



**DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION**

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

VACATIONS REQUIREMENTS

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	Timothy Green
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	Timothy_Green@Comcast.com
PH: (239) 656-2228	PH: (727) 449-3544	PH: (239) 707-3998

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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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:	<u>Diplomat Parkway Vacation of Plat</u>
Location/Address	<u>5 Diplomat Parkway and 6 NE 16th Ter</u>
Strap Number	<u>36-43-23-C4-02475.0010</u> Unit <u>36</u> Block <u>2475</u> Lot (s) <u>1-6</u>
Strap Number	<u>36-43-23-C4-02475.0430</u> Unit <u>36</u> Block <u>2475</u> Lot (s) <u>43-48</u>
Plat Book	<u>23</u> Page <u>88</u> Future Land Use <u>CP</u> Current Zoning <u>C</u>
PROPERTY OWNER (S) INFORMATION	
Owner	<u>R. Dawn Anderson</u> Address <u>P.O. Box 207</u>
Phone	<u></u> City <u>Greenville Junction</u>
Email	<u></u> State <u>MEL</u> Zip <u>04442</u>
Owner	<u></u> Address <u></u>
Phone	<u></u> City <u></u>
Email	<u></u> State <u></u> Zip <u></u>
APPLICANT INFORMATION (If different from owner)	
Applicant	<u></u> Address <u></u>
Phone	<u></u> City <u></u>
Email	<u></u> State <u></u> Zip <u></u>
AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)	
Representative	<u>Linda Miller, Avalon Engineering</u> Address <u>2503 Del Prado Blvd S, Suite 200</u>
Phone	<u>239-573-2077</u> City <u>Cape Coral</u>
Email	<u>linda@avaloneng.com</u> State <u>FL</u> Zip <u>33904</u>



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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.

(SIGNATURE MUST BE NOTARIZED)

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.

CORPORATION/COMPANY NAME (IF APPLICABLE)

R. Dawn Anderson

Handwritten signature: melanie J. D., DPOA for Ramona D. Anderson

OWNER'S NAME (TYPE OR PRINT)

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.

STATE OF New Hampshire

COUNTY OF Crafton

Sworn to (or affirmed) and subscribe before me, by means of [X] physical presence or [] online

notarization, on this 9th day of December, 2025 by R. Dawn Anderson

know is personally known to me or produced as identification.

Exp Date: RAYMAH W. SIMPSON JUSTICE OF THE PEACE My Commission Expires June 25, 2030

Signature of Notary Public: Raymah W. Simpson

Printed Name of Notary Public: RAYMAH W. SIMPSON

RAYMAH W. SIMPSON JUSTICE OF THE PEACE My Commission Expires June 25, 2030

NOTARY STAMP HERE



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AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Avalon Engineering, Inc.
(Name of person giving presentation)

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

Vacation of a Walkway and a portion of an existing parking lot
(Type of Public Hearing, PUD, Rezone, Special Exception, Vacation of Plat, Variance, etc.)
UNIT_36

BLOCK 2475 LOT(S) 1-6 & 43-48 SUBDIVISION Cape Coral

OR LEGAL DESCRIPTION

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

R. Dawn Anderson
PROPERTY OWNER (Please Print)

Melanie OPOA for Ramona Anderson
PROPERTY OWNER (Signature & title)

n
PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

STATE OF New Hampshire
COUNTY OF Crafton

Sworn to (or affirmed) and subscribe before me, by means of [X] physical presence or [] online

notarization, on this 9th day of December, 2020 by R. Dawn Anderson

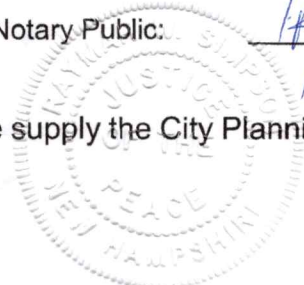
know is personally known to me or produced as identification.

RAYMAH W. SIMPSON
Exp Date: JUSTICE OF THE PEACE
My Commission Expires June 25, 2030
Commission Number:

NOTARY STAMP
HERE

Signature of Notary Public: Raymah W. Simpson

Printed Name of Notary Public: Raymah W. Simpson



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



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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 9th Day of December, 2025.

R. Dawn Anderson
OWNER'S NAME

OWNER'S NAME

Me Ramona D. Anderson
OWNER'S SIGNATURE, POA for Ramona D. Anderson

STATE OF New Hampshire

COUNTY OF Chaffin

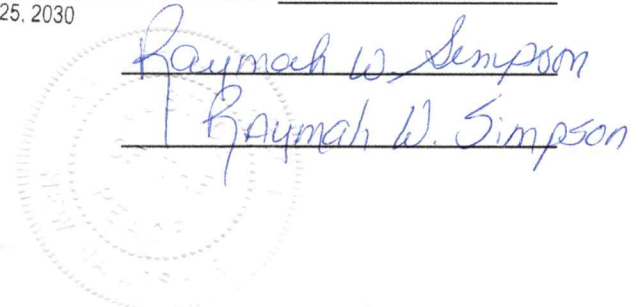
Sworn to (or affirmed) and subscribe before me, by means of physical presence or online notarization, on this 9th day of December, 2025 by R. Dawn Anderson,
know is personally known to me or produced RAYMAH W. SIMPSON as identification.

Exp Date: JUSTICE OF THE PEACE Commission Number: _____
My Commission Expires June 25, 2030

NOTARY STAMP
HERE

Signature of Notary Public: Raymah W. Simpson

Printed Name of Notary Public: Raymah W. Simpson





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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.

R. Dawn Anderson

OWNER
(PLEASE TYPE OR PRINT)

Melinda O. Packer Ramona D. Anderson
OWNER'S SIGNATURE

(SIGNATURE MUST BE NOTARIZED)

STATE OF New Hampshire
COUNTY OF Crafton

Sworn to (or affirmed) and subscribe before me, by means of physical presence or online

notarization, on this 9th day of December, 2025 by R. Dawn Anderson,

know is personally known to me or produced _____ as identification.

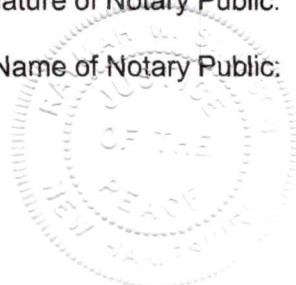
NOTARY STAMP
HERE

RAYMAH W. SIMPSON
JUSTICE OF THE PEACE
Exp. Date: Commission Expires June 25, 2030 Commission Number: _____

Signature of Notary Public:

Printed Name of Notary Public:

Raymah W. Simpson
Raymah W. Simpson





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.



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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.



Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077 Web: AvalonEng.com
#EB 0003128

January 14, 2026

Ms. Amy Yearsley, Planning Manager
Development Services
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, Florida 33990

PROJECT: DIPLOMAT PARKWAY AND SANTA BARBARA BLVD

SUBJECT: VACATION OF A PORTION OF THE ALLEY WITHIN BLOCK 2475 BETWEEN LOTS 1-6, AND 43-48.

Dear Ms. Yearsley:

As provided for in Section 3.4.5 of the City of Cape Coral's Land Development Code, and on behalf of the property owner, Donald and Dawn Anderson, Avalon Engineering is seeking approval of a Vacation of a Platted Alley between Lots 1-6 and 43-48 in Block 2475.

The alley is between two parcels, Strap # 36-43-23-C4-02475.0010 at 6 NE 16th Terrace abuts the alley along the southern property line and Strap # 36-43-23-C4-02475.0430 at 5 Diplomat Pkwy E abuts the alley along the northern property line.

The area to be vacated consists of 5,100 square feet of a city alley, 4,860 square feet of the underlying easement within the alley, and two 1,458 square feet Public Utility Easements adjacent to the alley along the northern and southern sides. A 6' wide PUE will be maintained along the perimeter of the site when the lots are combined for development.

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.

The subject parcel is suitable for full depth commercial development due to its location at the intersection of Santa Barbara and Diplomat Parkway. The lots have a Commercial Professional Future Land Use designation and Professional zoning.

Most commercial developments site the building within the middle of the site, over the alley area to provide proper circulation, parking areas, and landscaping along the roadways.

