



For Internal Use Only

Case _____

Date _____

Tel. (239) 574-0553

Fax (239) 574-0591

P.O. Box 150027

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.



**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 4278 Alley Vacation
Location/Address	Multiple addresses – see Attachment #1
Strap Number	Multiple - see Attachment #1
Unit	61
Block	4278
Lot (s)	1-43
Strap Number	
Unit	
Block	
Lot (s)	
Plat Book	
Page	
Future Land Use	SM
Current Zoning	R-1
PROPERTY OWNER (S) INFORMATION	
Owner	NA – City-initiated application; owners of individual sites identified in Attachment #1
Address	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



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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 61 BLOCK 4278 LOT(S) 1-43 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 15th 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.



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.

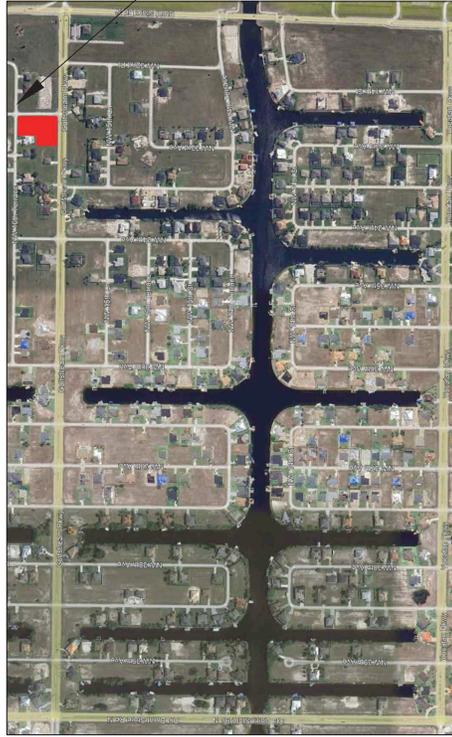
Attached are two separate vacation applications that require your signature. Please contact Mike Struve, Planning Team Coordinator (x3255), should you have any questions.

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

Enclosures (vacation applications)

C: Audrie Goodwin, Principal Engineer, Public Works

BOUNDARY AND TOPOGRAPHIC SURVEY
 A PORTION OF BLOCK 4278, CAPE CORAL UNIT 61, PLAT BOOK 21, PAGE 7
 SECTION 31, TOWNSHIP 43 SOUTH, RANGE 23 EAST
 CITY OF CAPE CORAL, LEE COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

- LEGEND**
- PALM TREE
 - OAK TREE
 - ORNAMENTAL TREE
 - SHRUB
 - TELEPHONE PEDestal
 - FOUND/SET IRON ROD WITH CAP
 - FOUND IRON ROD
 - FOUND/SET NAIL & DISK
 - FOUND CONCRETE MONUMENT
 - WATER WELL

- ALLEY
- BLIND
- FOUND IRON ROD
- FOUND IRON ROD WITH CAP
- FOUND MAGNETIC NAIL & DISK
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LEGAL DESCRIPTION AND SKETCH

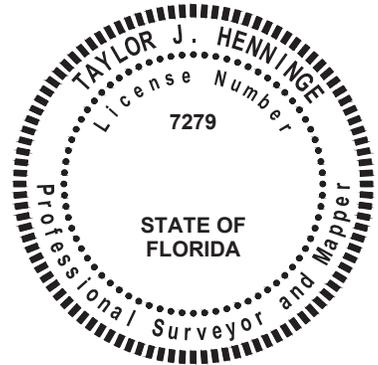
EXHIBIT A

DESCRIPTION (PARCEL):

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 23 EAST;
 ALSO BEING ALL OF THE 20' WIDE ALLEY OF BLOCK 4278, AS SHOWN ON THE PLAT OF CAPE CORAL UNIT 61, RECORDED
 IN PLAT BOOK 21 AT PAGES 4 THROUGH 20 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
 BEGIN AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 4278 OF SAID PLAT; THENCE SOUTH 89°17'21" EAST, ALONG THE
 SOUTH LINE OF LOTS 1 THROUGH 21 FOR A DISTANCE OF 879.20 FEET TO THE SOUTHEAST CORNER OF LOT 21, ALSO
 BEING A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. 32ND COURT; THENCE RUN SOUTH 00°04'21" WEST, ALONG
 SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 22; THENCE RUN NORTH
 89°17'21" WEST, ALONG THE NORTH LINE OF LOTS 22 THROUGH 43 A DISTANCE OF 879.37 FEET TO THE NORTHWEST
 CORNER OF SAID LOT 43, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. 34TH AVENUE; THENCE RUN
 NORTH 00°34'51" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 0.404 ACRES, 17584.6 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 4278, CAPE CORAL UNIT 61, PLAT BOOK 21 PAGES 4 THROUGH 20. 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 4278, CAPE CORAL UNIT 61.

