

**Planning Division Case Report  
VAC26-000005**

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Review Date: July 31, 2026

Property Owners: 1308 Andalusia LLC

Owner Address: 20900 Sheridan St  
Fort Lauderdale, FL, 33332

Requests: The owners request vacating:  
1. 3,000. ft. of public utility and drainage easement adjacent to  
Lots 22 through 24, Block 2099, Unit 31, Cape Coral  
Subdivision.

Property Location: 1308 Andalusia Blvd  
Cape Coral, Florida, 33909  
Lots 22 through 24, Block 2099, Unit 31, Cape Coral Subdivision  
Strap Number: 06-44-24-C1-02099.0220

Prepared By: Candise Forde, Planner

Approved By: Amy Yearsley, City Planning Manager

Recommendation: Approval with conditions

Urban Service: Infill

**Property Description:**

The applicant owns a three-lot platted site in northern Cape Coral with frontage on Andalusia Boulevard. The site is about 2,000 feet south of the Diplomat Parkway and Andalusia Boulevard intersection. The site has a Multi-Family (MF) Future Land Use Classification (FLUC) and a Residential Multi-Family Low (RML) zoning designation. All sites to the east, north, and south share the same FLUC and zoning designation. Properties to the west have a Single Family (SF) FLUC and Single Family Residential (R1) zoning. The site is in a residential area of the City that consists of a mix of single-family homes, duplexes, and vacant residential sites.

**Request:**

The applicant requests to vacate a 25-foot-wide platted easement, totaling 3,000 sq. ft., along the western side of the parcel. The vacation is sought to provide for a larger building footprint for a future multi-family development. The site was recently approved for a for a five-unit multi-family development (SDP25-000057).

A six-foot-wide easement, totaling 948 sq. ft., will be retained along the western property line by the City to provide a continuous perimeter easement around the expanded site.

### **Zoning History and Background of the Site:**

The FLUC of Lots 22-24 was amended from Single-Family and Multi-Family (SM) to Single-Family (SF) by ORD 64-00.

The zoning of Lots 22-24 was amended from Multi-Family Residential (R-3) to Residential Development (RD) by ORD 61-90 and later amended to Residential Multi-Family Low (RML) by ORD 4-19.

### **Minimum Standards:**

The owner is eligible to file this vacation request as this application provides the following:

- Color of title or ownership of the site by the owner for which the vacation is sought.
- Letters of no objection from Comcast, CenturyLink, and Lee County Electric Cooperative (LCEC). LCEC as a condition of approval, requires a continuous, six-foot wide perimeter easement around the expanded site.
- Survey sketches and accompanying legal descriptions describing the easement and public and drainage easement that will be vacated.

### **Analysis:**

Staff analyzed this vacation 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.

LDC, Section 3.4.5.B state 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 analysis and recommended findings:

- The proposed area to be vacated lies in the rear of the property, which abuts a single-family home. The vacated area does not appear to have any foreseeable value for transportation and access purposes. While the existing rear easement may provide some value for drainage and utility functions, the entire width of the existing easement is not necessary to support those functions.

- Platted easements requested to be vacated are not needed to provide drainage or utility functions for the site, as the City will retain a six-foot-wide perimeter easement around the expanded site.
2. *Whether any required easements are necessary to accommodate the vacation of any plat, easement, or right-of-way.*
- Staff analysis and recommended finding: Sufficient easements underlying the rear of the property will be retained by the City for providing a continuous perimeter easement around the site. No additional easements will be necessary.
3. *If alternate routes are required or available that do not cause adverse impacts to surrounding areas.*
- Staff analysis and recommended finding: No public right-of-way is requested to be vacated. As a result, this vacation will not cause any adverse impacts to drivers or the existing transportation network.
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 finding: The vacation area is at the rear of the property along the western property line. There is a single-family home abutting the western property line, therefore, the vacation will not result in the closure or alteration of a roadway.
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 finding: All three utility providers have issued letters of no objection regarding the requested vacation. LCEC requires that a continuous easement be provided around the perimeter of the site that is also a condition of approval recommended by Planning staff.

