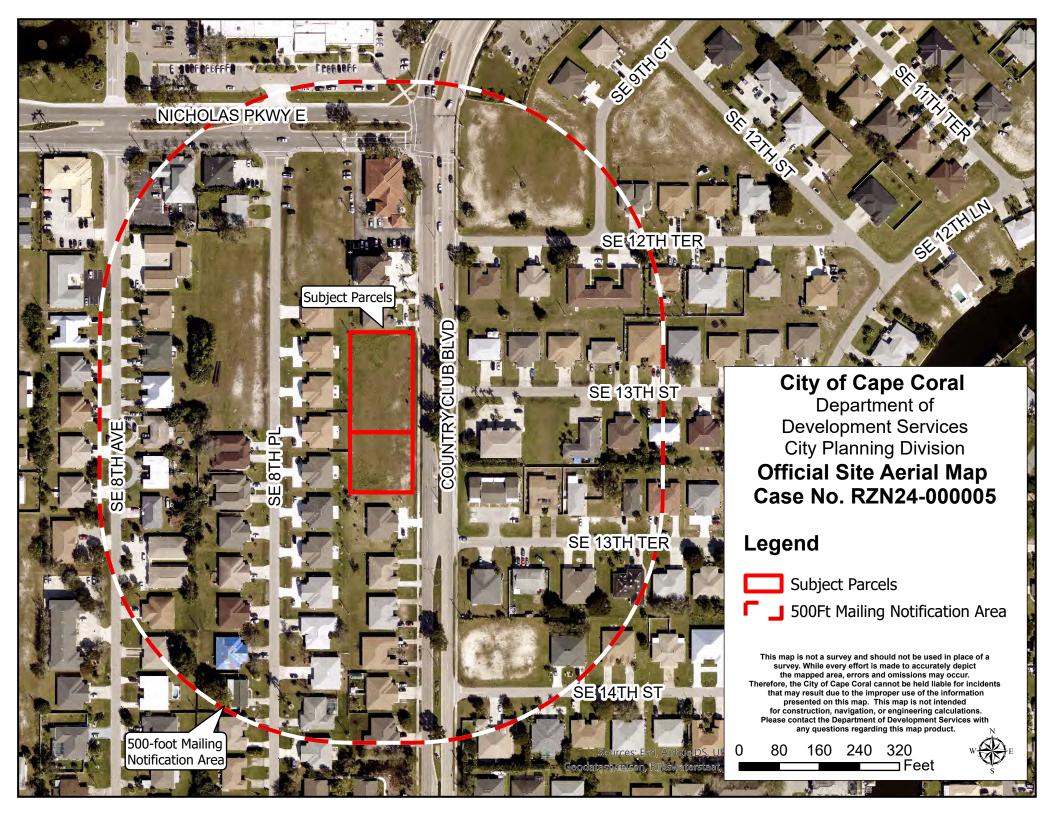
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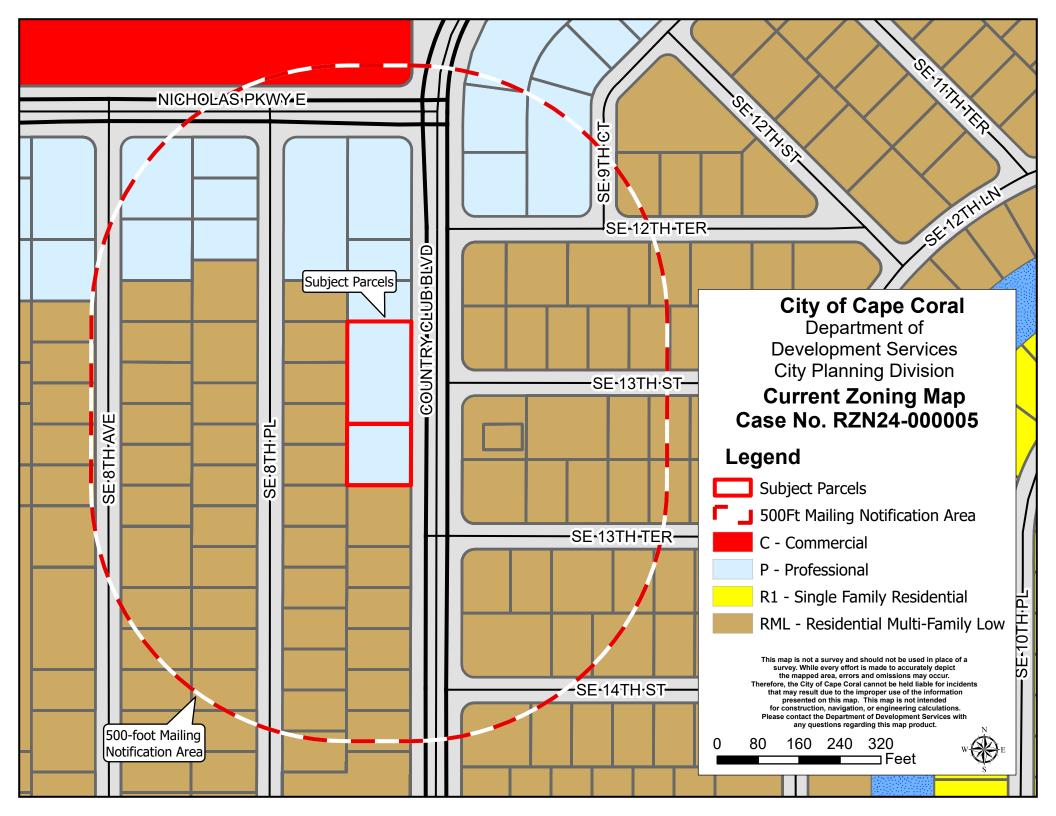
