



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

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

VACATIONS OF PLAT REQUEST TO THE HEARING EXAMINER AND CITY COUNCIL

FEE: \$843.00 – In addition to the application fee, all required advertising costs are to be paid by the applicant (ORD 39-03, Sec. 5.4) Advertising costs must be paid prior to public hearing otherwise the case may be continued to a future hearing date.

If the vacation is approved, the applicant shall be responsible for reimbursing the City to record the final resolution or ordinance with the Lee County Clerk of Court. Until these fees are 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, or certificates of occupancy for any property covered by the resolution or ordinance.

PROPERTY INFORMATION	
Project Name:	Block 4185 Alley Vacation
Location/Address	Multiple addresses – see Attachment #1
Strap Number	Multiple - see Attachment #1
Unit	59
Block	4185
Lot (s)	1-82
Strap Number	
Unit	
Block	
Lot (s)	
Plat Book	
Page	
Future Land Use	SM, C/P, and PF
Current Zoning	R-1 and P
PROPERTY OWNER (S) INFORMATION	
Owner	NA – City-initiated application; owners of individual sites identified in Attachment #1
Addresses	Multiple – see Attachment #1
Phone	
City	
Email	
State	
Zip	
APPLICANT INFORMATION (If different from owner)	
Applicant	City of Cape Coral
Address	1015 Cultural Park Boulevard
Phone	239-242-3255
City	Cape Coral
Email	mstruve@capecoral.gov
State	FL
Zip	33990
AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)	
Representative	Kevin Higginson, McKim and Creed
Address	1520 Royal Square Blvd, Suite 260
Phone	239-275-8875
City	Fort Myers
Email	khigginson@mckimcreed.com
State	FL
Zip	33919



For Internal Use Only

Case _____

Date _____

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Cape Coral, FL 33915-0027

VACATIONS OF A PLAT, EASEMENTS, AND RIGHT-OF-WAY APPLICATION

VACATION REQUIREMENTS

PRE-APPLICATION MEETING REQUIRED: *Before submitting a vacation application with the city, applicants are required to request and participate in a pre-application meeting with Planning staff. New vacation applications will not be accepted until a meeting with staff has been held.*

1. Application, Acknowledgement Form, Authorization to Represent.
 - All forms must be filled out completely and legible.
 - All forms must be signed by the property owner(s) and must be notarized.
 - If the owner does not own the property in his/her personal name (e.g. LLC, trust, etc.), the owner must sign all applicable forms in his/her corporate capacity.
 - If the authorized representative is an attorney, the application and the Acknowledgement Form may be signed by the attorney, and an Authorization to Represent Property Owner Form is not required.

2. Letter of intent clearly identifying the request and why the vacation is sought.
3. Proof of title to the tract or parcel of land covered by the plat or, of the plat of which vacation is sought.
4. Letters of approval from the following utility companies:

LCEC (Electric)	Century Link (Telephone)	Comcast (Cable)
Steve Sousa	Bill Paul	Christopher Plank
Right-of-Way Agent	Network Infrastructure Services	Construction Specialist II
PO Box 3455 North Ft Myers, FL 33918-3455	8441 Littleton Rd. North Fort Myers, FL 33903	12600 Westlinks Drive Ste. 4 Fort Myers, FL 33913
steve.sousa@lcec.net	William.d.paul@centurylink.com	Christopher_Plank@Comcast.com
PH: (239) 656-2228	PH: (727) 449-3544	PH: (574) 808-8943

5. Sketches and legal descriptions of the area proposed to be vacated.
6. If there are any deed restrictions on the property, a copy of the restrictions will be required.
7. Certified topographic survey (done within the past six months, and showing all pavement, utility and drainage features in said area, including but not limited to water, sewer and irrigation lines and manholes; power, cable and utility lines and poles; catch basins, inlets, pipes, and swales. In the case where no features exist, a signed, sealed and dated certification by a Florida registered Professional Engineer can be submitted which certifies that there are no such roadway, utility or drainage features within the limits of and adjacent to the proposed vacated area.
8. Any additional required supporting documents.
9. Refer to LDC, Section 3.4.5 for information on regulations concerning vacations.



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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.

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.

City of Cape Coral
CORPORATION/COMPANY NAME (IF APPLICABLE)

Connie Barron
OWNER'S NAME (TYPE OR PRINT)

Connie Barron
OWNER'S SIGNATURE

OWNER'S NAME (TYPE OR PRINT)

OWNER'S SIGNATURE

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.



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AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Kevin Higginson, McKim and Creed; Audrie Goodwin, City of Cape Coral
(Name of person giving presentation)

IS AUTHORIZED TO REPRESENT ME IN THE REQUEST BEFORE THE HEARING EXAMINER
AND CITY COUNCIL FOR:

Vacation of Plat
(Type of Public Hearing, PUD, Rezone, Special Exception, Vacation of Plat, Variance, etc.)

UNIT 59 BLOCK 4185 LOT(S) 1-82 SUBDIVISION Cape Coral

OR LEGAL DESCRIPTION _____

LOCATED IN THE CITY OF CAPE CORAL, COUNTY OF LEE, FLORIDA.

Connie Barron
PROPERTY OWNER (Please Print)

Connie Barron Asst. City Manager
PROPERTY OWNER (Signature & title)

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

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



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 the above affidavit on the 13th Day of January, 2026.

City of Cape Coral
CORPORATION/COMPANY NAME

Connie Barron
OWNER'S NAME (TYPE or PRINT)

Connie Barron
OWNER'S SIGNATURE

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.

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

Connie Barron
OWNER/APPLICANT
(PLEASE TYPE OR PRINT)

Connie Barron
OWNER/APPLICANT SIGNATURE



Vacations of Plats, Easements, and Right-of-Way Regulations

Section 3.4.5. Vacations of Plats, Easements, and Rights-of-way.

The purpose and intent of this section is to provide procedures for City Council to vacate rights-of-way, easements, and plats pursuant to authority granted under Florida law. The City Council may adopt ordinances vacating plats in whole or in part of subdivisions within the corporate limits of the city, returning the property covered by such plats either in whole or in part into acreage for the purpose of taxation, or vacating public rights-of-way, public easements, or other property in response to applications filed from adjoining property owners.

A. General.

1. The city may retain an easement for utilities or drainage over any vacated right-of-way and that no use may be made of vacated right-of-way which will be inconsistent with or interfere with the retained easement. The party seeking vacation of a plat, city street, alley, canal, other right-of-way, public easement, or other property must show or submit the following:
 - a. Petitioner has color of title to the tract or parcel of land covered by the plat or portion of 1796 the plat of which vacation is sought, unless the petitioner is the City of Cape Coral;
 - b. Letter of approval from Lee County Electric Cooperative, Inc.;
 - c. Letter of approval from affected telephone companies;
 - d. Letter of approval from affected cable companies; and
 - e. Letter of approval from any other affected utility companies (e.g., water, sewer);
2. Applicants requesting to vacate rights-of-way or easements shall provide a recent boundary survey or survey sketch of the property prepared by a registered surveyor showing the area to be vacated and provide a complete legal description(s). The survey or sketch shall show all pavement and all utility and drainage facilities, including water, sewer, cable lines, utility poles, swales, ditches, manholes, and catch basins. Separate drawings and legal descriptions are required for each vacation area when right-of-way and easement configurations differ.

B. Standards and Criteria. Applications for vacations shall be reviewed in accordance with the following criteria:

1. Whether the plat, easements, or rights-of-way are required by the City for any future transportation, access, water management, or public utility purposes.



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2. Whether the plat, easements, or rights-of-way are required by the City for any future transportation, access, water management, or public utility purposes.
3. Whether any required easements are necessary to accommodate the vacation of any plat, easement, or right-of-way.
4. If alternate routes are required or available that do not cause adverse impacts to surrounding areas.
5. Whether local utility providers have given consent to the vacation of the plat, easements, or rights-of-way. The local utility providers may require additional easements or relocation of existing utilities facilities to complete the vacation.