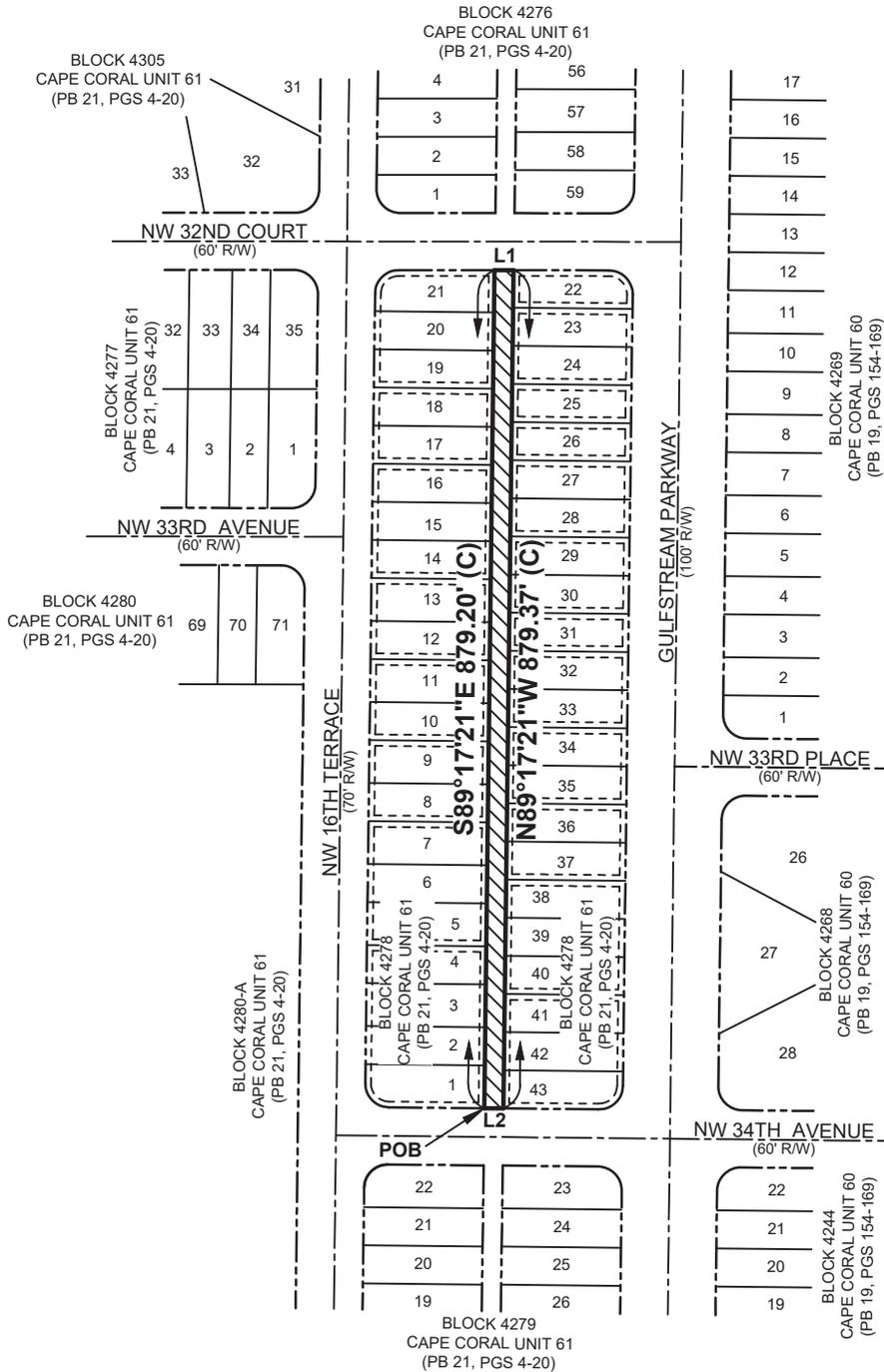


THIS IS NOT A SURVEY

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 2025.09.09 TAYLOR HENNINGE, PSM 09:48:25-04'00' 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	
			20' ALLEY (VACATION) CAPE CORAL UNIT 61 CAPE CORAL, LEE COUNTY, FLORIDA	
			SCALE: AS STATED	DATE: 09/09/2025
			DRAWN BY: NMW	CHECKED BY: TJH
SHEET 1 OF 2				

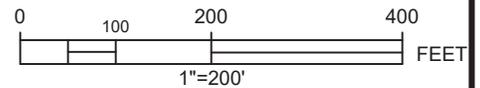
EXHIBIT A

SECTION 31, TOWNSHIP 43 SOUTH, RANGE 23 EAST



RESERVED FOR CIRCUIT COURT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°04'21"W (C)	20.00' (C)
L2	N00°34'51"E (C)	20.00' (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 61
CAPE CORAL, LEE COUNTY, FLORIDA

SCALE: AS STATED

DATE: 09/09/2025

DRAWN BY: NMW

CHECKED BY: TJH

SHEET 2 OF 2

LEGAL DESCRIPTION AND SKETCH

EXHIBIT B

DESCRIPTION (PARCEL "B-1"):

AN EASEMENT LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 23 EAST;

ALSO BEING A PART OF THE 20' WIDE ALLEY OF BLOCK 4278, AS SHOWN ON THE PLAT OF CAPE CORAL UNIT 61, RECORDED IN PLAT BOOK 21 AT PAGES 4 THROUGH 20 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

BEGIN AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 4278 OF SAID PLAT; THENCE SOUTH 89°17'21" EAST, ALONG THE SOUTH LINE OF LOT 1 FOR A DISTANCE OF 6.00 FEET; THENCE RUN SOUTH 00°34'51" WEST, FOR A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTH LINE OF LOT 43; THENCE RUN NORTH 89°17'21" WEST, ALONG SAID LINE A DISTANCE OF 6.00 FEET TO THE NORTHWEST CORNER OF LOT 43, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. 34TH AVENUE; THENCE RUN NORTH 00°34'51" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B-1" CONTAINS 0.003 ACRES, 120.0 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

DESCRIPTION (PARCEL "B-2"):

AN EASEMENT LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 23 EAST;

ALSO BEING A PART OF THE 20' WIDE ALLEY OF BLOCK 4278, AS SHOWN ON THE PLAT OF CAPE CORAL UNIT 61, RECORDED IN PLAT BOOK 21 AT PAGES 4 THROUGH 20 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

BEGIN AT THE SOUTHEAST CORNER OF LOT 21, BLOCK 4278, OF SAID PLAT; THENCE RUN SOUTH 00°04'21" WEST, ALONG THE WEST RIGHT OF WAY OF N.W. 32ND COURT, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 22; THENCE RUN NORTH 89°17'21" WEST, ALONG THE NORTH LINE OF SAID LOT 22 A DISTANCE OF 6.00 FEET; THENCE RUN NORTH 00°04'21" EAST, FOR A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTH LINE OF LOT 21; THENCE RUN SOUTH 89°17'21" EAST, ALONG SAID LINE A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B-2" CONTAINS 0.003 ACRES, 120.0 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 4278, CAPE CORAL UNIT 61, PLAT BOOK 19 PAGES 154 THROUGH 169. AS VERIFIED BY FIELD OBSERVATIONS.
3. ALL CITATIONS OF OFFICIAL RECORDS ARE REFERENCED TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
4. TWO (2) 6' PUBLIC UTILITY EASEMENTS BEING A PART OF A 20' ALLEY OF BLOCK 4278, CAPE CORAL UNIT 61.