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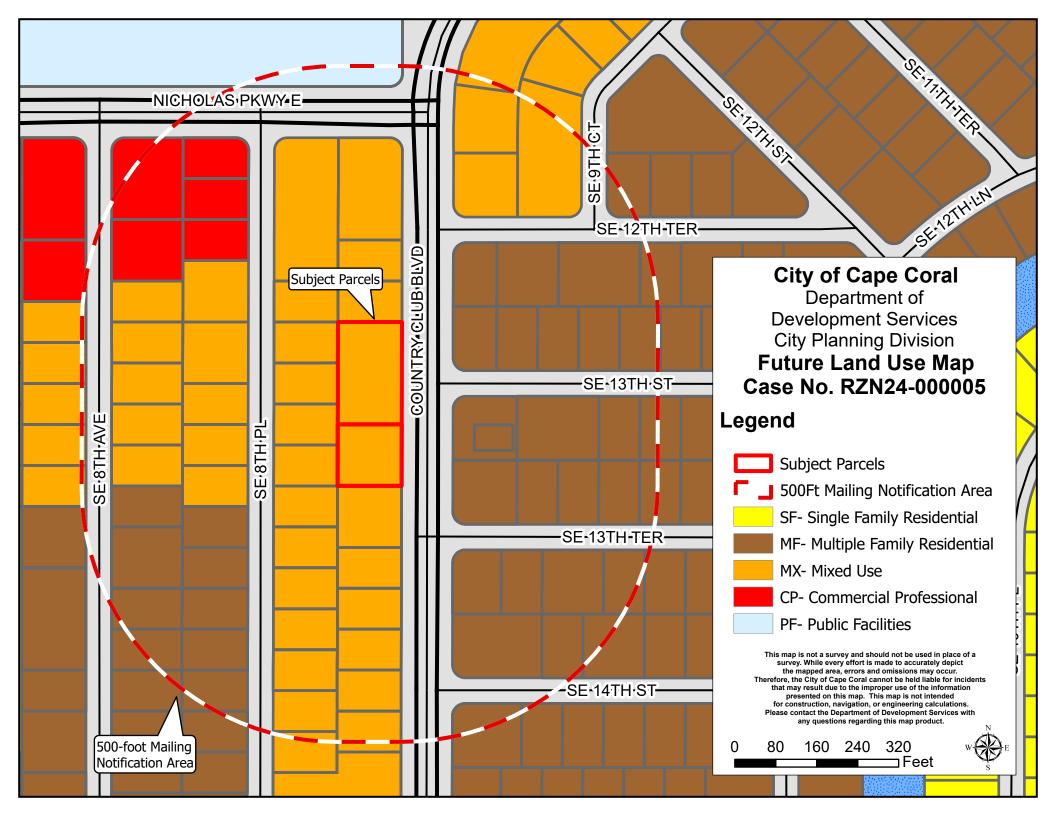
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2024	04/29/2024