C. Additional Procedures and Noticing Requirements. In addition to the standard notice requirements required by this Code, the following additional notice requirements apply for vacations:

1. Specific notice requirements for vacations. Public hearing notices to vacate a plat or portion thereof shall be published once a week for two consecutive weeks, the first publication being not less than two weeks prior to the date of public hearing on the petition.
2. If the parcel to be vacated includes an alley, all property owners serviced by the alley and all property owners serviced by a connecting alley shall be noticed.
3. Adoption and recording of resolution and ordinance. After public hearing, the City Council may approve an application for a vacation if it determines there is no reasonably foreseeable public use for the vacated area. Approval of a vacation shall be by resolution or ordinance. The City may retain easements for utilities or drainage in and upon the vacated area. Upon adoption of the resolution vacating the plat or portion thereof, the City Clerk shall furnish to the petitioner a certified copy thereof and the petitioner shall cause the same to be recorded in the public records of the county and shall return a copy, showing the recording information, to the Department of Community Development.
4. Effect. The adoption and recording of a vacation shall have the effect of vacating all streets and alleys and city-owned easements shown on the portion of the plat so vacated, unless the resolution or ordinance specifically reserved unto the city such city-owned easements or such streets or alleys. If public rights-of-way are vacated, the resolution or ordinance shall specify whether or not easements are reserved therein for utilities and drainage. The resolution or ordinance shall not have the effect of vacating any public canal shown on the portion of the plat vacated, unless the resolution or ordinance specifically so provides.
5. Petitioner's responsibility. The city, City Council, and all officers, employees, and agents thereof shall not assume any responsibility or liability for any matters and things to be done or completed by the petitioner pursuant to the provisions hereof. It is recognized that this procedure may affect substantial interests in real property and other proprietary rights, and the petitioner shall assume full and complete responsibility for compliance with the requirements of law and these procedures in connection with or arising out of any vacation proceedings instituted by the petitioner.



TO: Michael Ilczyszyn, City Manager

FROM: Amy Yearsley, Planning Manager

DATE: January 12, 2026

SUBJECT: City-Initiated Vacation Requests for Blocks 4185 and 4278

The City requests vacating two unimproved, platted alleys in their entirety in Block 4185 and Block 4278 in northwest Cape Coral. The City owns multiple sites in both blocks. Both vacations will allow properties owned by the City on the north and south sides of these alleys to be combined to construction a master pump station in each block. These master pump stations will assist with delivering centralized sewer services to the North 3 Utility Expansion Project area.

Attached are two separate vacation applications that require your signature. Please contact Mike Struve, Planning Team Coordinator (x3255), should you have any questions.

AY/ms (DCD/Planning_Division_2009/Memos/Block 4185_4278 Vacation Memo.docx)

Enclosures (vacation applications)

C: Audrie Goodwin, Principal Engineer, Public Works

LEGAL DESCRIPTION AND SKETCH

EXHIBIT A

DESCRIPTION (PARCEL):

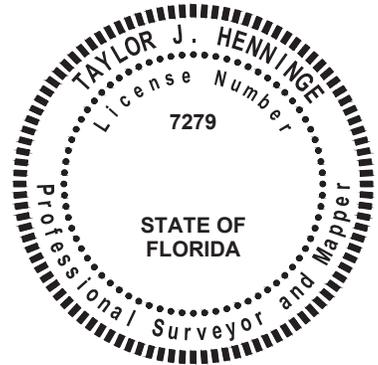
A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST;
 ALSO BEING ALL OF THE 20' WIDE ALLEY OF BLOCK 4185, AS SHOWN ON THE PLAT OF CAPE CORAL UNIT 59,
 RECORDED IN PLAT BOOK 19 AT PAGES 140 THROUGH 153 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
 BEGIN AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 4185 OF SAID PLAT; THENCE SOUTH 87°42'21" EAST, ALONG
 THE SOUTH LOT LINE OF LOTS 1 THROUGH 41 FOR A DISTANCE OF 1671.45 FEET TO THE SOUTHEAST CORNER OF
 LOT 41, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. 33RD AVENUE; THENCE RUN SOUTH
 00°10'20" WEST, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 20.11 FEET TO THE NORTHEAST CORNER OF
 LOT 42; THENCE RUN NORTH 87°42'21" WEST, ALONG THE NORTH LINE OF LOTS 42 THROUGH 82 A DISTANCE OF
 1671.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 82, ALSO BEING A POINT ON THE EAST RIGHT OF WAY
 LINE OF N.W. 36TH AVENUE; THENCE RUN NORTH 00°34'14" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF
 20.10 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.77 ACRES, 33586.5 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAY, EASEMENTS, OWNERSHIP, ADJOINERS, OR OTHER INSTRUMENTS OF RECORD.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF BLOCK 4185, CAPE CORAL UNIT 59, PLAT BOOK 19 PAGES 140 THROUGH 153. AS VERIFIED BY FIELD OBSERVATIONS.
3. ALL CITATIONS OF OFFICIAL RECORDS ARE REFERENCED TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
4. A 20' ALLEY BEING A PART OF BLOCK 4185, CAPE CORAL UNIT 59.



THIS IS NOT A SURVEY

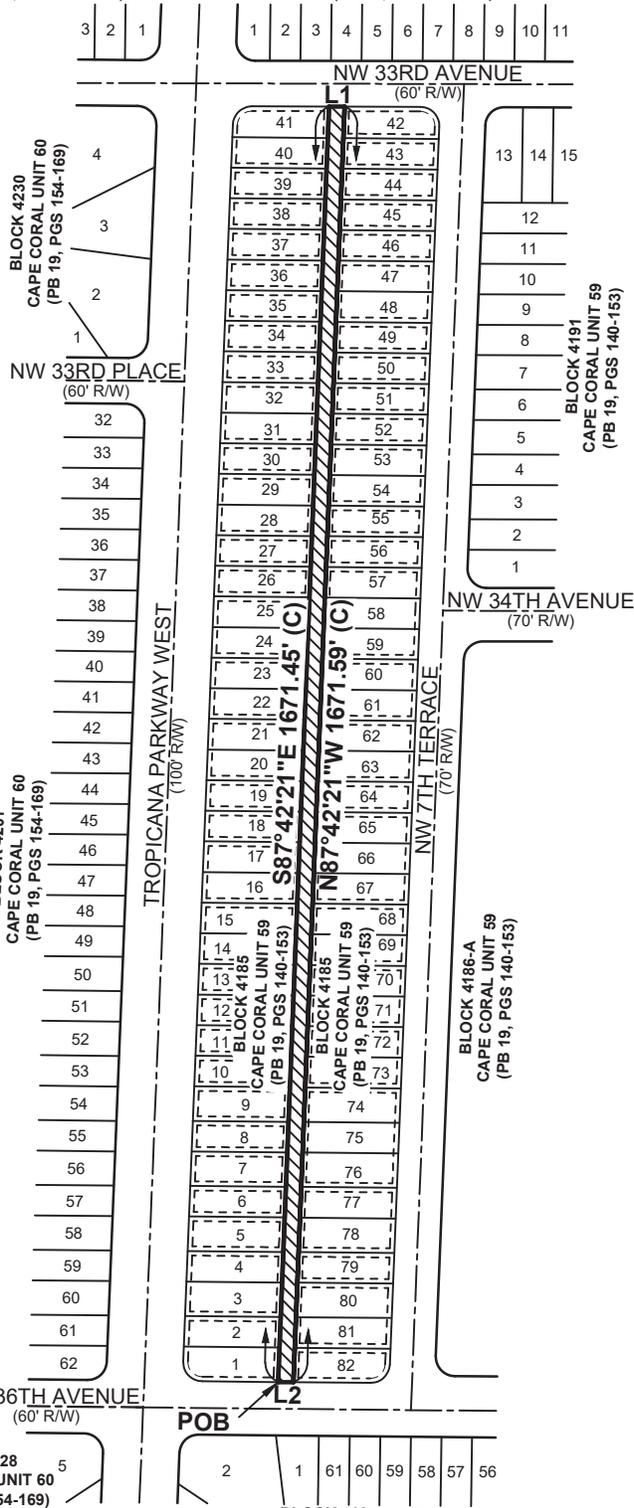
<p>I CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON TO BE CORRECT AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p>Taylor Henninge 2025.09.10 TAYLOR HENNINGE, PSM 09:49:55-04'00" FLORIDA CERTIFICATE NO. 7279 DATE</p>	<p>NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL, OR DIGITAL SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>	<p>PREPARED BY:  5701 Division Drive, Suite A Fort Myers, FL 33905 Phone (239) 275-8875 Business Certificate: LB 7917</p>	<p>PREPARED FOR: CITY OF CAPE CORAL</p> <p>20' ALLEY (VACATION) CAPE CORAL UNIT 59 SECTION 7, TOWNSHIP 44, RANGE 23 EAST, CAPE CORAL, LEE COUNTY, FLORIDA</p> <p>SCALE: AS STATED DATE: 09/10/2025</p> <p>DRAWN BY: NMW CHECKED BY: TJH</p> <p>SHEET 1 OF 2</p>
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EXHIBIT A

SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST

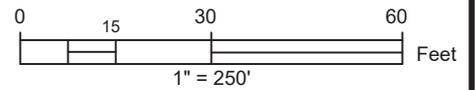
BLOCK 4228
CAPE CORAL UNIT 60
(PB 19, PGS 154-169)

BLOCK 4192
CAPE CORAL UNIT 59
(PB 19, PGS 140-153)



RESERVED FOR CIRCUIT COURT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°10'20"W (C)	20.11' (C)
L2	N00°34'14"E (C)	20.10' (C)



THIS IS NOT A SURVEY

LEGEND:

- (C) = CALCULATED MEASUREMENT / DATA
- PB = PLAT BOOK
- PGS = PAGES
- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL, OR DIGITAL SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PREPARED BY:



5701 Division Drive, Suite A
Fort Myers, FL 33905
Phone (239) 275-8875
Business Certificate: LB 7917

PREPARED FOR: CITY OF CAPE CORAL	
20' ALLEY (VACATION) CAPE CORAL UNIT 59 SECTION 7, TOWNSHIP 44, RANGE 23 EAST, CAPE CORAL, LEE COUNTY, FLORIDA	
SCALE: AS STATED	DATE: 09/10/2025
DRAWN BY: NMW	CHECKED BY: TJH
SHEET 2 OF 2	

PLOT DATE = 9/10/2025 9:38 AM

VACATION OF A PORTION OF A PUBLIC UTILITY EASEMENT
 WITHIN A VACATED ALLEY IN BLOCK 4185
 EXHIBIT B
 (2026-0031)

COMMENCING AT THE NORTHWEST CORNER OF LOT 38, BLOCK 4185, CAPE CORAL UNIT 59; THENCE ALONG THE WESTERLY LINE OF SAID LOT 38 SOUTH 00°34'20" WEST FOR A DISTANCE OF 125.06 FEET; THENCE NORTH 87°42'15" WEST FOR A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°34'20" WEST FOR A DISTANCE OF 4.00 FEET; THENCE NORTH 87°42'15" WEST FOR A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°34'20" WEST FOR A DISTANCE OF 15.99 FEET; THENCE NORTH 87°42'15" WEST FOR A DISTANCE OF 107.99 FEET; THENCE NORTH 00°34'20" EAST 20.00 FEET; THENCE SOUTH 87°42'15" EAST FOR A DISTANCE OF 147.99 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 2
 NOT VALID WITHOUT SHEET 2 OF 2

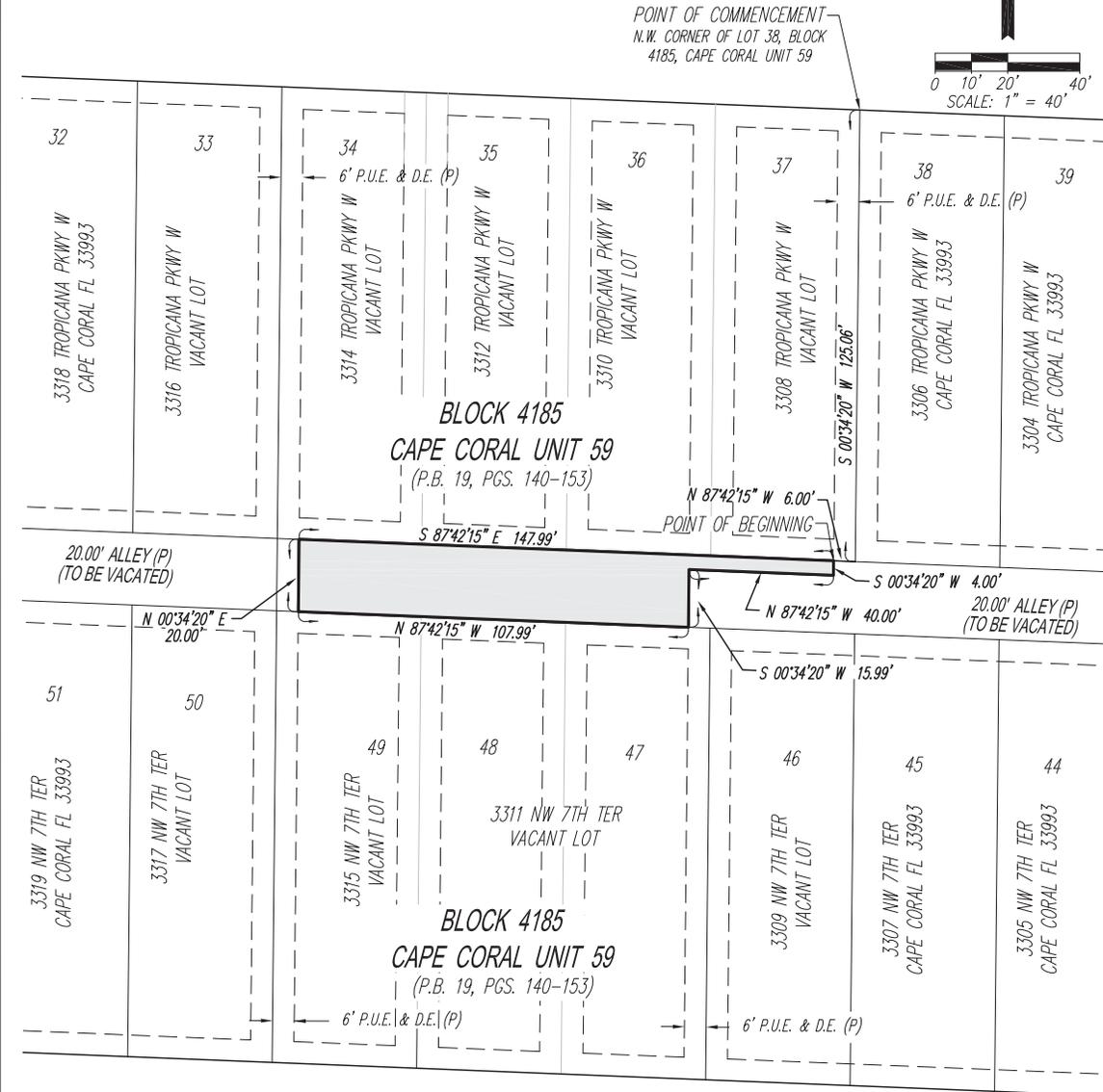
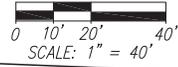
CY - PROJECT NUMBER:	CALCULATED BY:	KC	 PUBLIC WORKS DEPARTMENT 815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990 PHONE: (239) 574-0701	LEGAL DESCRIPTION		
2026-0031	CHECKED BY:	KA		A PORTION OF BLOCK 4185 - EXHIBIT B CAPE CORAL UNIT 59, P.B. 19, PGS. 140-153 SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA		
FY - SURVEY WORK ORDER NUMBER:	DRAWN BY:	KC		FIELD BOOK(S) / PAGE(S):	SURVEY JOB: 2026-0031	DRAWING NUMBER: CC-26-0031.DWG
26-031	APPROVED:	NSN		SCALE:		