THIS IS NOT A SURVEY

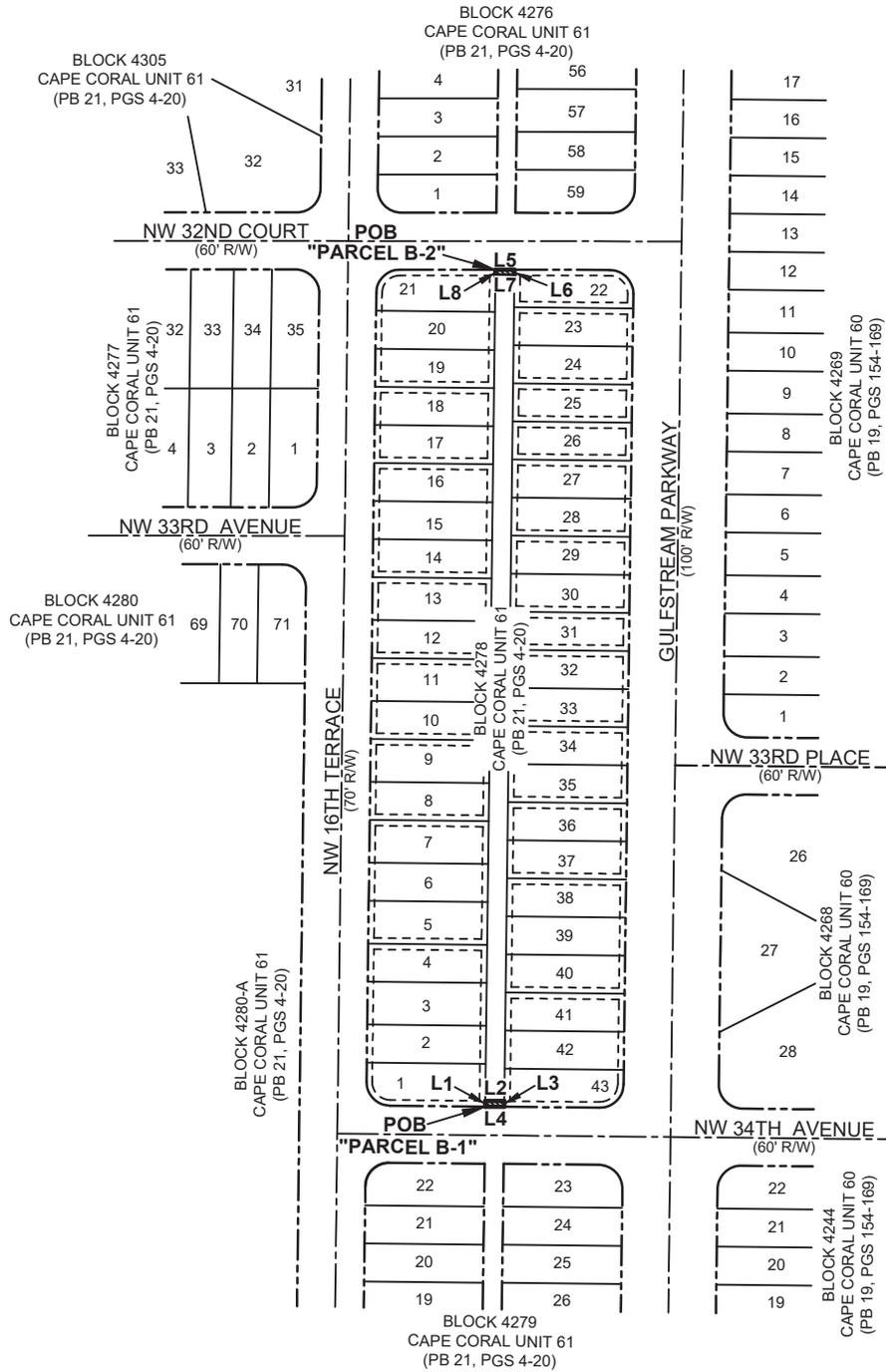
<p>I CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON TO BE CORRECT AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p>Taylor Henninge 2026.01.27 TAYLOR HENNINGE, PSM 11:07:14-05'00' 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>6' PUE CAPE CORAL UNIT 61 CAPE CORAL, LEE COUNTY, FLORIDA</p> <p>SCALE: AS STATED DATE: 01/27/2026 DRAWN BY: NMW CHECKED BY: TJH</p> <p style="text-align: center;">SHEET 1 OF 2</p>
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EXHIBIT B

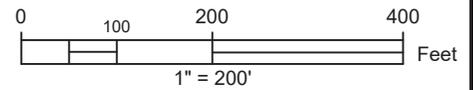
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 23 EAST



RESERVED FOR CIRCUIT COURT



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°17'21"E (C)	6.00' (C)
L2	S00°34'51"W (C)	20.00' (C)
L3	N89°17'21"W (C)	6.00' (C)
L4	N00°34'51"E (C)	20.00' (C)
L5	S00°04'21"W (C)	20.00' (C)
L6	N89°17'21"W (C)	6.00' (C)
L7	N00°04'21"E (C)	20.00' (C)
L8	S89°17'21"E (C)	6.00' (C)



THIS IS NOT A SURVEY

LEGEND:

- (C) = CALCULATED MEASUREMENT / DATA
- PB = PLAT BOOK
- PGS = PAGES
- POB = POINT OF BEGINNING
- PUE = PUBLIC UTILITY EASEMENT
- 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' PUE
CAPE CORAL UNIT 61
CAPE CORAL, LEE COUNTY, FLORIDA

SCALE: AS STATED DATE: 01/27/2026

DRAWN BY: NMW CHECKED BY: TJH

SHEET 2 OF 2

LEGAL DESCRIPTION AND SKETCH

EXHIBIT C

DESCRIPTION (PARCEL):

AN EASEMENT LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 23 EAST;

ALSO BEING A PART OF BLOCK 4278 AS SHOWN ON THE PLAT OF CAPE CORAL UNIT 61, RECORDED IN PLAT BOOK 21 PAGES 4 THROUGH 20 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

BEGIN AT THE NORTHWEST CORNER OF LOT 19, BLOCK 4278 OF SAID PLAT; THENCE RUN SOUTH 89°17'21" EAST ALONG THE NORTH LINE OF SAID BLOCK, ALSO BEING THE SOUTH RIGHT OF WAY OF N.W. 16TH TERRACE A DISTANCE OF 98.36 FEET TO A POINT ON THE NORTH LINE OF LOT 21, ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 44°36'30" EAST, A DISTANCE OF 38.99 FEET ALONG SAID CURVE TO A POINT ON THE EAST LINE OF SAID LOT, ALSO BEING THE WEST RIGHT OF WAY LINE OF N.W. 32ND COURT; THENCE RUN SOUTH 00°04'21" WEST, ALONG SAID LINE FOR A DISTANCE OF 220.01 FEET TO A POINT ON THE EAST LINE OF BLOCK 4278 TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 45°23'30" WEST, A DISTANCE OF 39.55 FEET ALONG SAID CURVE TO A POINT ON THE SOUTH LINE OF LOT 22, ALSO BEING THE NORTH RIGHT OF WAY LINE OF GULFSTREAM PARKWAY; THENCE RUN NORTH 89°17'21" WEST, ALONG THE NORTH LINE OF SAID RIGHT OF WAY LINE FOR A DISTANCE OF 175.20 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE RUN NORTH 00°34'51" EAST ALONG THE WEST LINE OF SAID LOT 26 A DISTANCE OF 135.00 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE RUN SOUTH 89°17'21" EAST ALONG THE NORTH LINE OF SAID LOT 26 AND A PORTION OF LOT 25 A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF LOT 19; THENCE RUN NORTH 00°34'51" EAST ALONG THE WEST LINE OF SAID LOT 19 A DISTANCE OF 135.00 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 0.123 ACRES, 5374.1 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 4278, CAPE CORAL UNIT 61, PLAT BOOK 19 PAGES 154 THROUGH 169. 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 4278, CAPE CORAL UNIT 61.