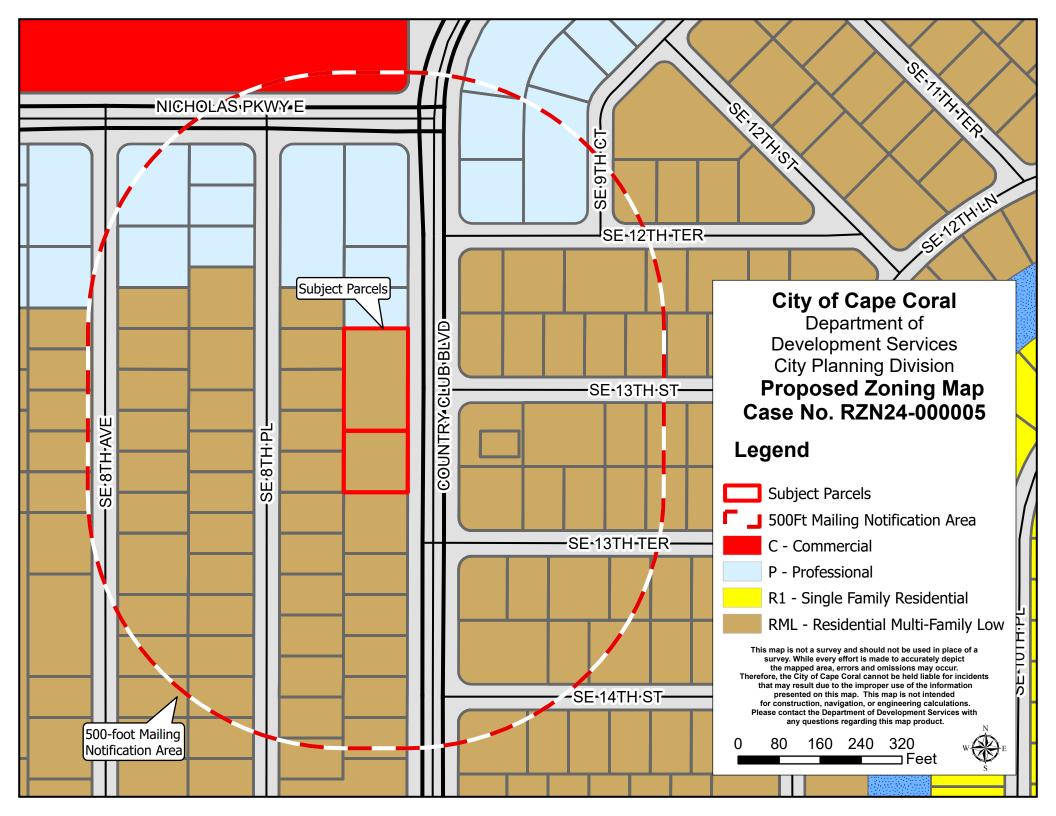
Document Images

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Review Date: September 20th, 2024.