EXHIBIT B

TROPICANA PARKWAY WEST (P)

100.00' RIGHT-OF-WAY (P)

N LINE NE 1/4 SEC. 7-44-23
(BASIS OF BEARING) S 87°42'15" E (C)



NOTES:

- BEARINGS SHOWN HEREON REFERENCE THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, NATIONAL GEODETIC SURVEY HIGH REFERENCE NETWORK CONTROL POINTS "HQL" AND "MARHENKE"; WITH THE CENTERLINE OF TROPICANA PARKWAY WEST BEING SOUTH 87°42'15" EAST.
- THIS SKETCH IS INTENDED TO BE PLOTTED ON 8-1/2" X 14" SIZE PAPER AT THE SCALE NOTED. A REDUCTION/ENLARGEMENT IN PAPER SIZE WILL EFFECT THE SCALE OF THE DRAWING AND LEGIBILITY OF THE TEXT. A BAR SCALE IS PROVIDED.
- IMPROVEMENTS OTHER THAN THOSE SHOWN WERE NOT LOCATED.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY.
- THIS SURVEY WAS COMPLETED ON JANUARY 21, 2026.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CITY OF CAPE CORAL.

LEGEND:

AC.	ACRES	PGS.	PAGES
CY	CALENDAR YEAR	(P)	PLAT
D.E.	DRAINAGE EASEMENT	P.U.E.	PERMANENT UTILITY EASEMENT
FY	FISCAL YEAR	P.O.B.	POINT OF BEGINNING
N.W.	NORTHWEST	R.O.W.	RIGHT-OF-WAY
P.B.	PLAT BOOK	S.F.	SQUARE FEET
PG.	PAGE	U.E.	UTILITY EASEMENT

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION OF THE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THEY CONFORM WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

Digitally signed by
William Nix
Date: 2026.01.30
15:24:54 -05'00'

WILLIAM B. NIX PSM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER LS6576

SHEET 2 OF 2

NOT VALID WITHOUT SHEET 1 OF 2

CY - PROJECT NUMBER:	2026-0031	CALCULATED BY:	KC
		CHECKED BY:	KA
FY - SURVEY WORK ORDER NUMBER:	26-031	DRAWN BY:	KC
		APPROVED:	MBN
		SCALE:	1"=40'

PUBLIC WORKS DEPARTMENT
815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990
PHONE: (239) 574-0701

SKETCH TO ACCOMPANY DESCRIPTION		
A PORTION OF BLOCK 4185 - EXHIBIT B		
CAPE CORAL UNIT 59, P.B. 19, PGS. 140-153		
SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST,		
LEWIS COUNTY, FLORIDA		
FIELD BOOK(S) / PAGE(S):	SURVEY JOB:	DRAWING NUMBER:
	2026-0031	CC-26-0031.006

LEGAL DESCRIPTION AND SKETCH

EXHIBIT C

DESCRIPTION (PARCEL):

AN EASEMENT LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST;

ALSO BEING A PART OF BLOCK 4185 AS SHOWN ON THE PLAT OF CAPE CORAL UNIT 59, RECORDED IN PLAT BOOK 19 PAGES 140 THROUGH 153 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BEGIN AT THE NORTHWEST CORNER OF LOT 34, BLOCK 4185 OF SAID PLAT; THENCE RUN SOUTH 87°42'21" EAST ALONG THE NORTH LINE OF SAID BLOCK, ALSO BEING THE SOUTH RIGHT OF WAY OF TROPICANA PARKWAY WEST FOR A DISTANCE OF 160.52 FEET TO THE NORTHEAST CORNER OF LOT 37 OF SAID BLOCK; THENCE RUN SOUTH 00°34'14" WEST, ALONG THE EAST LINE OF SAID LOT 37 FOR A DISTANCE OF 135.11 FEET; THENCE RUN NORTH 87°42'21" WEST, ALONG THE SOUTH LINE OF SAID LOT 37 FOR A DISTANCE OF 40.13 FEET TO THE SOUTHEAST CORNER OF LOT 36, ALSO BEING THE NORTHEAST CORNER OF LOT 47; THENCE RUN SOUTH 00°34'14" WEST ALONG THE EAST LINE OF SAID LOT 47, FOR A DISTANCE OF 135.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 47, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF NW 7TH TERRACE; THENCE RUN NORTH 87°42'21" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 120.39 FEET TO THE SOUTHWEST CORNER OF LOT 49 OF SAID BLOCK; THENCE RUN NORTH 00°34'14" EAST ALONG THE WEST LINE OF SAID LOT 49 AND WEST LINE OF LOT 34, A DISTANCE OF 270.22 FEET TO THE POINT OF BEGINNING.

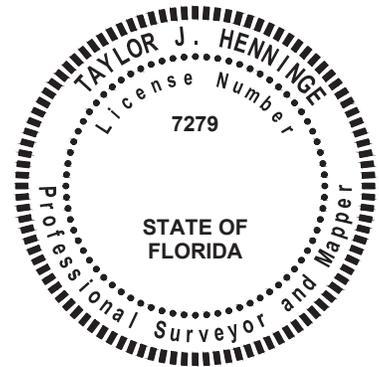
THE EASEMENT BEING A STRIP OF LAND 6.00 FEET IN WIDTH LYING IMMEDIATELY INSIDE OF AND ADJACENT TO THE ENTIRE PERIMETER OF THE ABOVE-DESCRIBED PARCEL, BOUNDED ON THE OUTER EDGE BY THE PARCEL BOUNDARY AND EXTENDING INWARD 6.00 FEET, FORMING A CONTINUOUS STRIP INTERIOR TO THE PERIMETER.

PARCEL CONTAINS 0.115 ACRES, 5024.9 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAY, EASEMENTS, OWNERSHIP, ADJOINERS, OR OTHER INSTRUMENTS OF RECORD.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF BLOCK 4185, CAPE CORAL UNIT 59, PLAT BOOK 19 PAGES 140 THROUGH 153. AS VERIFIED BY FIELD OBSERVATIONS.
3. ALL CITATIONS OF OFFICIAL RECORDS ARE REFERENCED TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
4. A 6' EASEMENT BEING A PART OF BLOCK 4185, CAPE CORAL UNIT 59.



THIS IS NOT A SURVEY

I CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON TO BE CORRECT AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF. Taylor Henninge 2026.02.17 TAYLOR HENNINGE, PSM 11:43:00-05'00' FLORIDA CERTIFICATE NO. 7279 DATE	NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL, OR DIGITAL SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER	PREPARED BY:  5701 Division Drive, Suite A Fort Myers, FL 33905 Phone (239) 275-8875 Business Certificate: LB 7917	PREPARED FOR: CITY OF CAPE CORAL	
			6' EASEMENT CAPE CORAL UNIT 59 SECTION 7, TOWNSHIP 44, RANGE 23 EAST, CAPE CORAL, LEE COUNTY, FLORIDA	
			SCALE: AS STATED DRAWN BY: NMW	DATE: 02/17/2026 CHECKED BY: TJH
			SHEET 1 OF 2	