THIS IS NOT A SURVEY

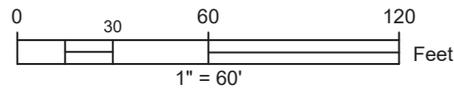
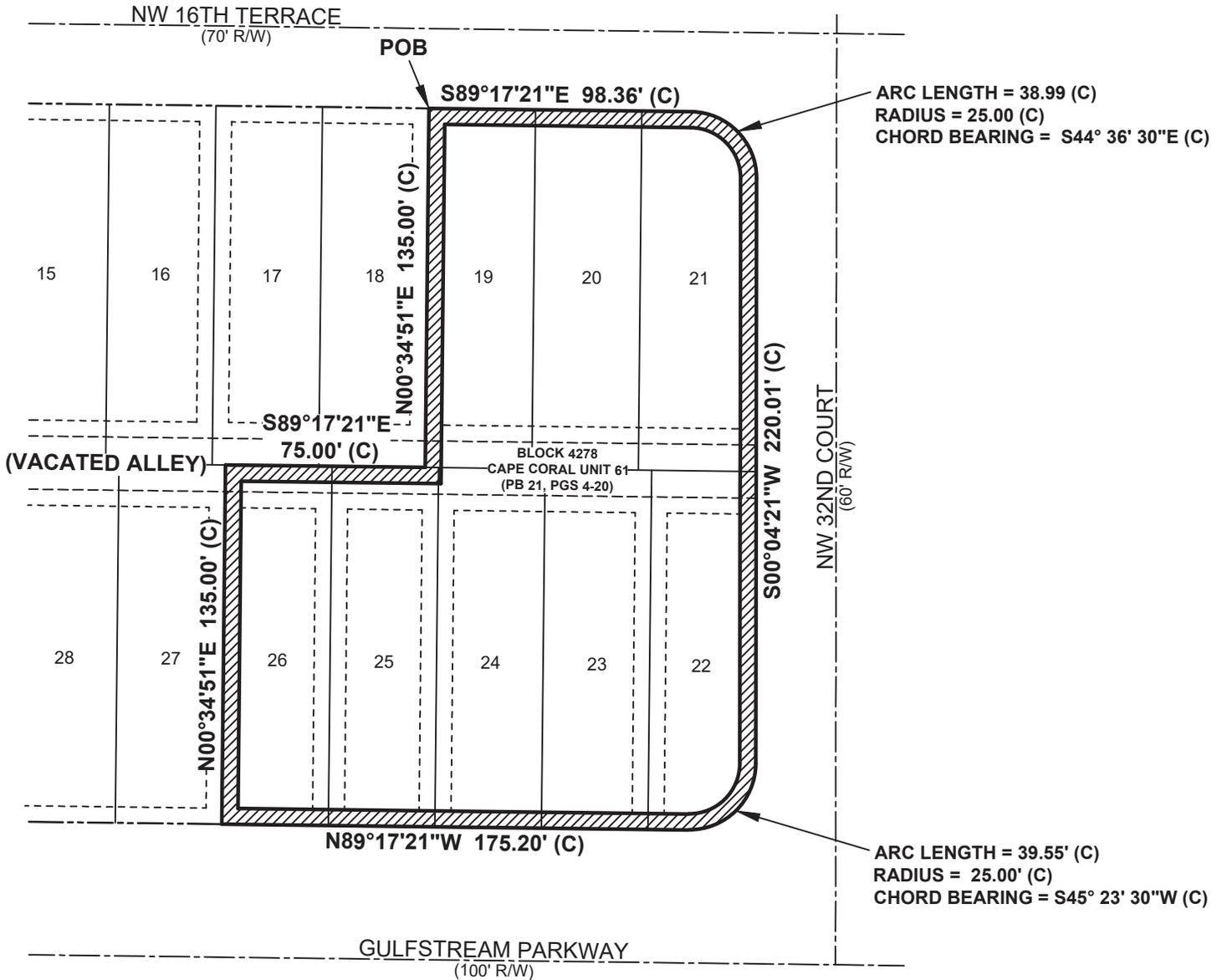
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		6' EASEMENT CAPE CORAL UNIT 61 CAPE CORAL, LEE COUNTY, FLORIDA	
		SCALE: AS STATED	DATE: 1/27/2026
		DRAWN BY: NMW	CHECKED BY: TJH
SHEET 1 OF 2			