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

A 6' PUE would be maintained along the perimeter of the future development.

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

No, the alley where located, does not meet the City or FDOT driveway spacing requirements from Santa Barbara Blvd or meet the distance between a driveway and a city local street (NE 16th Terrace). As such, the city transportation would not allow the proposed commercial development to utilize the alley for a driveway connection from Santa Barabara Blvd into the site.

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

If the eastern portion of this Block were to develop in the future and included the use of a portion of the remaining alley to the east within their design, vehicles would have cross access through the subject parcel to exit and enter from Diplomat or NE 16th Terrace. Determination of the location of the cross-access easement area will be discussed with city staff.

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.

A Letter of No Objection has been obtained from all the utility companies and from the City of Cape Coral Utility and Public Works Departments.

We respectfully request approval of this Vacation of Plat for a portion of the alley, the underlying and adjoining easements within a portion of Block 2475.

Please let us know if you have any questions or need further information.

Sincerely,

AVALON ENGINEERING, INC.



Linda Miller, AICP
Vice President

Vacation of a Portion of the Alley in Block 2475

January 14, 2026

Page 2

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CITY OF CAPE CORAL

December 10, 2025

Attn: Linda Miller

Re: Letter of No Objection – Vacation of the platted alley between Lots 1-6 and 43-48 of Block 2475

Dear Linda:

Thank you for contacting the City of Cape Coral Public Works Department regarding your request to vacate the platted alley between Strap # 36-43-23-C4-02475.0010 and Strap # 36-43-23-C4-02475.0430.

The Public Works Department has **no objection** to the vacation of the platted alley between lots 10-6 and 43-48 of block 2475 provided the following **condition** is met:

Increase the existing six-foot public utility easement on the west and north perimeters to twelve feet for future maintenance and potential up-sizing of existing drainage conduit.

Sincerely:

Jordan Zamary

On Behalf of Matt Williams, P.E., CFM, Public Works Director

PUBLIC WORKS

1015 Cultural Park Boulevard Cape Coral, Florida 33990

Tel: 4457 (574-0457)

mwilliams@capecoral.gov



CITY OF CAPE CORAL

October 2, 2025

Linda Miller
Avalon Engineering
2503 Del Prado Boulevard South
Cape Coral, Florida 33904

Re: Alley Vacation
Project: 6 NE 16th Terrace & 5 Diplomat Parkway East
Cape Coral Unit 36 Part 1 – Block 2475 – Lots 1 thru 6 and Lots 43 thru 48

STRAP: 36-43-23-C4-02475.0010
36-43-23-C4-02475.0430

Dear Ms. Cesario

Please accept this correspondence as a letter of no objection from the City of Cape Coral Utilities Department for the vacation of a City alley located between the two above referenced parcels. There are no City utilities including potable water mains, irrigation water mains, gravity sewer mains, or sewer force mains located within the portion of the City alley requested to be vacated.

Please note, this letter of no objection applies only to the portion of the alley adjacent to the two properties referenced.

Sincerely,
UTILITIES DEPARTMENT



Jeff Pearson
Utilities Director

TWM/tm

CC: Greg Harder, Interim Development Services Manager
Al Casing, Manager, Utilities Collection Distribution
Thomas W. McLean, PE, Utilities Department – Administration



September 25th, 2025

Attn: Linda Miller

RE- Letter of No Objection- Vacation of 20' Alley in Block 2475 Between Lots 1-6 and 43-48

Dear Linda Miller,

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 25, 2025

Terri Rose
Avalon Engineering, Inc
2503 Del Prado Blvd S, Suite 200
Cape Coral, FL 33904

Dear Terri,

Re: Letter of Review and Recommendation regarding a request to vacate the 20' alley and 6' PUE in Block 2475 of Cape Coral, located at 5 Diplomat Parkway East and 6 NE 16th Terrace, Cape Coral, FL 33909. STRAP NO(s): 36-43-23-C4-02475.0010 and 36-43-23-C4-02475.0430

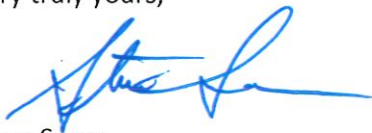
Cape Coral, Unit 36, Part 1, Block 2475, Section 44, Lots 43 thru 48, and Lots 1 thru 6 Respectively, Township 43, Range 23 East, according to Plat Book 23, Page 88, of the Public Records of Lee County, Florida.

After reviewing your request and related documents, we confirm that LCEC has **no objection** to the vacation of the alleyway as well as the utility easements as submitted on the submitted exhibit. LCEC is also in agreement with the dedicated future public utility easement as depicted on the submitted exhibit dated 09/24/2025.

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.

LUMEN®

October 27, 2025

Linda Miller, AICP
Vice President
AVALON ENGINEERING, INC.
2503 Del Prado Blvd South, Suite 200
Cape Coral, FL 33904

RE: Letter of No Objection

Dear Linda,

In response to your request, Lumen has no objection to the **Vacation of an alley in Block 2475 Cape Coral.**

Strap # 36-43-23-C4-02475.0010

Strap # 36-43-23-C4-02475.0430

The NO OBJECTION is contingent to LUMEN being provided 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: April 3, 2026

Property Owners: Donald G. Anderson and R. Dawn Anderson

Location: 5 Diplomat Parkway East and 6 NE 16th Terrace. Lots 1-6 and Lots 43-48, Block 2475, Unit 36.

**Applicant/
Representative:** Avalon Engineering, Linda Miller.

Request:

1. Vacate 5,100 sq. ft. of alley right-of-way and 4,860 sq. ft. of underlying easements between Lots 1 - 6 and Lots 43 - 48.
2. Vacate 1,458 sq. ft. of platted public utility and drainage easements along the south property in Lots 1-6.
3. Vacate 1,458 sq. ft. of platted easements along the north property line of Lots 43-48.

Prepared By: Justin Heller, Senior Planner

Approved By: Mike Struve, Planning Team Coordinator; Amy Yearsley, Planning Manager

Recommendation: **Approval with conditions**

Background:

The 1.672-acre site at the west end of Block 2475 and is comprised of two vacant parcels separated by a 20-foot-wide platted alley. The alley is currently unimproved. The parcels have frontage on Diplomat Parkway East, NE 16th Terrace, and Santa Barbara Boulevard North. The site has a Future Land Use Classification of Commercial/Professional (CP) and has Professional (P) Zoning.

The applicants request to vacate a portion of the alley and underlying easements. The applicants also request to vacate six-foot-wide platted public utility and drainage easements that adjoin the alley on the north and south sides. The elimination of the alley and easements will enlarge the site, increase the developable area, and provide for more design flexibility for the placement of buildings and other site improvements. The vacation will also allow the owners to strap or combine the parcels into one development site.

Analysis:

LDC, Section 3.4.5B states that 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.

Staff response: Sites do not currently rely on the alley as it is unimproved. The alley is not needed for any future transportation or access-related function as all sites have frontage on existing public streets and do not rely on the alley for access.

The platted easements requested to be vacated are not needed because the City will retain a six-foot-wide perimeter easement around the consolidated property to accommodate future utility installation, maintenance, and drainage functions. Additionally, a cross-access easement provided by the owners to the City, will allow vehicle access, should the remaining alley be improved in the future.

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

Staff response: A cross-access easement will be needed to allow vehicle access from the alley to the west if the future development improves and utilizes the alley.

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

Staff response: The vacation or elimination of the platted alley will have no negative effect on the existing uses in the block since the alley is currently unpaved and cannot be used in its unimproved condition. All other properties on the block will have access from either NE 16th Terrace, Diplomat Parkway East, or NE 1st Place. A cross-access easement provided by the owners to the City will provide an alternative route for vehicles exiting the alley as described in greater detail below under Criterion #4.

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

Staff response: The vacation or elimination of the platted alley will have no negative effect on the existing uses in the block since the alley is currently unpaved and cannot be used in its unimproved condition. However, future development to the east in the subject block may require the parts of the alley to be improved. Either a cross-access easement or a cul-de-sac will be needed to provide a means of egress for vehicles traveling on a partially vacated alley. The applicant has provided a cross-access easement to prevent vehicles from potentially entering the alley from the east end of the block and being unable to turn around or exit the alley. This easement will provide public access for drivers wanting to exit the alley to Diplomat Parkway.