EXHIBIT C

SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST



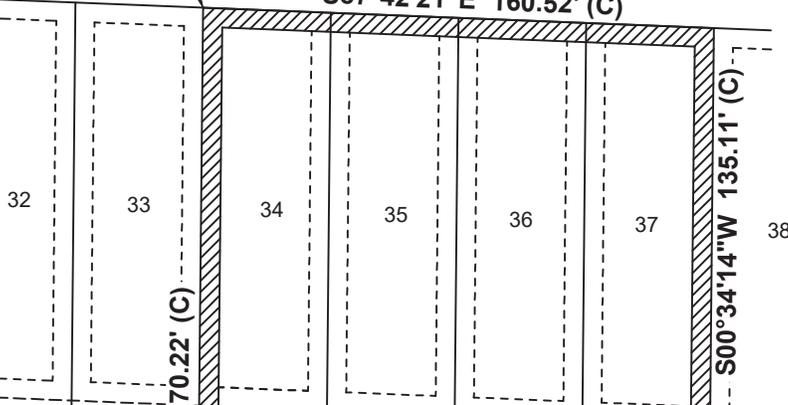
NW 33RD PLACE
(60' R/W)

TROPICANA PARKWAY WEST
(100' R/W)

RESERVED FOR CIRCUIT COURT

POB

S87°42'21"E 160.52' (C)



(VACATED ALLEY)

BLOCK 4185
CAPE CORAL UNIT 59
(PB 19, PGS 140-153)

(VACATED ALLEY)

N00°34'14"E 270.22' (C)

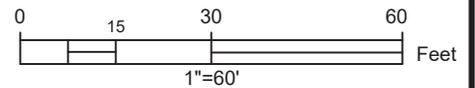
S00°34'14"W 135.11' (C)

N87°42'21"W
40.13' (C)

S00°34'14"W 135.11' (C)

N87°42'21"W 120.39' (C)

NW 7TH TERRACE
(70' R/W)



THIS IS NOT A SURVEY

LEGEND:

- (C) = CALCULATED MEASUREMENT / DATA
- PB = PLAT BOOK
- PGS = PAGES
- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL, OR DIGITAL SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PREPARED BY:



5701 Division Drive, Suite A
Fort Myers, FL 33905
Phone (239) 275-8875
Business Certificate: LB 7917

PREPARED FOR:
CITY OF CAPE CORAL

6' EASEMENT
CAPE CORAL UNIT 59
SECTION 7, TOWNSHIP 44, RANGE 23 EAST,
CAPE CORAL, LEE COUNTY, FLORIDA

SCALE: AS STATED DATE: 02/17/2026

DRAWN BY: NMW CHECKED BY: TJH

SHEET 2 OF 2

PLOT DATE = 2/17/2026 11:36 AM



November 6th 2025

Attn: Matthew Harvey

RE- Letter of No Objection- Section 7, Township 44 South, Range 23 East Alleyway Vacation Unit
59- MSP 900 Tropicana Pkwy/ NW 7th Terr Alley

Dear Matthew Harvey,

Thank you for contacting Comcast regarding your proposed vacation. This is to inform you that Comcast does not have facilities within the site's development area and Comcast has no objection to the vacation, providing that any of Comcast facilities that are in need of being relocated be paid for by the customer and Comcast is granted new easements.

It is the intent and understanding of Comcast that this vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area. This vacation response is submitted WITH THE STIPULATION that If Comcast facilities are found and/or damaged within the area as described, the applicant will bear the cost of repairs or relocation of said facilities.

If you have any further questions or concerns, please do not hesitate to contact me at (574) 808-8943.

Sincerely,

Christopher Plank
Construction Manager SWFL

12600 Westlinks Dr. Suite #4
Fort Myers, FL 33913
574-808-8943
Christopher_Plank@Comcast.com

September 16, 2025

Matthew Harvey
McKim & Creed
1520 Royal Palm Square Blvd, Suite 260
Fort Myers, FL 33919

Re: Letter of Review and Recommendation to Vacation of Alleyways located at Gulfstream Parkway/NW 16th Terrace, and Tropicana Parkway/NW 7th Terrace.

STRAP NOs: 31-43-23-CJ-04278.0250, 31-43-23-CJ-04278.0230, 31-43-23-CJ-04278.0220, 31-43-23-C3-04278.0190, 07-44-23-C2-04185.0470, 07-44-23-C2-04185.0350, 07-44-23-C2-04185.0360, 07-44-23-C2-04185.0370, 07-44-23-C2-04185.0380

Owner of Record: City of Cape Coral, Po Box 150027, Cape Coral, FL 33915

Dear Mr. Harvey,

LCEC has received your request on behalf of your client, the City of Cape Coral, to vacate the alleyways to allow construction for two Master Pump Stations (MPS 900 & 910) at the above referenced locations.

After reviewing your request and the related documents, LCEC confirms it has **no objection** to the vacation of the alleyways as submitted on the site plans. However, an easement must be reserved, where LCEC has facilities within the alley that must be maintained. If the City of Cape Coral chooses to have the LCEC facilities relocated, all associated costs will be the responsibility of the City.

Please note that if there are any substantial changes to the submitted plans, LCEC reserves the right to further review and impose additional conditions as necessary. Additionally, this letter will terminate one year from the date above if no definitive action or approval from the local jurisdiction is received by the petitioner. This letter is non-assignable, non-recordable, and will become void upon recordation.

If you have any questions, please feel free to contact me at [239-656-2228](tel:239-656-2228) or via email at Steve.Sousa@lcec.net.

Very truly yours,



Steve Sousa
Right of Way Agent

LEE COUNTY ELECTRIC COOPERATIVE, INC.

RE:401197640



October 13, 2025

Kevin L. Higginson, PE
Project Director
McKIM & CREED, INC.
1520 Royal Palm Square Blvd. Suite 260
Fort Myers, FL 33919

RE: Letter of No Objection

Dear Kevin,

In response to your request, Lumen has no objection to the **North 3 UEP – Request for Alleyway Vacation – MPS 900 – Tropicana Pkwy/NW 7th Terr Alley**

STRAP No. 07-44-23-C2-04185.0470
STRAP No. 07-44-23-C2-04185.0350
STRAP No. 07-44-23-C2-04185.0360
STRAP No. 07-44-23-C2-04185.0370
STRAP No. 07-44-23-C2-04185.0380

The NO OBJECTION is contingent on LUMEN being provided with any required easement for relocation of existing facilities if facilities are within the identified PUE that could be affected, along with LUMEN being totally reimbursed by owner/developer on the cost of relocating such facilities.

If I can be of further assistance, feel free to contact me at the information provided below.

Sincerely,

Darren Donaldson
Network Implementation Engineer
Port Charlotte District
4195 Kings Hwy
Port Charlotte, FL
Tel: 941-421-0346
Darren.Donaldson@lumen.com

Review Date:	March 2, 2026
Property Owners:	Multiple – see Attachment #1
Applicant:	City of Cape Coral
Authorized Rep:	Kevin Higginson, McKim and Creed; Audrie Goodwin, City of Cape Coral
Location:	3300-3510 Tropicana Parkway and 3301-3513 NW 7 th Terrace (Attachment #1)
Request:	The City requests vacating 33,586.5 sq. ft. of alley right-of-way between Lots 1-41 and 42-82 in Block 4185, Unit 59. The City also requests vacating platted easements located in Lots 34-37 and 47-49, and easements underlying the alley right-of-way between Lots 34-37 and 46-49, all in Block 4185, Unit 59.
Prepared By:	Mike Struve, Planning Team Coordinator
Approved By:	Amy Yearsley, Planning Manager
Street Frontage:	Lots 1-41 have frontage on Tropicana Parkway, a minor arterial street. Lots 41-82 have frontage on NW 7 th Terrace, a local street. In addition, Lots 1 and 82 have frontage on NW 36 th Avenue and Lots 41 and 42 have frontage on NW 33 rd Avenue. These latter two streets are both classified as local streets.
Utilities:	Urban Service Reserve Area
Recommendation:	Approval with conditions

BACKGROUND

Block 4185 is in northwest Cape Coral, about 800 feet west of the intersection of Burnt Store Road North and Tropicana Parkway West. This block has 57 sites that collectively total 11.64 acres (see Attachment #1), with 6.02 acres zoned Single-Family Residential (R-1) and the remaining 5.62 acres zoned Professional Office (P). Five sites are improved with single-family dwellings. The City owns 14 sites at the eastern end of the block totaling 80,001 sq. ft. (1.80 acres). Most sites in the block are small, with 37 properties having areas less than 10,000 sq. ft. All sites within the block are in an AE-7 Special Flood Hazard Area.