### **Consistency with the Comprehensive Plan**

While the City lacks specific policies in the Comprehensive Plan for vacations involving residential-zoned lands, this request is consistent with Policy 1.15. as noted below.

Table 1, Policy 1.15 of the Future Land Use Element.

- Staff analysis and recommended finding: This table identifies the Residential Multi-Family Low (RML) District as being consistent with the Multi-Family (MF) FLUC.

Policy 1.15: the Residential Multi-Family Low: Sites of 10,000 square feet and greater, with densities not to exceed 16 units per acre.

- **Staff** analysis and recommended finding: This request is also consistent with Policy 1.15.a as the FLUC allows the maximum density at 16 dwelling units (DU) per acre. As the site is  $\pm$  17,999 sq. ft., following the vacation, this site will have a maximum allowable density of six DU per acre.

### **Recommendation:**

Based on the above analysis, staff recommends approval of all 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 3,000 sq. ft. of platted easements along the west property line shall be consistent with that shown in the sketch and accompanying legal description prepared by Harris-Jorgensen, LLC entitled "Easement vacation lying in lots 22, 23, and 24, block 2099, cape coral unit 31", identified as "Exhibit A".
3. The City shall retain 948 sq. ft. of easements along the west property line sufficient for maintaining a six-foot wide perimeter easement around the site as depicted in the accompanying sketches and legal descriptions prepared by Harris-Jorgensen, LLC., entitled "6.00 feet wide public utility and drainage easement lying in lots 22, 23, and 24, block 2099, cape coral unit 31" also labeled Exhibit B.
4. 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 \$4,057 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.

5. 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.
  6. 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.
- 

Staff Contact Information:

Candise Forde, Planner

Department of Development Services

City Planning Division

Phone: 239-242-3204

Email: [Cforde@capecoral.gov](mailto:Cforde@capecoral.gov)

**SEE EXHIBIT "A", SHEET 2 OF 2  
FOR DESCRIPTION**

HARRIS-JORGENSEN, INC.  
3046 DEL PRADO BLVD. S. 3A  
CAPE CORAL, FLORIDA 33904  
PHONE: (239) 257-2624  
FAX: (239) 257-2921

DESCRIPTION TO ACCOMPANY SKETCH (PROPOSED)  
**EASEMENT VACATION LYING IN  
LOTS 22, 23 & 24, BLOCK 2099,  
CAPE CORAL UNIT 31,**  
SECTION 6, TOWNSHIP 44 SOUTH, RANGE 24 EAST,  
AS RECORDED IN PLAT BOOK 14, PAGE 149-165,  
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

**EXHIBIT "A"**

**DESCRIPTION:**

A PARCEL OF LAND BEING PART OF A 25.00 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, LYING IN LOTS 22, 23 AND 24, BLOCK 2099, CAPE CORAL SUBDIVISION, UNIT 31, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 24; THENCE RUN S.89°43'14"E. ALONG THE NORTH LINE OF SAID LOT 24 FOR 25.00 FEET; THENCE RUN S.00°09'03"W. (25.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOTS 22, 23 AND 24) FOR 120.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 22; THENCE RUN N.89°43'14"W. ALONG THE SOUTH LINE OF SAID LOT 22 FOR 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE RUN N.00°09'03"E. ALONG THE WEST LINE OF SAID LOTS 22, 23 AND 24 FOR 120.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,000 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE AFORESAID LOTS 22, 23 AND 24 AS BEING N.00°09'03"E.



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PHILLIP M MOULD  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS6515  
MARCH 16, 2026

**NOTE:**

THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.