EXHIBIT C

SECTION 31, TOWNSHIP 43 SOUTH, RANGE 23 EAST



RESERVED FOR CIRCUIT COURT

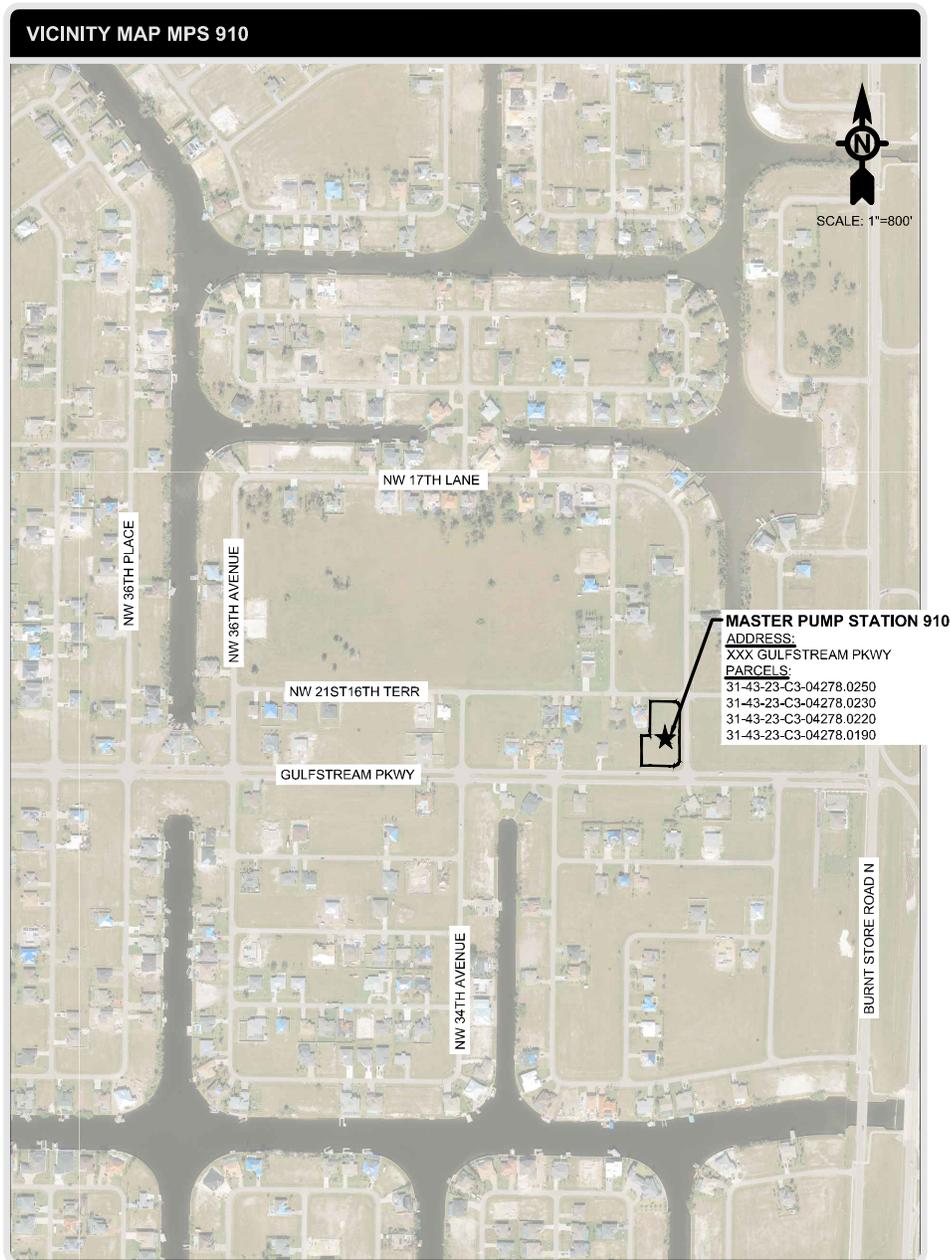


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			6' EASEMENT CAPE CORAL UNIT 61 CAPE CORAL, LEE COUNTY, FLORIDA	
			SCALE: AS STATED	DATE: 01/XX/2026
			DRAWN BY: NMW	CHECKED BY: TJH
SHEET 2 OF 2				

CITY OF CAPE CORAL UTILITIES EXTENSION PROJECT NORTH 3

CONTRACT NO. CON-RCP2379JM
MASTER PUMP STATION NO. 910 VICINITY MAP



ALLEY VACATION APPLICATION

PRELIMINARY
NOT FOR CONSTRUCTION



1520 Royal Palm Square Blvd, Suite 260
Fort Myers, Florida 33919
Phone: (239) 275-8875. Fax: (239) 275-7029

CA Lic. No. 29568
www.mckimcreed.com



CITY OF CAPE CORAL

1015 Cultural Park Boulevard
Cape Coral, Florida 33990

PROJECT LOCATION:
CAPE CORAL, FL

CLIENT INFORMATION:
CITY OF CAPE CORAL
1015 CULTURAL PARK BOULEVARD
CAPE CORAL, FLORIDA 33990

MC. PROJECT No.: 07670-0007
CLIENT PROJECT No.: CON-RCP2379JM
PROJECT DESCRIPTION / NOTES:

THE PROJECT CONSISTS OF THE CONSTRUCTION OF
TWO MASTER PUMP STATIONS (NOS. 900 AND 910)

SUBMITTAL DATE: September 2025

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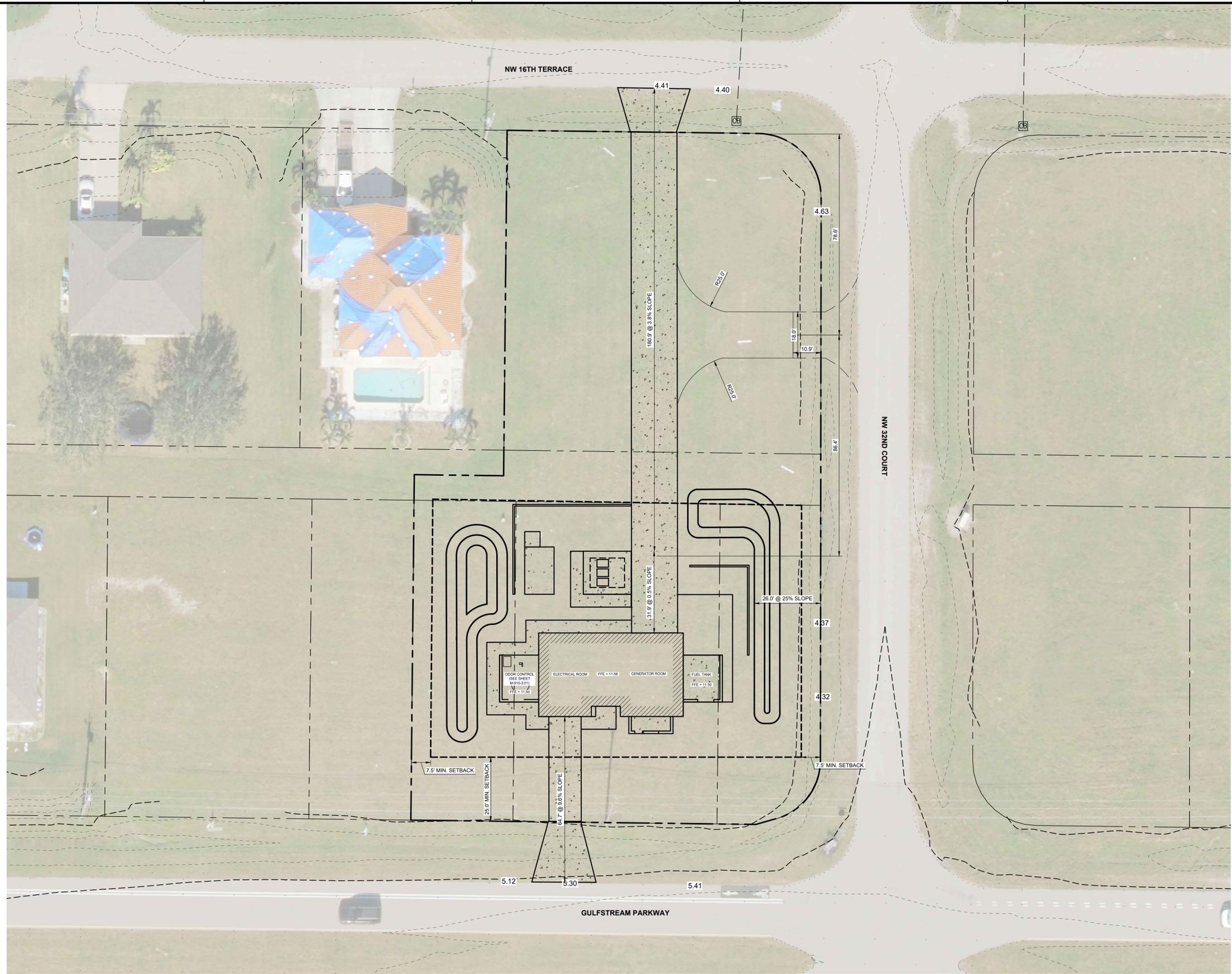
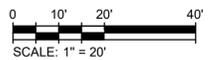
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4/8/2025 5:23:05 PM - I:\07670000\DRAWINGS\CIVIL\MPS910_SITE PLANDWG - ARON TURMAN