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 response: Lumen, Comcast, and LCEC provided letters stating they have no objection to the vacation as submitted provided that if facilities are found or damaged within the vacated area that the developer will bear the cost of relocating, and repairing said facilities. The City Public Works and Utilities Departments also reviewed this request and have no objection to the requested vacations. The Transportation Department has also reviewed this request and has no

objection to the vacation of the alley right-of-way as long as the owners provide the City with a cross-access easement connecting the alley with a public right-of-way.

Consistency with the Comprehensive Plan

Future Land Use Element

Policy 1.15: The Professional (P) Zoning is consistent with the Commercial/Professional (CP) Future Land Use Classification of this site.

Policy 3.7: The City may consider the vacation of rights-of-way to facilitate land assembly and the development of a unified, contiguous commercial project.

Staff response: This vacation allows multiple parcels to be strapped together into one contiguous development site.

Recommendation:

Staff recommends **approval** of the requested vacations with the following conditions:

Conditions of Approval

1. The owners shall be responsible for all costs associated with relocating any utility provider facilities that may be affected by this vacation. 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.
2. The vacation of the alley right-of-way shall be consistent with that shown in the sketch and accompanying legal descriptions titled "20' Alley", prepared by Plan Right Surveying, Inc., dated March 2, 2026 (attached as Exhibit 1).
3. The vacation of the easements underlying the alley right-of-way shall be consistent with that shown in the sketch and accompanying legal description titled "Alley Easements", prepared by Plan Right Surveying, Inc., dated November 20, 2025 (attached as Exhibit 2).
4. The vacation of the six-foot-wide platted easements shall be consistent with that shown in the sketches and accompanying legal descriptions titled "6' PUE" prepared by Plan Right Surveying, Inc., dated November 20, 2025 (attached as Exhibits 3 and 4).
5. The City shall retain easements sufficient for maintaining a minimum six-foot-wide public utility and drainage easement around the perimeter of the expanded site.
6. Within 90 days from the date of adoption of this vacation, the owners shall provide to the City a perpetual cross-access easement for the vacated area consistent with the attached Exhibit 5. The

cross-access easement shall be approved by the City Land Development Manager and the Property Broker prior to execution.

7. In order to ensure that this vacation request complies with the City's duty to hold certain platted lands in trust for the public interest, the owners shall make a one-time, nonrefundable contribution totaling \$10,200 into the General Tree Fund. The City may use these funds to acquire and plant trees on property owned by the City of Cape Coral, or for any other appropriate purposes in accordance with the City of Cape Coral Land Development Code. The General Tree Fund contribution shall be paid by the owners prior to holding the final public hearing on this vacation before the City Council. In the event this vacation case is not approved by the City Council, this contribution shall be refunded to the owners.
8. The Petitioners shall pay to the City of Cape Coral the cost of recording this resolution with the Office of the Lee County Clerk of Court.
9. The City shall record this resolution with the Office of the Lee County Clerk of Court following the receipt of the recording fees from the Petitioners.

Exhibit 1:

© COPYRIGHT 2025 PLAN RIGHT SURVEYING, INC. DRAWINGS MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION

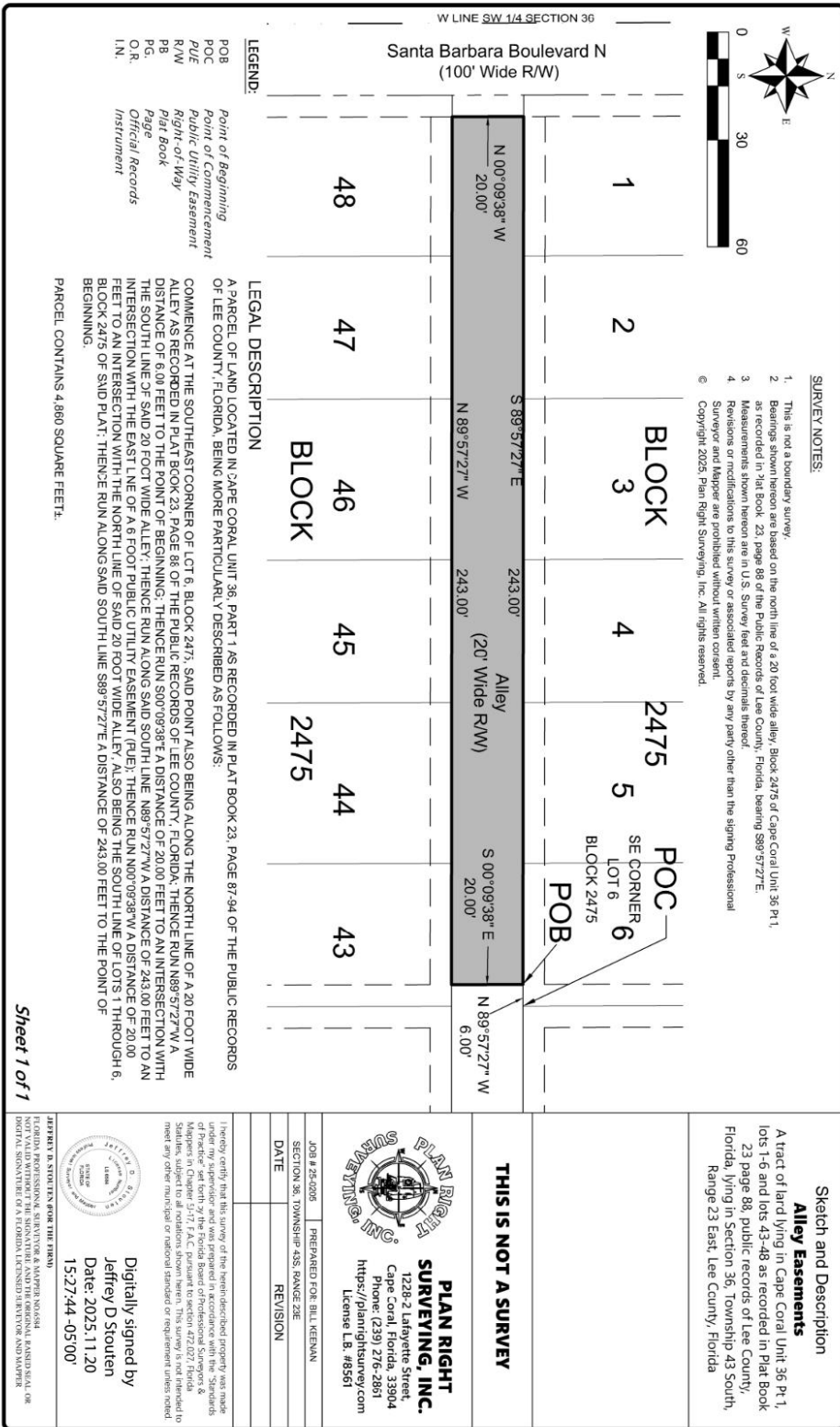


Exhibit 3:

©COPYRIGHT 2025 PLAN RIGHT SURVEYING, INC. DRAWINGS MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION

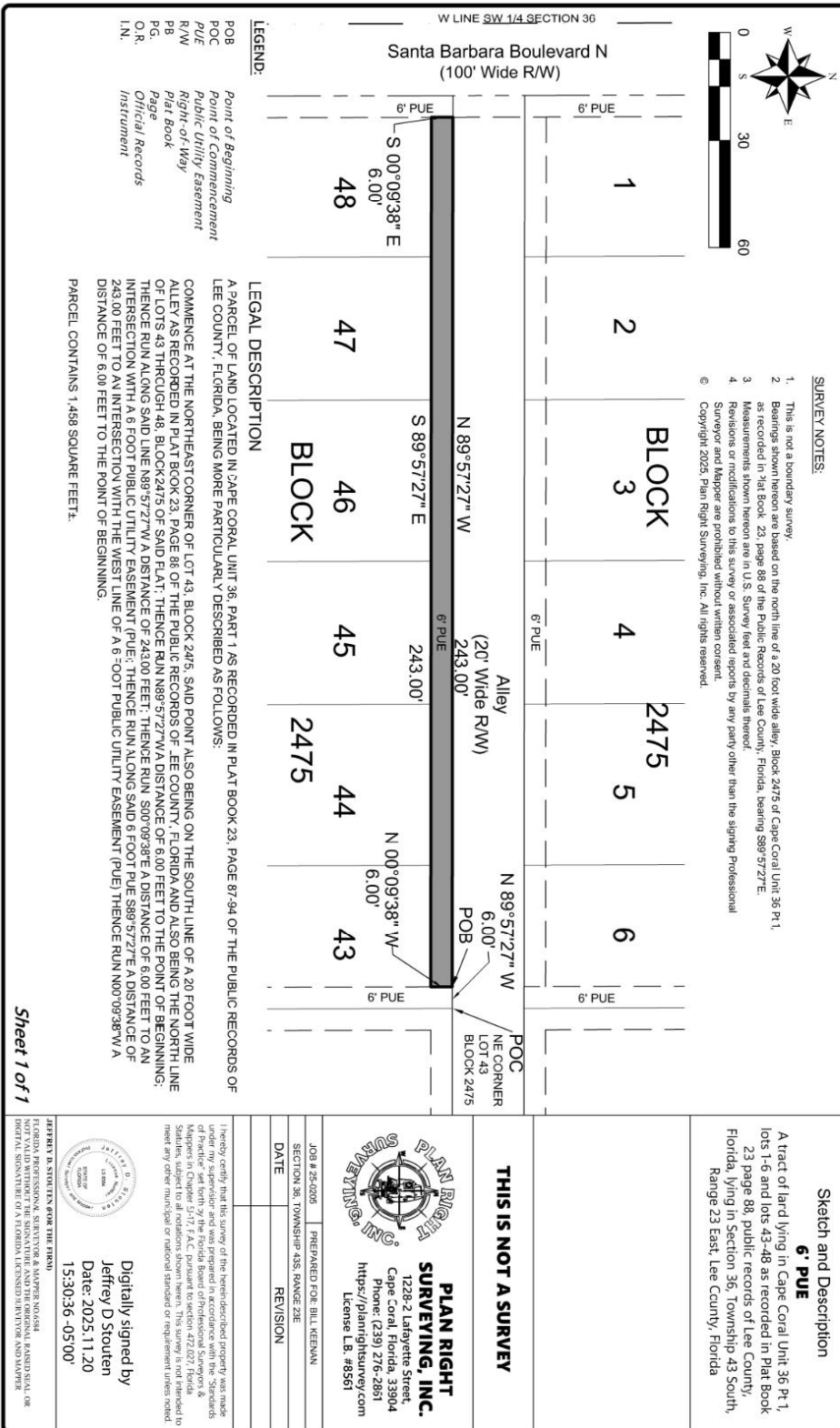
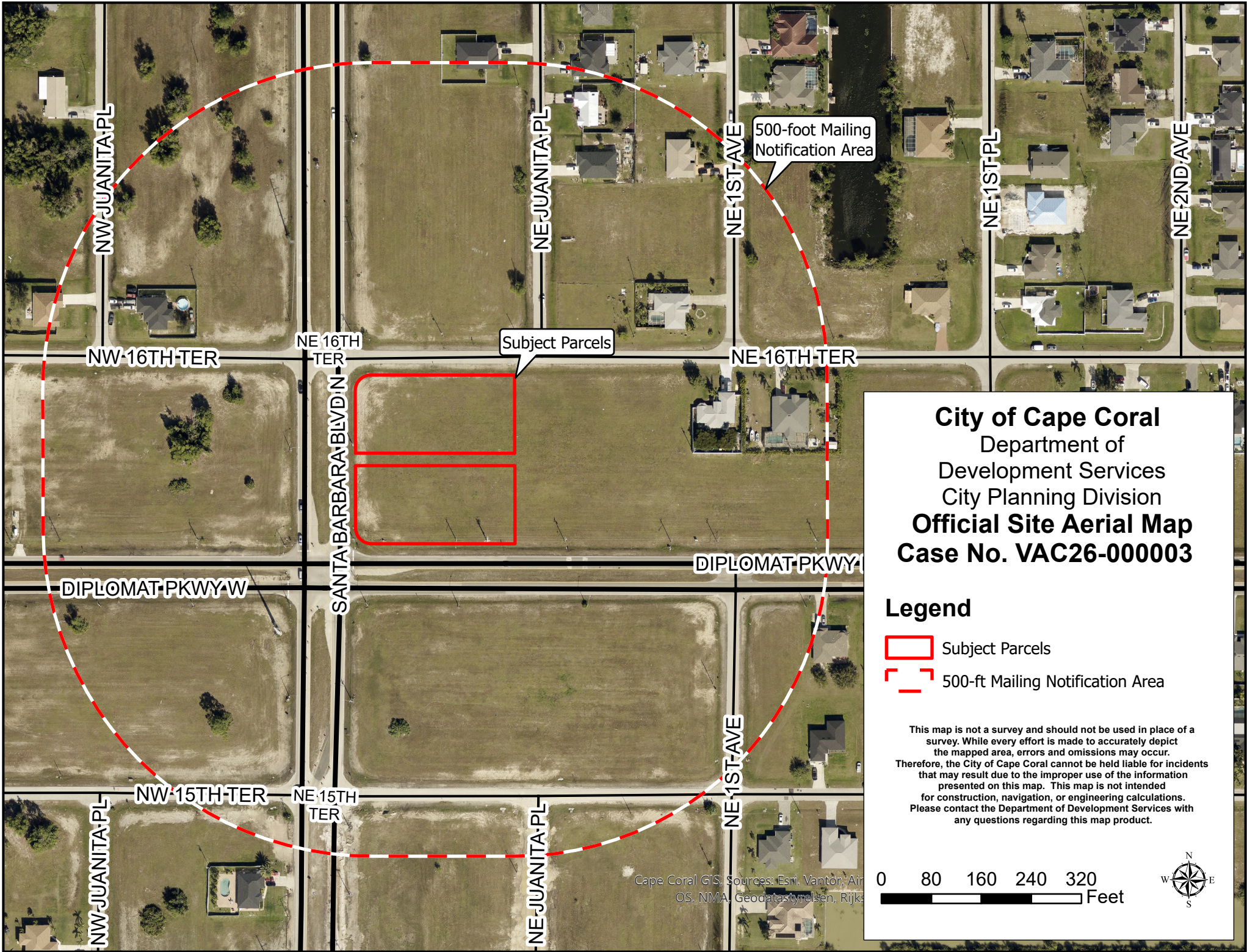


Exhibit 5:

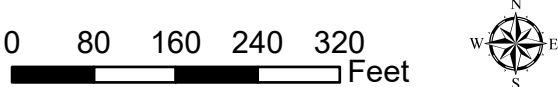


City of Cape Coral
 Department of
 Development Services
 City Planning Division
Official Site Aerial Map
Case No. VAC26-000003

