

ORDINANCE 20 - 25

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, THAT AMENDS 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 DESCRIBED AS LOTS 67 AND 68, BLOCK 1750, UNIT 45, CAPE CORAL SUBDIVISION, FROM SINGLE FAMILY RESIDENTIAL (R1) TO COMMERCIAL (C) ZONE; PROPERTY LOCATED AT 701 MOHAWK PARKWAY; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Council have considered testimony, evidence, documentation and the application submitted by the PROVIDENCE CHRISTIAN CHURCH, INC., for rezoning the below-described property from PROFESSIONAL (P) TO COMMERCIAL (C) zone, and from SINGLE FAMILY RESIDENTIAL (R1) TO COMMERCIAL (C) zone, and considered the recommendations of the Hearing Examiner and City Staff, and have considered the City of Cape Coral Comprehensive Plan with this zoning request.

NOW, THEREFORE, THE CITY OF CAPE CORAL, FLORIDA, HEREBY ORDAINS PURSUANT TO THE LAWS OF FLORIDA, AND OTHER APPLICABLE LAWS, THIS ORDINANCE:

Section 1. That the City of Cape Coral, Florida Official Zoning District Map of all of the property within the limits of the City of Cape Coral is hereby amended with respect to real property described as follows:

PROFESSIONAL (P) TO COMMERCIAL (C) ZONE

LOTS 1, 2, 3, 4, AND LOTS 69, 70, 71, AND 72, BLOCK 1750, UNIT 45, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 123, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SINGLE FAMILY RESIDENTIAL (R1) TO COMMERCIAL (C) ZONE

LOTS 67 AND 68, BLOCK 1750, UNIT 45, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 123, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY LOCATED AT: 701 MOHAWK PARKWAY

and the City shall amend the City of Cape Coral Official Zoning District Map to reflect this zoning change.

That the amendments to the City of Cape Coral Official Zoning District Map as prescribed herein are consistent with the City of Cape Coral Comprehensive Plan.

Section 2. Severability. In the event that any portion or section of this ordinance is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this ordinance which shall remain in full force and effect.

Section 3. Effective Date. This ordinance shall become effective immediately after its adoption by the City Council.

ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AT THEIR REGULAR SESSION THIS _____ DAY OF _____, 2025.

JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

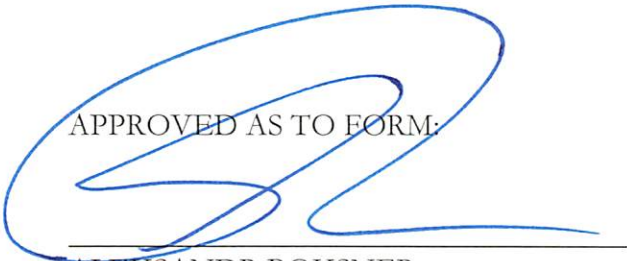
GUNTER _____
STEINKE _____
LEHMANN _____
DONNELL _____

LASTRA _____
KILRAINE _____
LONG _____
KADUK _____

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF _____,
2025.

KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:



ALEKSANDR BOKSNER
CITY ATTORNEY

ord\RZN25-000001