A 20-foot-wide, unimproved platted alley extends east to west in this block, dividing the block into north and south halves. Overhead power lines cross the alley at two separate points, between Lots 5 and 78 and between Lots 16 and 68. Other existing infrastructure in the alley includes a 21-inch diameter corrugated metal pipe between Lot 26 and Lot 57. All of the aforementioned existing infrastructure is to the west of the City-owned parcels.

Multiple future land use classifications (FLUC) and zoning designations are represented in the subject block as shown in Table 1.

Table 1. FLUC and zoning designations for sites in Block 4185.

Lots	FLUC	Zoning
1-25	Single Family and Multi Family	Single Family (R-1)
26-33	Commercial/Professional	Professional Office (P)
34-49	Public Facilities	Professional Office (P)
50-56	Commercial/Professional	Professional Office (P)
57-82	Single Family and Multi Family	Single Family (R-1)

Sites to the north, south, and west of the subject block have a residential FLUC and R-1 zoning. Sites to the east of the subject block have a Commercial/Professional FLUC and Commercial (C) zoning. Most surrounding sites are unimproved which reflects the lack of centralized utilities in this area. Three commercial properties are located about 200 feet to the east of the subject block that are developed with self-storage, a fueling station, and a carwash.

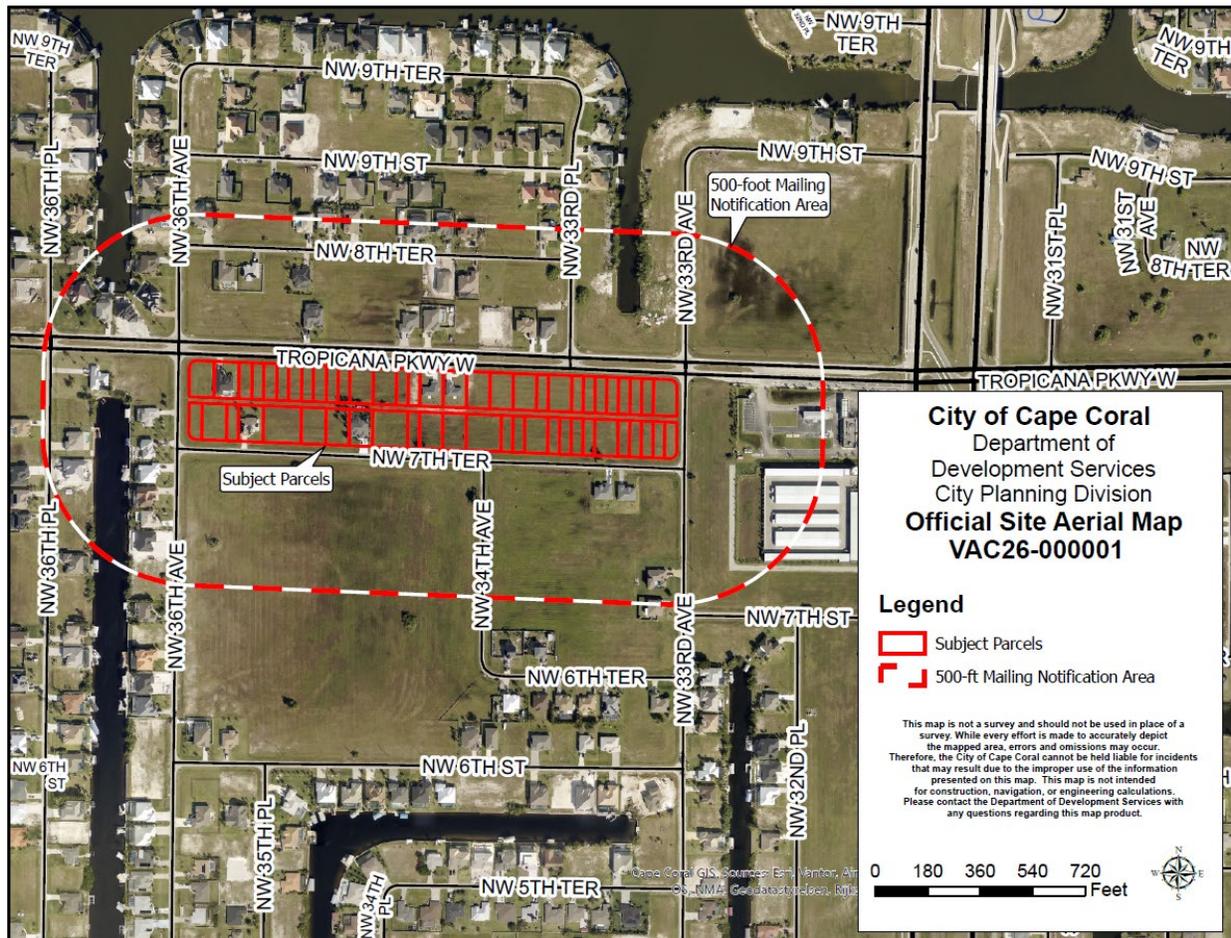
PURPOSE OF THE VACATION

The City owns 14 sites at the east end of the block that comprise 1.8 acres. All sites have a Public Facilities FLUC, P zoning, and are undeveloped. This right-of-way vacation will allow six sites owned by the City on the north and south sides of the block to be joined together to construct a master pump station on the site. Master pump stations receive wastewater from multiple, smaller “lift” stations and pump the collected wastewater to a treatment plant. This particular station will assist in collecting sewage within the North 3 Utility Expansion Project (UEP) area and delivering the sewage to the Southwest Water Reclamation Facility. This UEP area is bounded by Kismet Parkway to the north, Bonefish Canal to the south, Burnt Store Road to the east, and the Spreader Waterway to the west.

The assembly of these six City sites is important as the project will require an unusually lengthy driveway. The design of the driveway is important since the site will require a substantial amount of fill and the long driveway will allow vehicles to traverse a modest grade when approaching the master pump station.

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Figure 1. Aerial map showing the location of Block 4185 with individual parcels outlined in red.



FUTURE LAND USE AND ZONING HISTORY

The FLUC of Lots 1-25 and Lots 57-82 has been Single Family and Multi-Family (SM) since the adoption of the Comprehensive Plan. The zoning of Lots 1-25 and Lots 57-82 was amended from Pedestrian Commercial (C-1) to Residential Development (RD) by Ordinance 61-90 and later amended to R-1 by Ordinance 4-19.

The FLUC of Lots 26-33 and Lots 50-56 was amended from SM to Commercial/Professional by Ordinance 2-19. The zoning of Lots 26-33 and Lots 50-56 was amended from C-1 to RD by Ordinance 61-90 and later amended to P by Ordinance 4-19.

The FLUC of Lots 34-49 was amended from SM to Public Facilities by Ordinance 32-05. The zoning of Lots 34-49 was amended from C-1 to RD by Ordinance 61-90 and later amended to P by Ordinance 4-19.

MINIMUM STANDARDS

The City is eligible to file the requested vacations as this application provides the following:

- The City is the applicant of this vacation request as allowed by LDC, Section 3.4.5.A.1.a.

- Letters of no objection have been received from Comcast, Lee County Electric Cooperative (LCEC), and Lumen. LCEC as a condition of approval, requires a continuous, six-foot wide perimeter easement around the subject block.
- Survey sketches and legal descriptions have been received describing the alley right-of-way and underlying easements that will be vacated.

ANALYSIS

Staff analyzed this request with the Land Development Code (LDC), Section 3.4.5, “*Vacation of Plats, Easements, and Rights-of-Way.*” The Comprehensive Plan was also reviewed for policies on vacations.