MCKIM & CREED
 www.mckimcreed.com
 Billy Creek Commerce Center 5701 Division Drive, Suite A Fort Myers, FL 33905
 Phone: (239) 275-8875, Fax: (239) 275-7029
 CA Lic. No. 29588

60% DRAFT SUBMITTAL
 NOT FOR CONSTRUCTION
 NOVEMBER, 2024



CITY OF CAPE CORAL
 1015 Cultural Park Boulevard
 Cape Coral, Florida 33990

MARK	DATE	DESCRIPTION	BY

**UTILITIES EXTENSION PROJECT
 NORTH 3**

MPS 910 PAVING & GRADING PLAN

Project No.:	07670-0007
Designed By:	###
Drawn By:	AST
Checked By:	###

C-910-1.04

Bar Measures 1 inch

##



November 6th 2025

Attn: Matthew Harvey

RE- Letter of No Objection- Section 31, Township 43 South, Range 23 East Alleyway Vacation
Unit 61 MSP 910 Gulfstream Pkwy/NW 16th 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 910 – Gulfstream Pkwy/NW 16th Terr Alley**

STRAP No. 31-43-23-C3-04278.0250

STRAP No. 31-43-23-C3-04278.0230

STRAP No. 31-43-23-C3-04278.0220

STRAP No. 31-43-23-C3-04278.0190

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:	January 30, 2026
Property Owner:	City of Cape Coral
Authorized Rep:	Kevin Higginson, McKim and Creed; Audrie Goodwin, City of Cape Coral
Location:	3246-3322 NW 16 th Terrace and 3235-3327 Gulf Stream Parkway (See Attachment #1)
Request:	The City requests vacating 17,584.6 sq. ft. of alley right-of-way and underlying easements between Lots 1-21 and Lots 22-43 in Block 4278, Unit 61. The City also requests to vacate platted easements located in Lots 19-21 and Lots 22-26 in Block 4278, Unit 61.
Prepared By:	Mike Struve, Planning Team Coordinator
Approved By:	Amy Yearsley, Planning Manager
Street Frontage:	Lots 1-21 have frontage on NW 16 th Terrace, a local street. Lots 22-43 have frontage on Gulf Stream Parkway, a major collector street. In addition, Lots 1 and 43 have frontage on NW 34 th Avenue and Lots 21 and 22 have frontage on NW 32 nd Court. These two latter two streets are both classified as local streets.
Utilities:	Urban Service Reserve Area
Recommendation:	Approval with conditions

BACKGROUND

Block 4278 is in northwest Cape Coral, about 750 feet west of the intersection of Burnt Store Road North and Gulf Stream Parkway. This block has 20 sites that collectively total 5.04 acres (see Attachment #1). The area of the sites ranges from 4,834 sq. ft. to 21,115 sq. ft., with an average of 10,968 sq. ft. Eight sites are improved with single-family dwellings with the remainder of the sites unimproved. All sites within the block are in an AE-8 Special Flood Hazard Area. A 20-foot-wide unimproved alley that extends east to west in this block, divides the block into north and south halves (Figure 1).

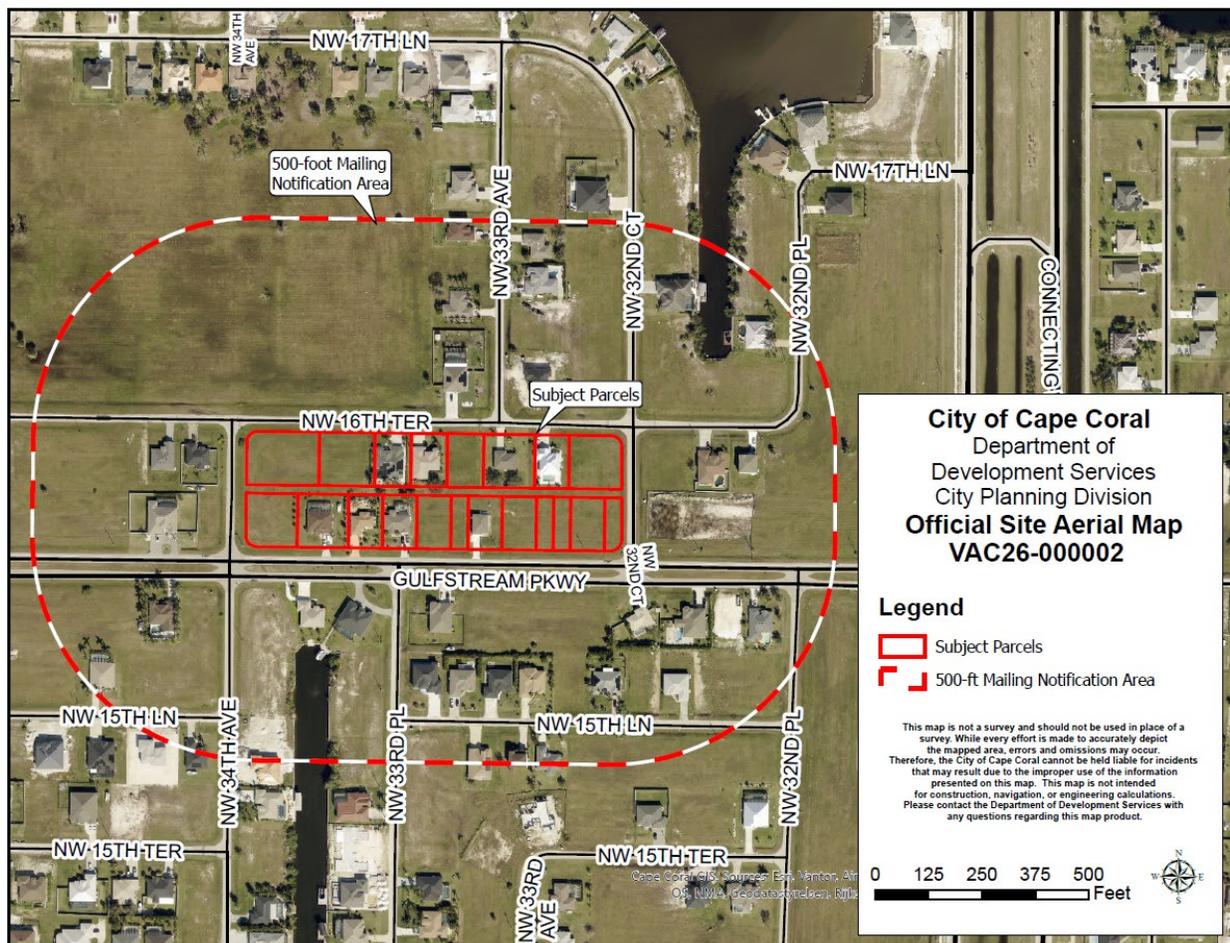
All sites within the subject block have a Single Family and Multi Family Future Land Use Classification (FLUC) and Single-Family Residential (R-1) zoning. Sites within 500 feet of the subject block are represented by the following FLUCs: Single Family and Multi Family, Single Family Residential, Commercial/Professional, and Public Facilities. Within this same area, the majority of sites have R-1 zoning except for a number of sites to the east near Burnt Store Road with Commercial (C) zoning.

