



Meeting Type City Council – Regular Meeting

Meeting Date August 27, 2025

## Agenda Request Form City of Cape Coral

### Title

Ordinance 48-25 (RZN24-000013\*) Public Hearing

### Ordinances and Resolutions

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

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 at Lots 6 through 8, Block 1039, Unit 24, Cape Coral Subdivision, from Professional (P) to Residential Multi-Family Low (RML) zone; property located at 1213 Academy Boulevard; providing for severability and an effective date.

City Planning Staff Recommendation: Denial

Hearing Examiner Recommendation: Grant

Applicant: Ascot Realty Acquisitions USE LLC

Address: 1213 Academy Boulevard

Acreage: 0.34 Acres

**Requested Action** Approve or Deny

### Summary Explanation and Background

The ordinance is a privately-initiated rezone request from Professional (P) to Multi-Family Residential Low (RML) for one parcel in southeastern Cape Coral. Property is at 1219 Academy BLVD. The site was amended to Mixed Use in 2022. A previous request to rezone the site to RML was denied by Council in 2023.

The impact, if adopted, would be to remove the potential development of a 3-lot site for an office residence and to increase the City's residential land by 0.34 acres, a potential 5 additional dwelling units.

"Specific to business impact estimates, this ordinance is exempt pursuant to Section 166.041(4)(c)7.b., Florida Statutes."

### 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: Denial

Hearing Examiner Recommendation: Grant

**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