1. Whether the plat, easements, or rights-of-way are required by the City for any future transportation, access, water management, or public utility purposes.

Staff analysis and recommended findings: The platted alley is unimproved and thus does not provide a transportation-related benefit. All sites in the subject block have access from one or more existing streets in the existing street network and do not rely on the alley for access. Unlike sites with commercial or mixed-use zoning, there is no requirement that alley improvements are made when residential properties are developed. Based on current zoning patterns in Block 4185 that includes residential-zoned sites occupying the western half of the block, absent of this vacation request, it is unlikely the alley in its entirety will be improved in the future.

Due to the location of several power poles near the alley, and a 21-inch diameter corrugated aluminum pipe that crosses the alley near Lots 26 and 57, most easements underlying the alley will remain. The City requests vacating easements underlying the platted alley between Lots 34-37 and 46-49. The lots on both sides of the alley are owned by the City. The alley and easement vacations will allow multiple sites to be joined or “strapped” together and to be developed with a master pump station as a single, consolidated site. Easements underlying the alley in this area lack both City and utility provider facilities. In addition, interior platted easements occupying Lots 34-37 and 47-49 will also be vacated. A six-foot-wide perimeter easement will be retained around the City site to allow for future utility installation and maintenance.

Neither the easements underlying the alley between the City sites nor the platted easements occupying Lots 34-37 and 47-49 will serve a foreseeable public purpose. On the contrary, these easements currently serve as an impediment to joining these two properties on opposite sides of the alley to allow the development of a single, consolidated site. Staff finds this request is in the public interest as the alley and easement vacations will facilitate the development of sites owned by the City with a master pump station for extending centralized utilities to the North 3 UEP Area.

2. Whether any required easements are necessary to accommodate the vacation of any plat, easement, or right-of-way.

Staff analysis and recommended findings: Only easements underlying the platted alley between Lots 34-37 and 46-49 as well as platted easements in Lots 34-37 and 47-49 will be vacated. New easements are not needed. However, the City will retain a six-foot-wide perimeter easement

around the master pump station site (Lots 34-37 and 47-49) for future utility installation and maintenance.

3. If alternate routes are required or available that do not cause adverse impacts to surrounding areas.

Staff analysis and recommended findings: Since the entire platted alley in Block 4185 will be vacated, a cross-access easement or other alternative route is not necessary. All sites in the subject block have frontage and therefore access to existing public streets.

4. If the closure of a right-of-way negatively affects areas utilized for vehicles to turn around and exit an area.

Staff analysis and recommended findings: Since the entire platted alley will be vacated, a partial alley that terminates in a dead end will be avoided. The elimination of the subject alley in its entirety will not result in a situation in which vehicles will enter one part of the alley and will be unable to turn around and exit the alley right-of-way.

5. Whether local utility providers have given consent to the vacation of the plat, easements, or rights-of-way. The local utility providers may require additional easements or relocation of existing utilities facilities to complete the vacation.

Staff analysis and recommended findings: Comcast, LCEC, and Lumen have provided letters approving the vacation requests with conditions. LCEC requires that easements be reserved where the Company has facilities. Except for easements lying between Lots 34-37 and 46-49 where LCEC lacks facilities, all other easements underlying the vacated alley right-of-way will remain. All three companies require that if utility provider facilities are found and damaged during construction, the developer shall bear the cost of all repairs including the relocation of said facilities, if necessary.

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CONSISTENCY WITH THE COMPREHENSIVE PLAN

Future Land Use Element

Table 1, Policy 1.15. Identification of Zoning Districts Consistent with Various Future Land Use Classifications.

Future Land Use	Consistent Zoning Districts
Single-Family (SF)	R-1, RE
Single-Family and Multi-Family (SM)	R-1, RML, RMM, RE, A
Multi-Family	RML, RMM
Low Density Residential (LDR)	RE, A
Commercial/Professional	C, P
Mixed Use (MX)	All except MXB
Downtown Mixed (DM)	SC, MXB
Pine Island Road District (PIRD)	CC
Commercial Activity Center (CAC)	NC
Light Industrial (I)	I
Natural Resources/Preservation (PRES)	PV
Public Facilities (PF)	All
Parks and Recreation (PK)	ALL except MX7 and MXB
Open Space (OS)	PV

Staff analysis and recommended finding: *Table 1. above shows the zoning of the subject sites within Block 4185 are consistent with the respective FLUC of each site.*

Policy 3.6.

The City may consider the vacation of rights-of-way to facilitate land assembly and the development of a unified, contiguous commercial project.

Staff analysis and recommended finding: *The vacation request, by eliminating a platted alley, will unify sites owned by the City on the north and south sides of Block 4185. The approval of this request will increase the area of the site and provide full block depth that will facilitate the design and construction of a master pump station for extending centralized utilities to the North 3 UEP Area.*

RECOMMENDATION

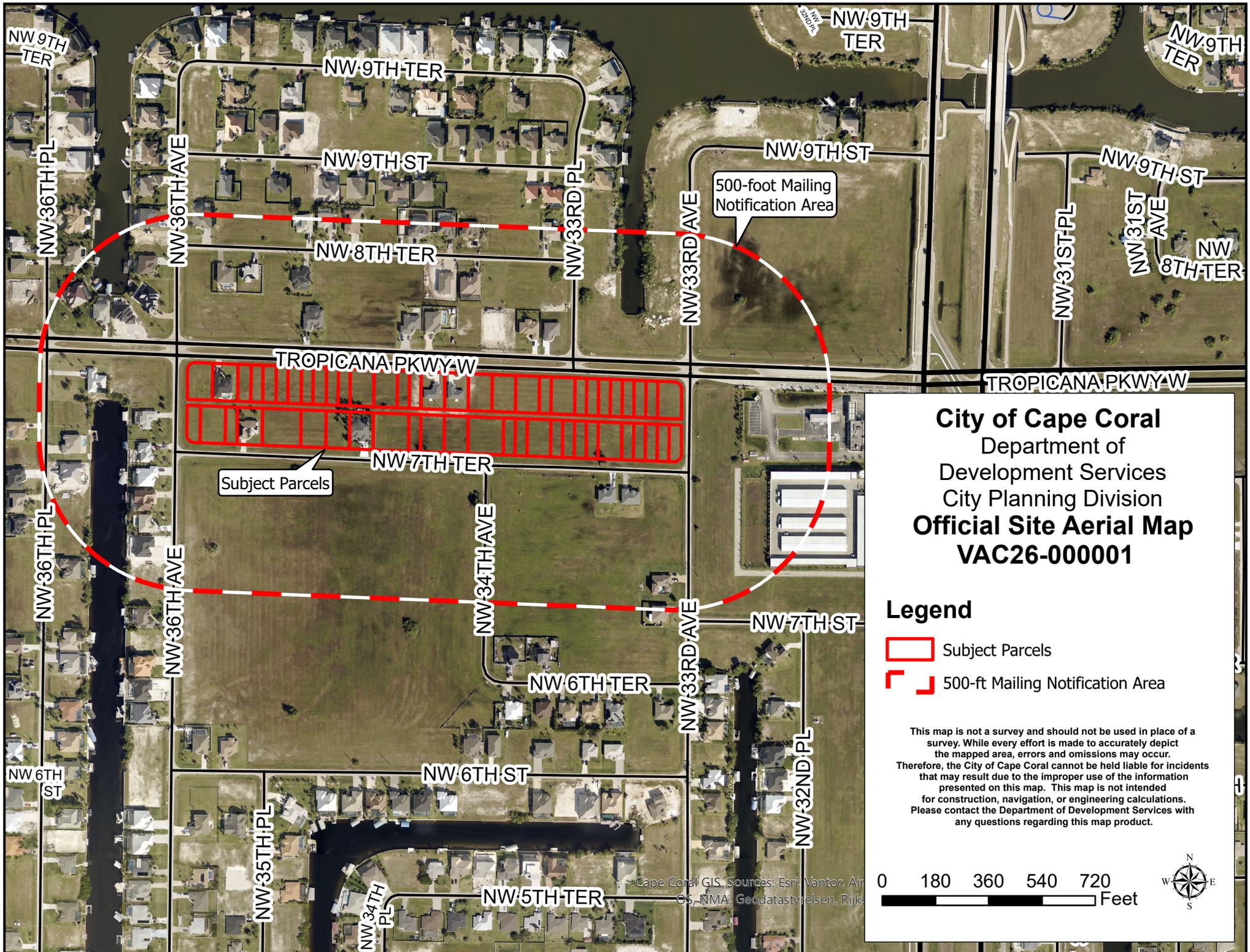
The proposed vacations are consistent with the five standards appearing in LDC, Section 3.4.5. for evaluating vacation requests and are consistent with those applicable policies appearing in the Comprehensive Plan. Staff recommends approval of all vacation requests with the following conditions.