Property Owner: Blue Water Trust LLC

Applicant: Andrew George

Representative: Les Spade

Requests: Rezone Lots 60-67 in Unit 22, Block 809, from Professional Office (P) to Residential Multi-

Family Low (RML).

Location: 1224 Country Club Blvd. and 1306 Country Club Blvd.

Prepared By: Justin Heller, Senior Planner

Approved By: Mike Struve, Planning Team Coordinator, Amy Yearsley, Planning Manager

Recommendation: Denial

BACKGROUND

The parcel is in the middle of Block 809, with frontage on Country Club Boulevard. The 0.92-acre site is comprised of two parcels and is undeveloped. The parcel has Mixed Use (MX) Future Land Use Classification (FLUC) and Professional Office (P) Zoning. All of Block 809 has a Mixed Use FLUC. Surrounding zoning consists of RML to the east, south, and west. Zoning is P to the north.

ZONING AND FUTURE LAND USE HISTORY

In 2003, the FLUC for the site was amended from Multi-Family (MF) to Mixed Use (MX) by Ordinance 62-03. 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.

ANALYSIS

Staff analyzed this request based on the goals and objectives in the Comprehensive Plan and the standards for rezones in LDC, Section 3.4.6.

Land Development Code

LDC, Section 3.4.6 provides six criteria for rezone requests:

1. Whether the proposed zoning district is consistent with the City Comprehensive Plan.

The rezone is consistent with the following policies of the Future Land Use Element of the Comprehensive Plan.

Policy 1.15: The proposed RML Zoning is consistent with the Mixed Use FLUC.

Policy 1.15.e: Properties less than one (1) acre: Where assemblage is difficult due to existing development, a property with a Mixed Use future land use classification may be developed with one use, which is also consistent with its underlying zoning district. Staff finds this standard is met.

2. Whether the full range of uses allowed in the proposed zoning district will be compatible with existing uses in the area under consideration.

The existing uses surrounding the site on all sides are Duplexes and multi-family housing. There is a senior living facility on the south end of the block and commercial office buildings on the north end of the block. The full range of permitted uses in the proposed RML District would be compatible with the existing uses in the area. The proposed RML Zoning would allow for similar or less intense uses than currently exists in the immediate area. Staff finds this standard is met.

3. Whether the range of uses allowed in the proposed zoning district will be compatible with existing and potential uses in the area under consideration.

Uses in the RML District will be compatible with existing uses, as described above. 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. Staff finds this standard is met.

4. Whether the proposed zoning district will serve a community need or broader public purpose.

The site has sat vacant since it was rezoned by the City to Professional Office in back in 2007. The rezone to RML would allow these properties to be developed faster, putting those homes on the tax roll much sooner. However, given the City's documented deficiency in commercial lands, it would not be in the public interest to rezone these commercial lands to RML. The site is nearly an acre, has utilities, and is located on a major street making it a suitable site for a professional office use. The updated housing survey shows we no longer have a substantial shortage in multi-family housing. The existing P zoning will be compatible with surrounding sites as a couple of office-related uses exist in this block. Rezoning the site to RML may lead to the development of four duplexes which would result in multiple driveway cuts along Country Club. Staff finds this standard is not met.

5. The characteristics of the proposed rezone area are suitable for the uses permitted in the proposed zoning district.

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. Whether a zoning district other than the district requested will create fewer potential adverse impacts to existing uses in the surrounding area.

The Single Family Residential (R1) District, unlike the requested RML District, does not allow duplexes or multi-family uses. This 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 by staff as such a request would introduce a new zoning district in the block on a small site. The rezone will confer zoning on the site that is identical to properties to the immediate east, south, and west. Over 50% of the land area in the subject block already has RML zoning. As a result, staff does not envision any adverse impacts or compatibility-related concerns with this request. Staff finds this standard is met.

RECOMMENDATION

The Rezone request meets five standards and does not meet one standard. Staff recommends denial of the rezone request.