Sites in this area are dominated by scattered single-family homes which reflects the lack of centralized utilities available to this part of the City. The nearest nonresidential use is located about 1,300 feet to the east and is represented by Coral Oaks Golf Course.

PURPOSE OF THE VACATION

The City owns five sites at the east end of the block that comprise 40,159 sq. ft. All sites have a SM FLUC, R-1 zoning, and are undeveloped. This vacation is requested to allow five 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. The assembly of these five 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. Master pump stations receive wastewater from multiple, smaller “lift” stations and pump the 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.

Figure 1. Figure 1. Aerial map showing Block 4278 with individual parcels outlined in red.



FUTURE LAND USE AND ZONING HISTORY

The FLUC of Lots 1-43 has been Single Family and Multi-Family (SM) since the adoption of the Comprehensive Plan. The zoning of Lots 1-21 was amended from Multi-Family Residential (R-3) to Residential Development (RD) by Ordinance 61-90 and later amended to R-1 by Ordinance 4-19. The

zoning of Lots 22-43 was amended from Pedestrian Commercial (C-1) to RD by Ordinance 61-90 and later amended to R-1 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 easements that will be vacated. Easements that will be retained by the City are also depicted and described.

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 current 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-zoned sites are developed. As the subject block has R-1 zoning, it is unlikely that mandatory alley improvements will be required in the future.

Easements underlying the alley are also requested to be vacated. Overhead power lines are present along Gulfstream Parkway and NW 15th Lane but absent in the alley. Other utility providers lack facilities in the alley as well. These easement do not appear to provide a foreseeable benefit to the City. The City will retain six-foot wide easements on each end of the alley to provide a continuous perimeter easement around the block.

Lastly, all interior platted easements on sites owned by the City in Lots 19-21 and 22-26 will be vacated. Following the vacation, these lots will be combined to form a single parcel. A six-foot wide perimeter easement will be retained by the City to provide a continuous easement around this site.

In summary, the platted alley serves no current public purpose and is unlikely to provide a public benefit in the future as the current zoning in Block 4278 will not require mandatory alleyway improvements as sites are developed. Utility facilities are absent in the alley and future utilities will be installed in existing easements at the front of each site. Neither the easements underlying the alley, nor interior platted easements occupying a site owned by the City are needed. Easements will be retained by the City to provide a continuous perimeter easement around both the subject block as well as the City site (Lots 19-21 and 22-26).

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

Staff analysis and recommended findings: New easements are not needed. The City will retain six-foot-wide easements on each end of the vacated alley to provide a continuous perimeter easement around Block 4278. In addition, the City will retain easements around a City owned site consisting of Lots 19-21 and 22-26 to provide a perimeter easement around the site 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 from 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 portion of an alley that creates a dead end will be avoided. The elimination of the subject alley will not result in a scenario or situation in which vehicles will enter a right-of-way and will be unable to turn around and exit the area.

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 stating they have no objection to the requested vacations. In the event utility facilities are damaged during construction, the developer shall be responsible for repairing and relocating said facilities at the developer's expense.

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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 R-1 zoning of the sites in Block 4185 are consistent with the Single Family and Multi Family FLUC.

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 two sites owned by the City on the north and south sides of Block 4278. 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 an MPS needed to extend 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

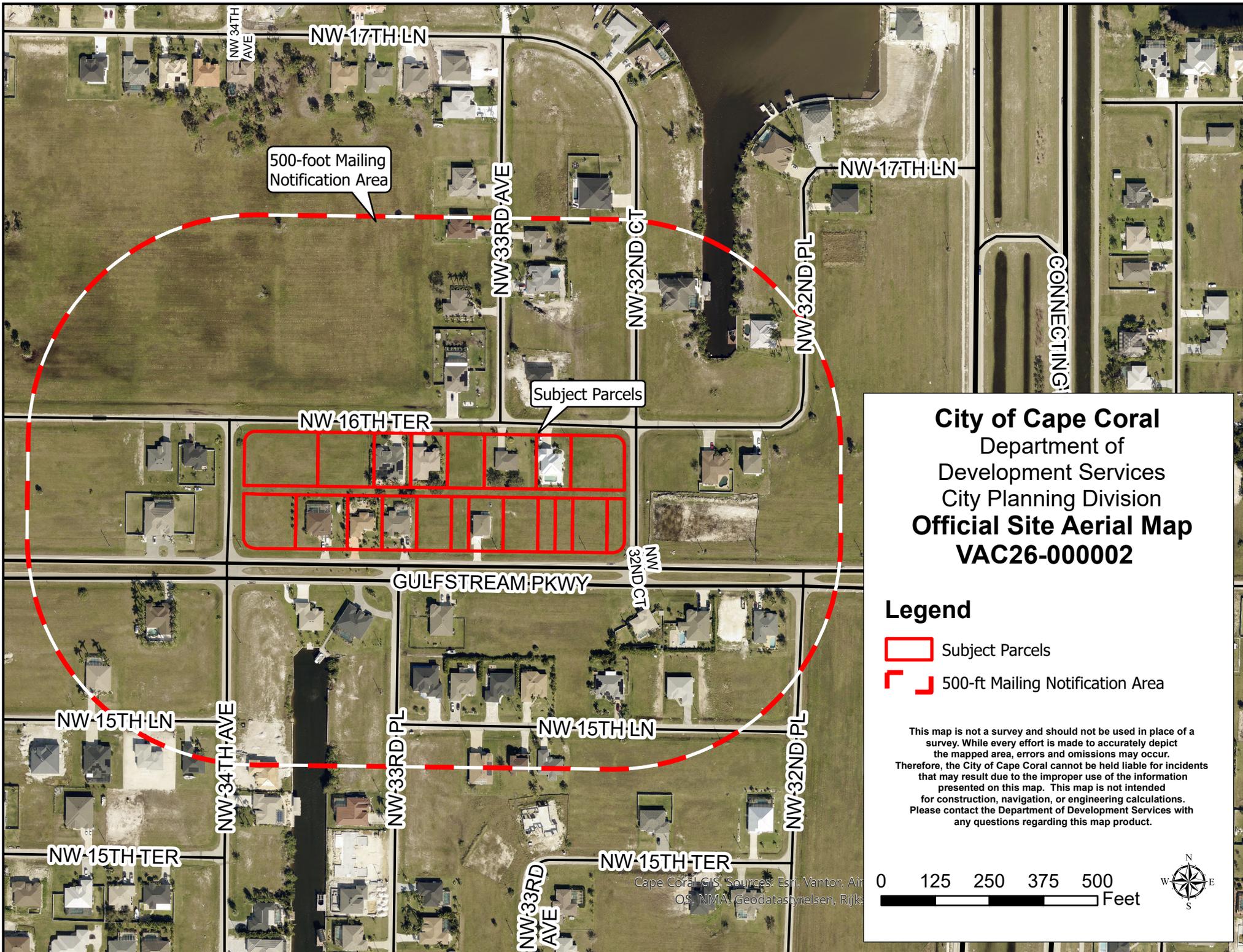
1. The vacation of the alley and underlying easements located between Lots 1-21 and Lots 22-43 in Block 4278, Unit 61, Cape Coral Subdivision, shall be consistent with that shown in the sketch and accompanying legal description prepared by McKim & Creed, entitled "*20' Alley (Vacation) Cape Coral Unit 61, Cape Coral, Lee County, Florida,*" dated September 9, 2025, as shown in Exhibit "A".
2. The City shall retain six-foot-wide public utility and drainage easements at each end of the alley in Block 4278, Unit 61, Cape Coral Subdivision, consistent with that shown in the sketch and accompanying legal description prepared by McKim & Creed, entitled "*6' PUE Cape Coral Unit 61 Cape Coral, Lee County, Florida,*" dated September 9, 2025, as shown in Exhibit "B."
3. The vacation of interior platted easements located in Lots 19-21 and Lots 22-26 in Block 4278, Unit 61, Cape Coral Subdivision, shall be consistent with that shown in the sketch and accompanying legal description prepared by McKim & Creed entitled "*6' Easement Cape Coral Unit 61 Cape Coral, Lee County, Florida,*" dated September 9, 2025, as shown in Exhibit "C." The City shall retain a six-foot-wide easement for public utility and drainage purposes around the resultant perimeter of Lots 19-21 and Lots 22-26 as shown on this same sketch.
4. In the event 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