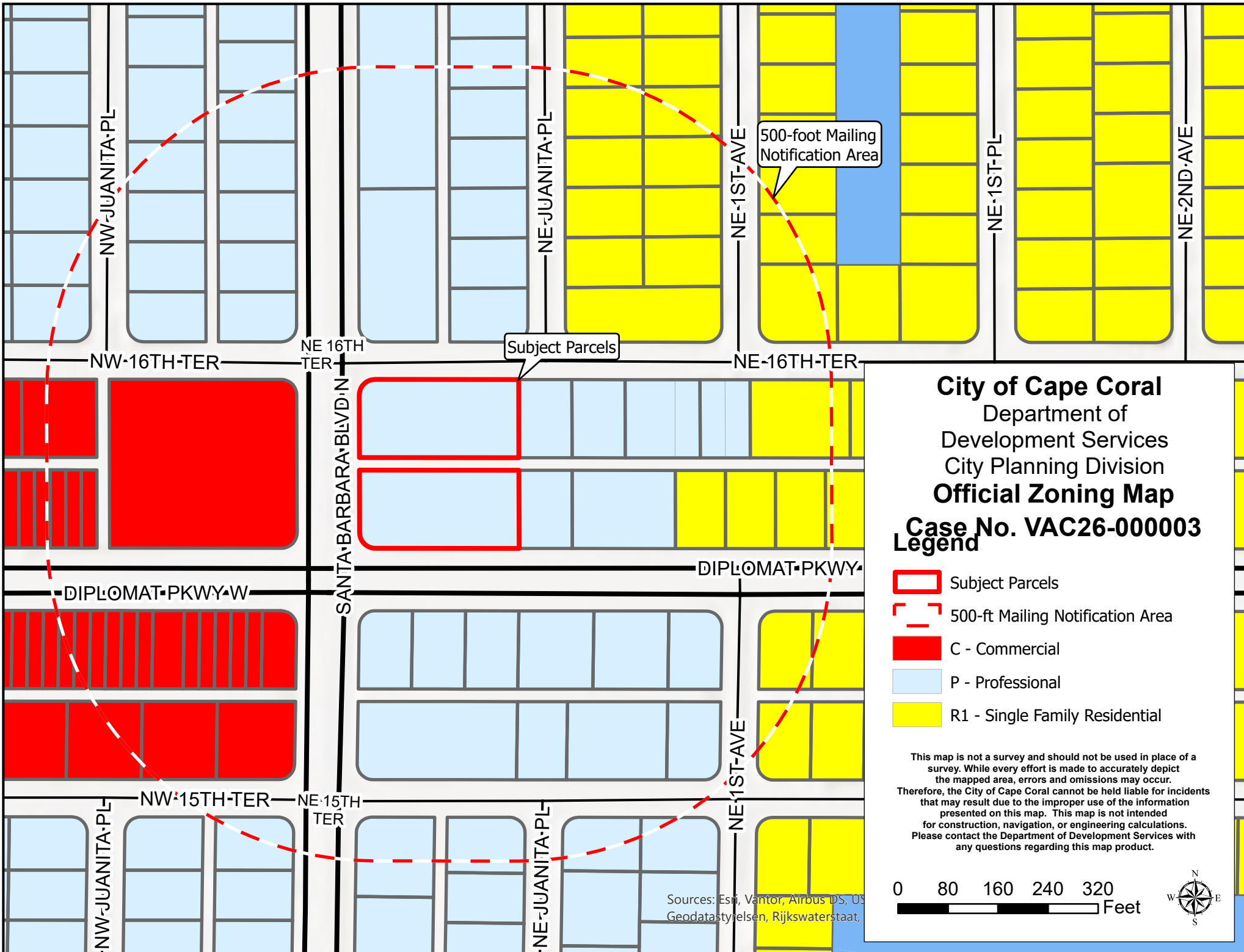
Legend

- 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

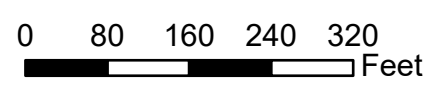


City of Cape Coral
 Department of
 Development Services
 City Planning Division
Official Zoning Map

Case No. VAC26-000003
Legend

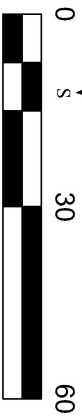
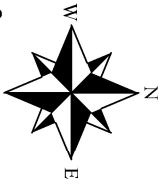
-  Subject Parcels
-  500-ft Mailing Notification Area
-  C - Commercial
-  P - Professional
-  R1 - Single Family Residential

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
 Geodatastyelsen, Rijkswaterstaat,

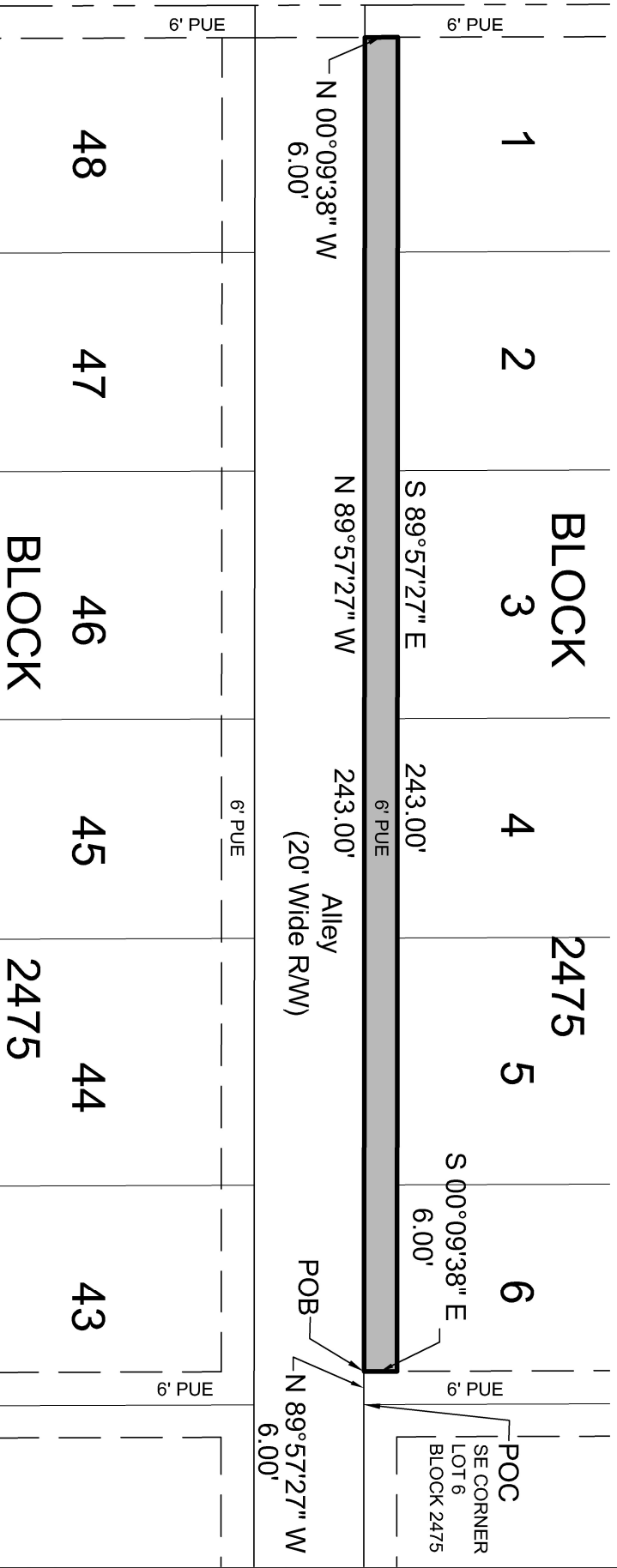
W LINE SW 1/4 SECTION 36



SURVEY NOTES:

1. This is not a boundary survey.
 2. Bearings shown hereon are based on the north line of a 20 foot wide alley, Block 2475 of Cape Coral Unit 36 Pt 1, as recorded in Plat Book 23, page 88 of the Public Records of Lee County, Florida, bearing S89°57'27"E.
 3. Measurements shown hereon are in U.S. Survey feet and decimals thereof.
 4. Revisions or modifications to this survey or associated reports by any party other than the signing Professional Surveyor and Mapper are prohibited without written consent.
- © Copyright 2025, Plan Right Surveying, Inc. All rights reserved.

Santa Barbara Boulevard N
(100' Wide R/W)



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN CAPE CORAL UNIT 36, PART 1 AS RECORDED IN PLAT BOOK 23, PAGE 87-94 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 2475, SAID POINT ALSO BEING AN INTERSECTION WITH THE NORTH LINE OF A 20 FOOT WIDE ALLEY AS RECORDED IN PLAT BOOK 23 PAGE 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N89°57'27"W ALONG THE NORTH LINE OF A 20 FOOT WIDE ALLEY A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N89°57'27"W ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF LOTS 6 THROUGH 1, BLOCK 2475 OF SAID PLAT, A DISTANCE OF 243.00 FEET; THENCE RUN N00°09'38"W A DISTANCE OF 6.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF A 6 FOOT PUBLIC UTILITY EASEMENT (PUE); THENCE RUN ALONG SAID NORTH LINE OF SAID 6 FOOT PUBLIC UTILITY EASEMENT (PUE) S89°57'27"E A DISTANCE OF 243.00 FEET; THENCE RUN S00°09'38"E A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,458 SQUARE FEET±.

