



Meeting Type Cape Coral City Council

Meeting Date May 21, 2025

Agenda Request Form City of Cape Coral

Title

Ordinance 20-25 (RZN25-000001*) Public Hearing

Ordinances and Resolutions

*Quasi-Judicial, All Persons providing Testimony Must Be Sworn In

WHAT THE ORDINANCE ACCOMPLISHES:

An Ordinance of the Mayor and City Council of the City of Cape Coral, Florida, amending the City of Cape Coral, Florida Official Zoning District Map of all property within the limits of the City of Cape Coral, by rezoning property described as Lots 1 through 4, and Lots 69 through 72, Block 1750, Unit 45, Cape Coral Subdivision, from Professional (P) to Commercial (C) zone, and by rezoning property describes as Lots 67 and 68, Block 1750, Unit 45, Cape Coral Subdivision, from Single Family Residential (R1) to Commercial Zone (C) zone, property located at 701 Mohawk Parkway.

Acreage: 1.22 Acres

Applicant: Eric Feichthaler

City Planning Staff Recommendation: Approval

Hearing Examiner Recommendation: Approval

Requested Action Approve or Deny

Summary Explanation and Background

The applicant is requesting a zoning amendment from Professional (P) and Single Family Residential (R1) to Commercial (C) for one site in Block 1750, Lots 1 through 4 and 67 through 72. The requested zoning change involves 10 lots comprising 1.22 acres. The zone area constitutes the western portion of a larger parcel that is 5.36 acres, and the address is 701 Mohawk Parkway.

Strategic Plan Alignment

Is this a Strategic Decision? NO

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

If Yes, Priority Goals Supported are listed below:

- ☐ CITY SERVICES AND AMENITIES: DELIVER EXCEPTIONAL CITY SERVICES AND HIGH-QUALITY AMENITIES
- ☐ COMMUNICATION: CULTIVATE AN ENGAGED AND INFORMED COMMUNITY AND WORKFORCE
- ☐ ECONOMY, EDUCATION, AND WORKFORCE: CREATE A COMMUNITY OF PROSPEROUS RESIDENTS, THRIVING NEIGHBORHOODS, AND SUCCESSFUL BUSINESSES
- ☐ FISCAL SUSTAINABILITY: MAINTAIN A FINANCIALLY SOUND GOVERNMENT AND HIGH-PERFORMING ORGANIZATION
- ☐ INFRASTRUCTURE: INVEST IN RESILIENT INFRASTRUCTURE
- ☐ ENVIRONMENTAL SUSTAINABILITY: PRESERVE CAPE CORAL'S NATURAL RESOURCES FOR CURRENT AND FUTURE GENERATIONS

Is this a Consultant recommendation? NO

Is this contained in a Master Plan? NO

If yes to either question, please provide details of the name of Consultant or name of the Master Plan when applicable:

Recommendations

City Planning Staff Recommendation: Approval

Hearing Examiner Recommendation: Approval

Acreage: 1.22 Acres

Applicant: Eric Feichthaler

Source of Additional Information

Brett Limbaugh, Development Services Director (239) 242-3050

Fiscal Impact/Funding Sources(s)/Budget Consideration

N/A

Will this action result in a Budget Amendment? NO

Prepared By Janna Balsley, Planning Technician