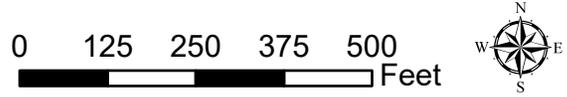


City of Cape Coral
 Department of
 Development Services
 City Planning Division
Official Site Aerial Map
VAC26-000002

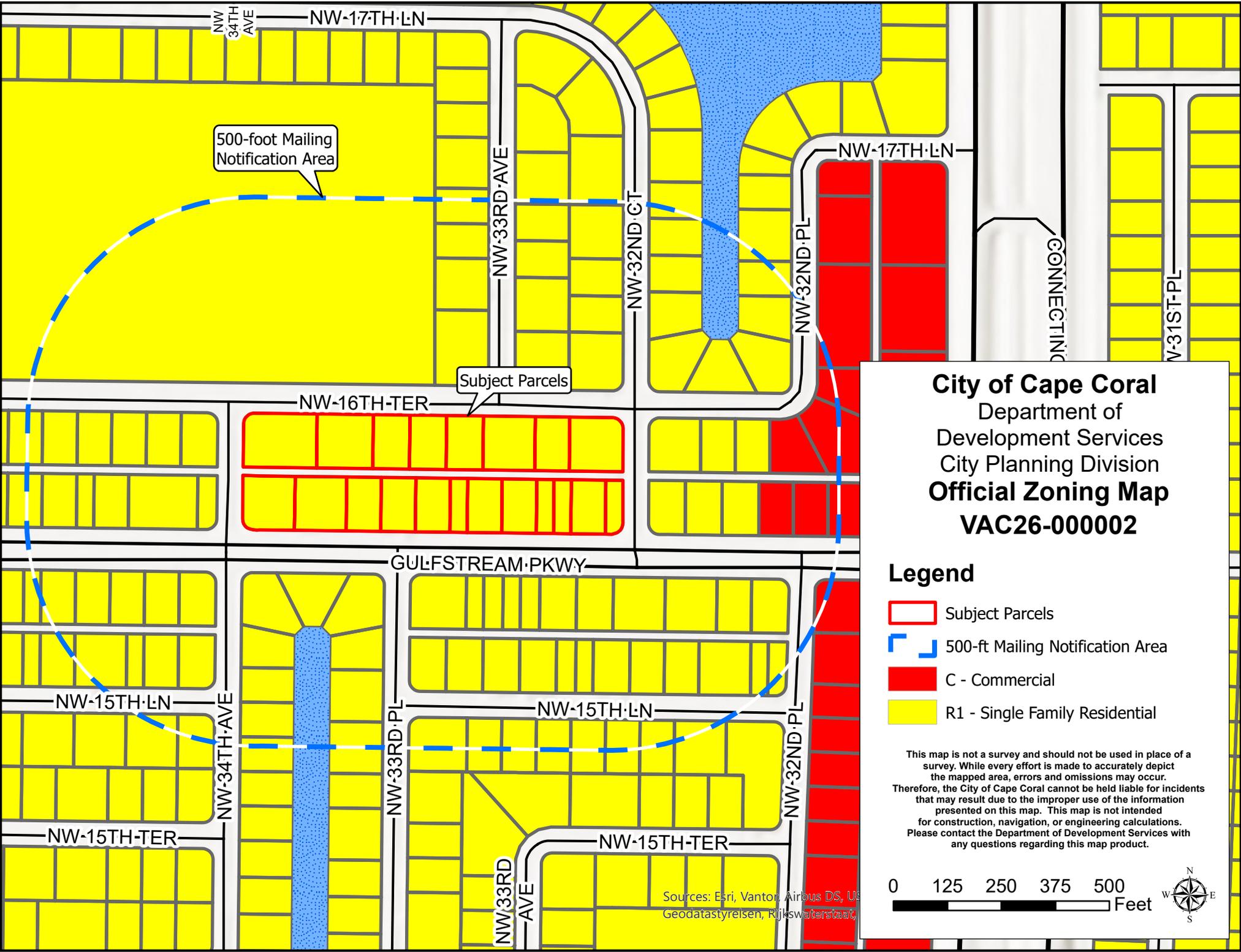
Legend

-  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
VAC26-000002

Legend

- Subject Parcels
- 500-ft Mailing Notification Area
- C - Commercial
- R1 - Single Family Residential

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