Conditions of Approval

1. The vacation of the alley right-of-way between Lots 1-41 and Lots 42-82 in Block 4185, Unit 59, Cape Coral Subdivision, shall be consistent with that shown in the sketch and accompanying legal description prepared by McKim & Creed, entitled "*20' Alley (Vacation) Cape Coral Unit 59, Section 7, Township 44, Range 23 East, Cape Coral, Lee County, Florida,*" dated September 10, 2025, as shown in Exhibit "A".
2. Easements underlying the alley right-of-way between Lots 34-37 and Lots 46-49 shall be vacated consistent with that shown in the legal description and accompanying sketch prepared by the Public Works Department of the City of Cape Coral, entitled "*Vacation of a Portion of a Public Utility and Drainage Easement Within a Vacated Alley in Block 4185,*" as shown in Exhibit "B". All other easements underlying the alley right-of-way in Block 4185 shall be retained by the City.
3. Platted easements in Lots 34-37 and Lots 47-49 shall be vacated consistent with that shown in the sketch prepared by McKim & Creed, entitled "*6' Easement Cape Coral Unit 59, Section 7, Township 44, Range 23 East, Cape Coral, Lee County, Florida,*" dated September 9, 2025, as shown in Exhibit "C". The City shall retain a six-foot-wide perimeter easement around this seven-lot site as depicted in this sketch.
4. In the event Comcast, LCEC, or Lumen utilities are found within the vacated area, the developer shall be responsible for bearing the cost for relocating the facilities to a new easement. In the event any utilities are damaged during construction activities, the developer shall bear the cost of relocating the facilities to a new easement and repairing said facilities.
5. Following adoption, the City shall record this resolution with the Office of the Lee County Clerk of Court.

Staff Contact Information

Mike Struve, AICP, LEED Green Associate, Planning Team Coordinator
PH: 239-242-3255
Email: mstruve@capecoral.gov

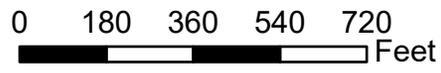


City of Cape Coral
 Department of
 Development Services
 City Planning Division
Official Site Aerial Map
VAC26-000001

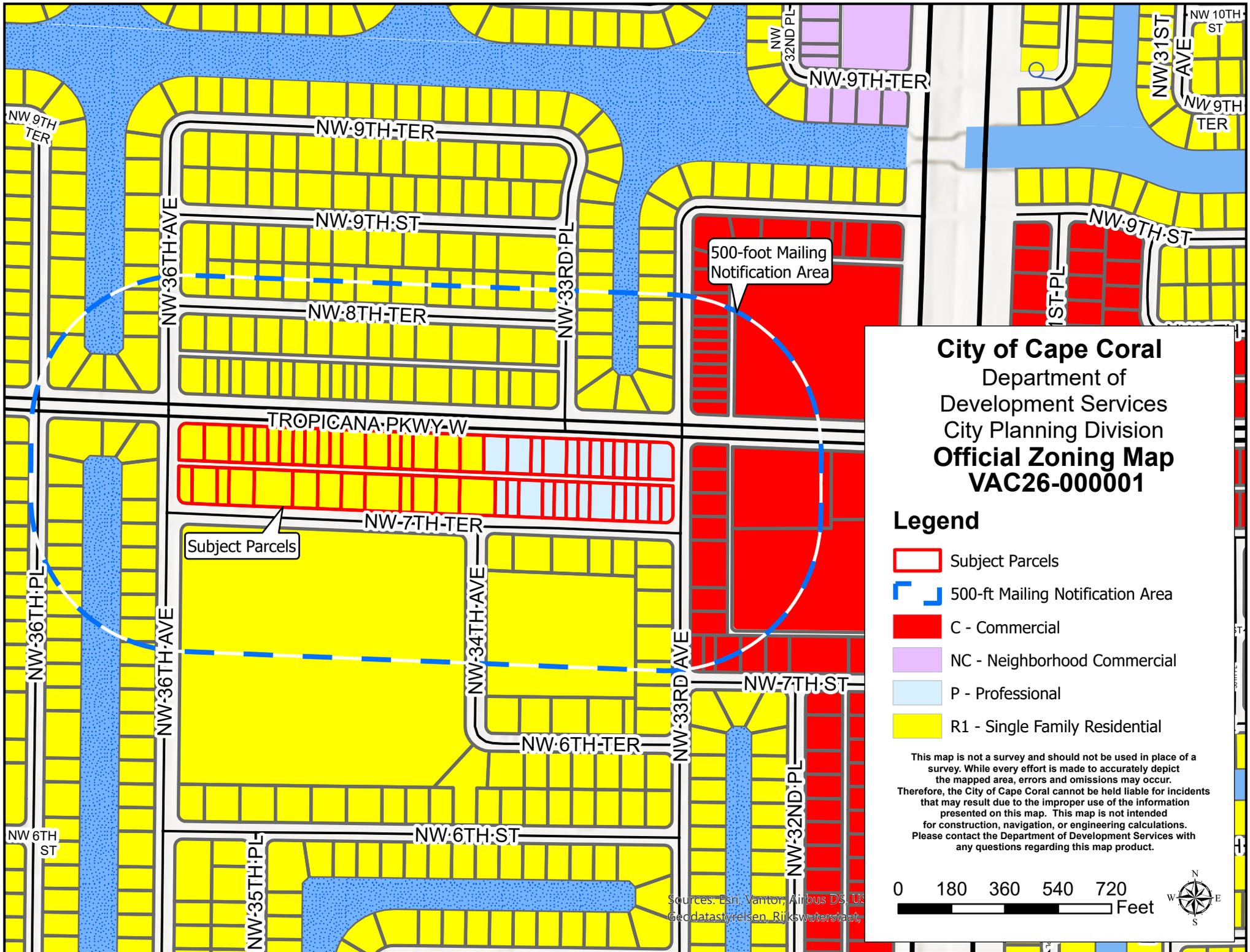
Legend

- Subject Parcels
- 500-ft Mailing Notification Area

This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation, or engineering calculations. Please contact the Department of Development Services with any questions regarding this map product.



Cape Coral GIS. Sources: Esri, Vantor, Air OS, NMA, Geodatastyrelsen, Rijks

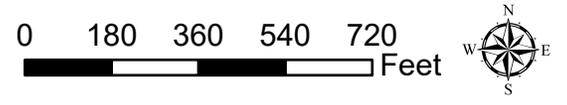


City of Cape Coral
 Department of
 Development Services
 City Planning Division
Official Zoning Map
VAC26-000001

Legend

- Subject Parcels
- 500-ft Mailing Notification Area
- C - Commercial
- NC - Neighborhood Commercial
- P - Professional
- R1 - Single Family Residential

This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation, or engineering calculations. Please contact the Department of Development Services with any questions regarding this map product.



Sources: Esri, Vantor, Airbus DS, US
 Geodatastyrelsen, Rijkswaterstaat,