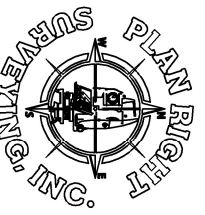
- LEGEND:**
- POB Point of Beginning
 - POC Point of Commencement
 - PUE Public Utility Easement
 - R/W Right-of-Way
 - PB Plat Book
 - PG. Page
 - O.R. Official Records
 - I.N. Instrument

Sketch and Description

A tract of land lying in Cape Coral Unit 36 Pt 1, lots 1-6 and lots 43-48 as recorded in Plat Book 23 page 88, public records of Lee County, Florida, lying in Section 36, Township 43 South, Range 23 East, Lee County, Florida

6' PUE

THIS IS NOT A SURVEY



PLAN RIGHT SURVEYING, INC.
 1228-2 Lafayette Street,
 Cape Coral, Florida, 33904
 Phone: (239) 276-2861
<https://planrightsurvey.com>
 License L.B. #8561

JOB # 25-0205 PREPARED FOR: BILL KEENAN
 SECTION 36, TOWNSHIP 43S, RANGE 23E

DATE	REVISION

I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted.

Digitally signed by

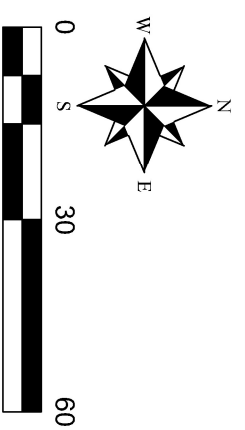
Jeffrey D Stouten

Date: 2025.11.20

15:29:08 -05'00'

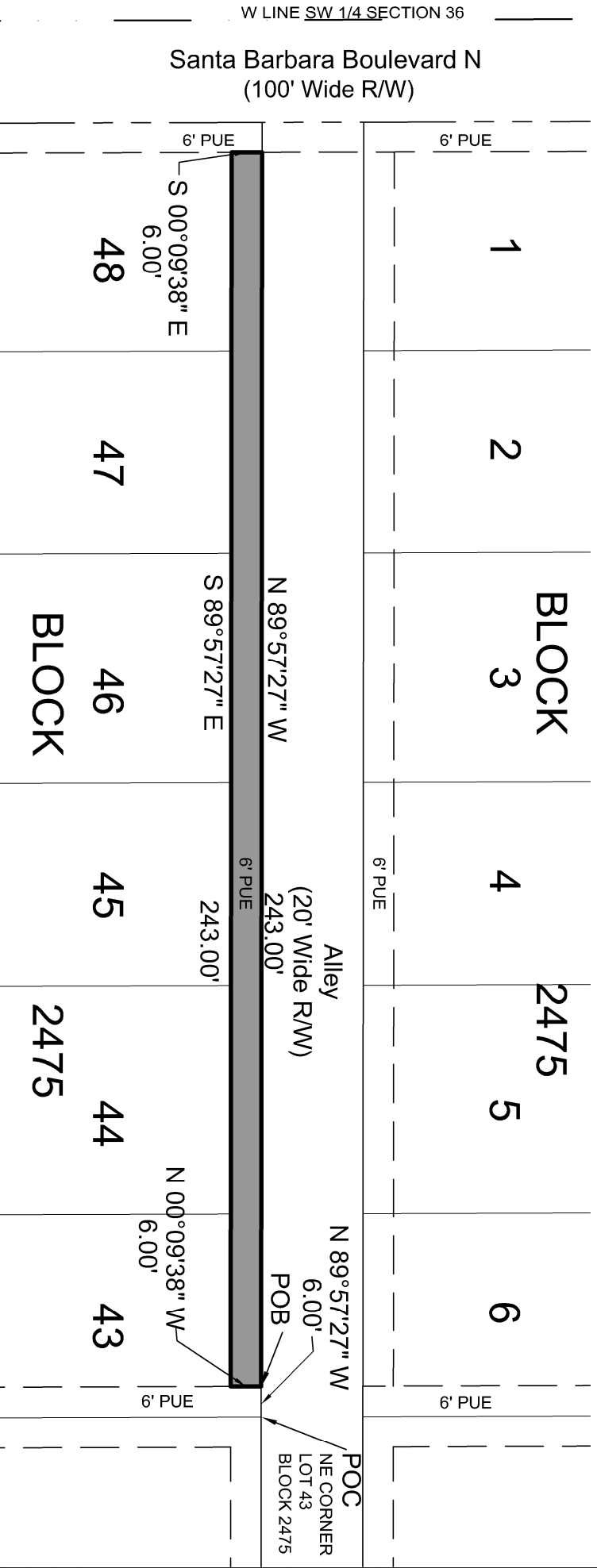


JEFFREY D. STOUTEN (FOR THE FIRM)
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6584
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER



SURVEY NOTES:

1. This is not a boundary survey.
 2. Bearings shown hereon are based on the north line of a 20 foot wide alley, Block 2475 of Cape Coral Unit 36 Pt 1, as recorded in Plat Book 23, page 88 of the Public Records of Lee County, Florida, bearing S89°57'27"E.
 3. Measurements shown hereon are in U.S. Survey feet and decimals thereof.
 4. Revisions or modifications to this survey or associated reports by any party other than the signing Professional Surveyor and Mapper are prohibited without written consent.
- © Copyright: 2025, Plan Right Surveying, Inc. All rights reserved.



Santa Barbara Boulevard N
(100' Wide R/W)

LEGEND:

- POB *Point of Beginning*
- POC *Point of Commencement*
- PUE *Public Utility Easement*
- R/W *Right-of-Way*
- PB *Plat Book*
- PG. *Page*
- O.R. *Official Records*
- I.N. *Instrument*

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN CAPE CORAL UNIT 36, PART 1 AS RECORDED IN PLAT BOOK 23, PAGE 87-94 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LCT 43, BLOCK 2475, SAID POINT ALSO BEING ON THE SOUTH LINE OF A 20 FOOT WIDE ALLEY AS RECORDED IN PLAT BOOK 23, PAGE 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ALSO BEING THE NORTH LINE OF LOTS 43 THROUGH 48, BLOCK 2475 OF SAID PLAT; THENCE RUN N89°57'27"W A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG SAID LINE N89°57'27"W A DISTANCE OF 243.00 FEET; THENCE RUN S00°09'38"E A DISTANCE OF 6.00 FEET TO AN INTERSECTION WITH A 6 FOOT PUBLIC UTILITY EASEMENT (PUE); THENCE RUN ALONG SAID 6 FOOT PUE S89°57'27"E A DISTANCE OF 243.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF A 6 FOOT PUBLIC UTILITY EASEMENT (PUE) THENCE RUN N00°09'38"W A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,458 SQUARE FEET±.

Sketch and Description
6' PUE
A tract of land lying in Cape Coral Unit 36 Pt 1, lots 1-6 and lots 43-48 as recorded in Plat Book 23 page 88, public records of Lee County, Florida, lying in Section 36, Township 43 South, Range 23 East, Lee County, Florida

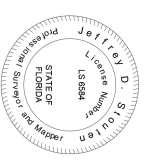
THIS IS NOT A SURVEY

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1228-2 Lafayette Street,
Cape Coral, Florida, 33904
Phone: (239) 276-2861
<https://plandrighsurvey.com>
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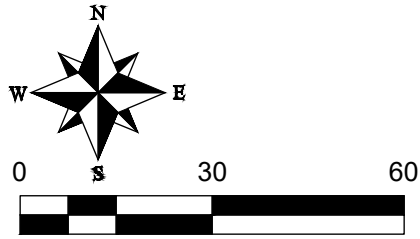
JOB # 25-0205	PREPARED FOR: BILL KEENAN
SECTION 36, TOWNSHIP 43S, RANGE 23E	
DATE	REVISION

I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 51-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted.

Digitally signed by
Jeffrey D Stouten
Date: 2025.11.20
15:30:36 -05'00'

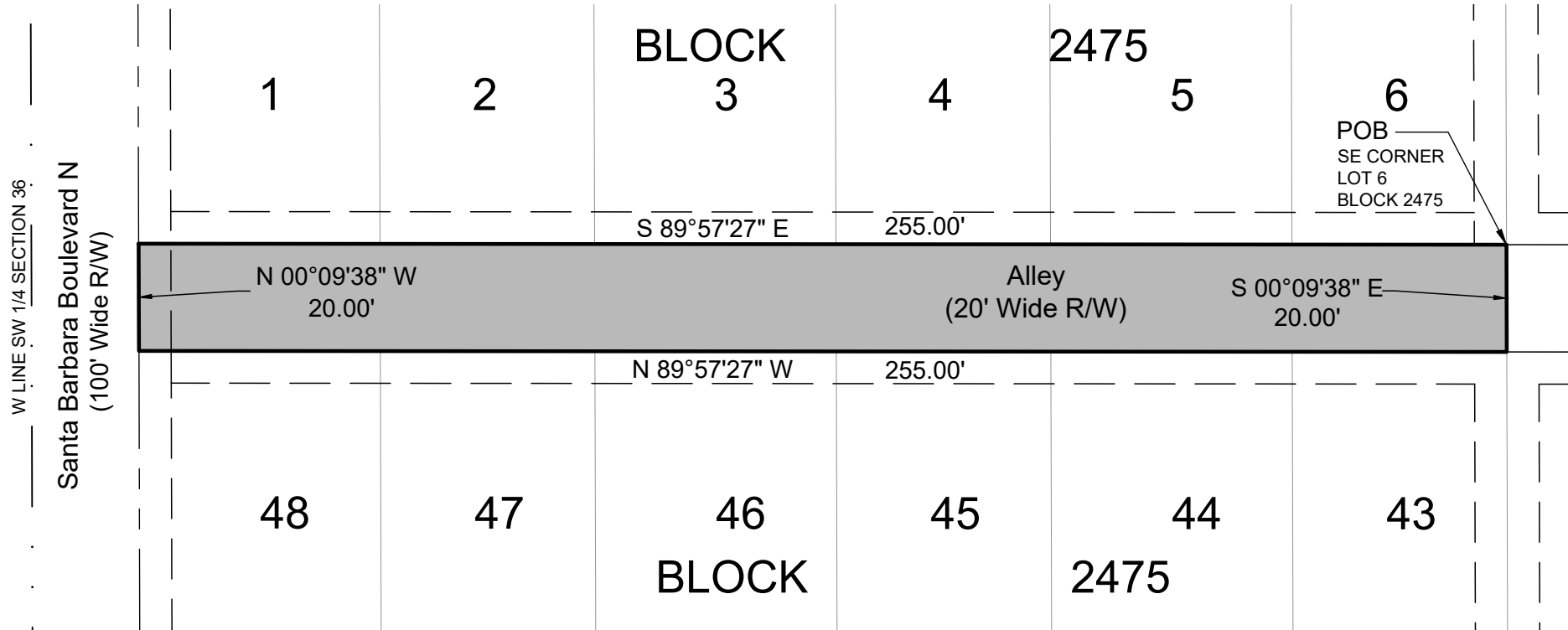


JEFFREY D. STOUTEN (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6584
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER



SURVEY NOTES:

1. This is not a boundary survey.
 2. Bearings shown hereon are based on thence run along the north line of said 20 foot wide alley and along the south line of lots 1 through 6, Block 2475 of Cape Coral Unit 36 Pt 1, as recorded in Plat Book 23, page 88 of the Public Records of Lee County, Florida, bearing S89°57'27"E.
 3. Measurements shown hereon are in U.S. Survey feet and decimals thereof.
 4. Revisions or modifications to this survey or associated reports by any party other than the signing Professional Surveyor and Mapper are prohibited without written consent.
- © Copyright 2025, Plan Right Surveying, Inc. All rights reserved.



Sketch to Accompany Description

20' Alley

A tract of land lying in Cape Coral Unit 36 Pt 1, lots 1-6 and lots 43-48 as recorded in Plat Book 23 page 88, public records of Lee County, Florida, lying in Section 36, Township 43 South, Range 23 East, Lee County, Florida

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 Cape Coral, Florida, 33904
 Phone: (239) 276-2861
<https://planrightsurvey.com>
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JOB # 25-0205	PREPARED FOR: Bill Keenan
SECTION 36, TOWNSHIP 43S, RANGE 23E	
DATE	REVISION
3/2/2026	Corrected Bearing

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

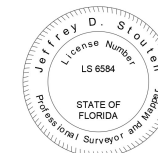
BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 2475, SAID POINT ALSO BEING AN INTERSECTION WITH THE NORTH LINE OF A 20 FOOT WIDE ALLEY AS RECORDED IN PLAT BOOK 23, PAGE 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S00°09'38"E A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 43 OF SAID PLAT AND AN INTERSECTION WITH THE SOUTH LINE OF SAID 20 FOOT WIDE ALLEY; THENCE RUN ALONG THE SOUTH LINE OF SAID 20 FOOT WIDE ALLEY WAY, AND ALONG THE NORTH LINE OF LOTS 43 THROUGH 48 OF SAID PLAT, N89°57'27"W A DISTANCE OF 255.00 FEET TO THE SOUTHWEST CORNER OF SAID 20 FOOT WIDE ALLEY WAY, SAID POINT ALSO BEING AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF SANTA BARBARA BOULEVARD NORTH (100 FOOT R/W); THENCE RUN ALONG THE WEST LINE OF SAID 20 FOOT WIDE ALLEY AND ALONG SAID EASTERLY RIGHT-OF-WAY N00°09'38"E A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID 20 FOOT WIDE ALLEY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 2475 OF SAID PLAT; THENCE RUN ALONG THE NORTH LINE OF SAID 20 FOOT WIDE ALLEY AND ALONG THE SOUTH LINE OF LOTS 1 THROUGH 6, BLOCK 2475 OF SAID PLAT S89°57'27"E A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING.

LEGEND:

- POB *Point of Beginning*
- POC *Point of Commencement*
- PUE *Public Utility Easement*
- R/W *Right-of-Way*
- PB *Plat Book*
- PG. *Page*
- O.R. *Official Records*
- I.N. *Instrument*

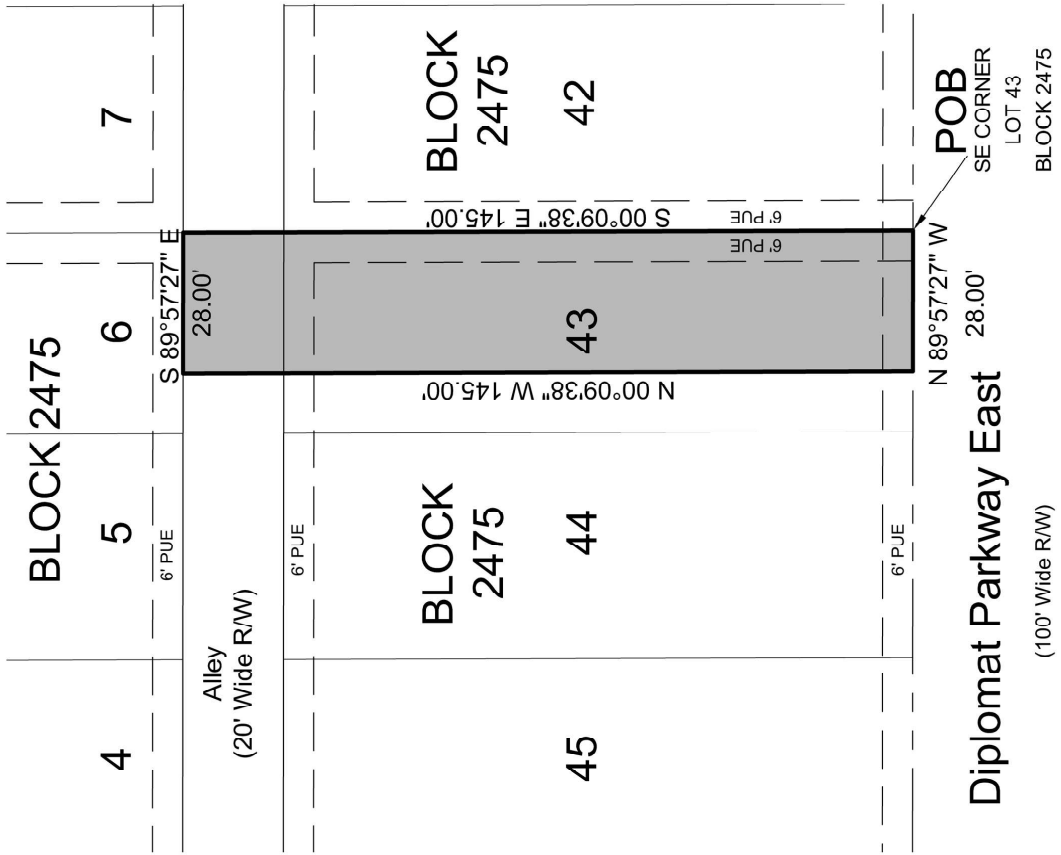
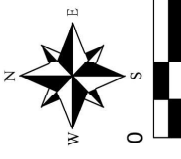
PARCEL CONTAIN 0.117 ACRES +/-

I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted



Digitally signed by
Jeffrey D Stouten
 Date: 2026.03.02
 10:50:37 -05'00'

JEFFREY D. STOUTEN (FOR THE FIRM)
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6584
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN CAPE CORAL UNIT 36, PART 1 AS RECORDED IN PLAT BOOK 23, PAGE 87-94 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-EAST CORNER OF LOT 43, BLOCK 2475, SAID POINT ALSO BEING AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF DIPLOMAT PARKWAY EAST (100 FOOT R/W) AS RECORDED IN PLAT BOOK 23, PAGE 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N89°57'27\"/>

PARCEL CONTAINS 4,060 SQUARE FEET±.

SURVEY NOTES:

- This is not a boundary survey.
- Bearings shown hereon are based on the northerly Right-of-Way line of Diplomat Parkway West (100 foot R/W) as recorded in Plat Book 23, page 88 of the Public Records of Lee County, Florida, bearing N89°57'27\"/>

LEGEND:

- POB Point of Beginning
- POC Point of Commencement
- PUE Public Utility Easement
- R/W Right-of-Way
- PB Plat Book
- PG Page
- O.R. Official Records
- I.N. Instrument
- SE South East

Sketch and Description
28' Access Easement
 A tract of land lying in Cape Coral Unit 36 Pt. 1, Block 2475 as recorded in Plat Book 23 page 88, public records of Lee County, Florida, lying in Section 36, Township 43 South, Range 23 East, Lee County, Florida

THIS IS NOT A SURVEY



PLAN RIGHT SURVEYING, INC.
 1228-2 Lafayette Street
 Cape Coral, Florida, 33904
 Phone: (239) 276-2861
<https://planrightsurvey.com>
 License L.B. #8561

JOB# 25-0205	PREPARED FOR: BILL KEENAN
SECTION 36, TOWNSHIP 43S, RANGE 23E	
DATE	REVISION

The by certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or rational standard or requirement unless noted.



Digitally signed by
 Jeffrey D Stouten
 Date: 2026.02.20
 13:27:38 -05'00'

JEFFREY D. STOUTEN (FOR THE FIRM)
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6584
 STATE OF FLORIDA
 DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SITE INFORMATION:

ADDRESS: 6 NE 16TH TERRACE AND
5 DIPLOMAT PARKWAY E
CAPE CORAL, FLORIDA 33909

LOCATION: CAPE CORAL UNIT 36 PT.1 BLK.2475
PB 23 PG 88 LOTS 1-6 & 43-48

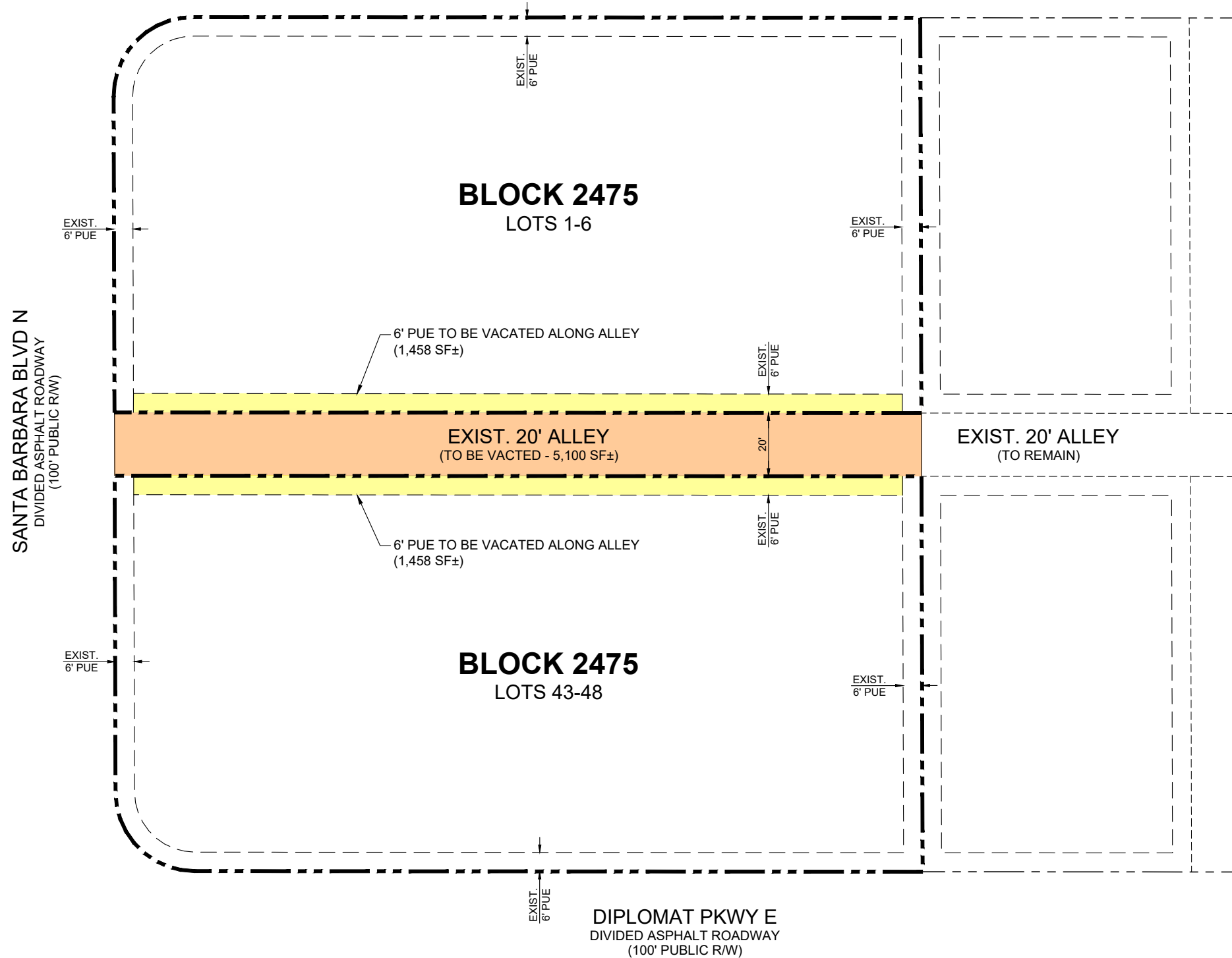
STRAP#: 36-43-23-C4-02475.0010 & .0430

EXISTING ZONING: P (PROFESSIONAL)

FUTURE LAND USE: CP (COMMERCIAL PROFESSIONAL)

VOP EXHIBIT
FOR
DIPLOMAT PKWY
ALLEY VACATION OF PLAT
6 NE 16TH TER. AND 5 DIPLOMAT PKWY. E
CAPE CORAL - LEE COUNTY, FLORIDA

NE 16TH TERRACE
ASPHALT ROADWAY
(60' PUBLIC R/W)



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004,FAC

DATE	BY	REVISION DESCRIPTION

AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. S #200
CAPE CORAL, FLORIDA 33904
FPEPK3728 (239) 373-2077

DIPLOMAT PKWY
ALLEY VACATION OF PLAT
6 NE 16TH TER. AND 5 DIPLOMAT PKWY. E
CAPE CORAL, FLORIDA 33909

ALLEY VACATION OF PLAT EXHIBIT

#25-125/EXHIBIT