POINT OF  
BEGINNING  
N.W. CORNER  
LOT 24, BLOCK 2099

S.89°43'14"E.  
25.00'

LOT 25, BLOCK 2099

6' PUBLIC UTILITY AND DRAINAGE EASEMENT

6' PUBLIC UTILITY AND DRAINAGE EASEMENT

NORTH LINE LOT 24, BLOCK 2099

19.00'  
N.89°43'14"W.

6.00'  
S.00°09'03"W.

LOT 24, BLOCK 2099

6' PUBLIC UTILITY AND  
DRAINAGE EASEMENT

N.00°09'03"E. 120.00'  
S.00°09'03"W. 108.00'

LOT 23, BLOCK 2099

LOT 22, BLOCK 2099

S.89°43'14"E.  
19.00'

6.00'  
S.00°09'03"W.

SOUTH LINE LOT 22, BLOCK 2099

6' PUBLIC UTILITY AND DRAINAGE EASEMENT

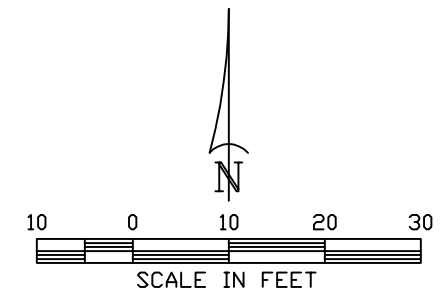
6' PUBLIC UTILITY AND DRAINAGE EASEMENT

25.00'  
N.89°43'14"W.

LOT 21, BLOCK 2099

SKETCH TO ACCOMPANY DESCRIPTION (PROPOSED)  
**6.00 FEET WIDE PUBLIC UTILITY  
AND DRAINAGE EASEMENT LYING IN  
LOTS 22, 23 & 24, BLOCK 2099,  
CAPE CORAL UNIT 31,**

SECTION 6, TOWNSHIP 44 SOUTH, RANGE 24 EAST,  
AS RECORDED IN PLAT BOOK 14, PAGE 149-165,  
PUBLIC RECORDS OF LEE COUNTY, FLORIDA



**THIS IS NOT A BOUNDARY SURVEY**

**SEE EXHIBIT "B", SHEET 2 OF 2  
FOR DESCRIPTION**

**SHEET 1 OF 2**

HARRIS-JORGENSEN, INC.  
3046 DEL PRADO BLVD. S. 3A  
CAPE CORAL, FLORIDA 33904  
PHONE: (239) 257-2624  
FAX: (239) 257-2921

DESCRIPTION TO ACCOMPANY SKETCH (PROPOSED)  
**6.00 FEET WIDE PUBLIC UTILITY  
AND DRAINAGE EASEMENT LYING IN  
LOTS 22, 23 & 24, BLOCK 2099,  
CAPE CORAL UNIT 31,**  
SECTION 6, TOWNSHIP 44 SOUTH, RANGE 24 EAST,  
AS RECORDED IN PLAT BOOK 14, PAGE 149-165,  
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

## **EXHIBIT "B"**

### **DESCRIPTION:**

A PARCEL OF LAND BEING A 6.00 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, LYING IN LOTS 22, 23 AND 24, BLOCK 2099, CAPE CORAL SUBDIVISION, UNIT 31, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 24; THENCE RUN S.89°43'14"E. ALONG THE NORTH LINE OF SAID LOT 24 FOR 25.00 FEET; THENCE RUN S.00°09'03"W. FOR 6.00 FEET; THENCE RUN N.89°43'14"W. FOR 19.00 FEET; THENCE RUN S.00°09'03"W. (6.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOTS 22, 23 AND 24) FOR 108.00 FEET; THENCE RUN S.89°43'14"E. FOR 19.00 FEET; THENCE RUN S.00°09'03"W. FOR 6.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 22; THENCE RUN N.89°43'14"W. ALONG THE SOUTH LINE OF SAID LOT 22 FOR 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE RUN N.00°09'03"E. ALONG THE WEST LINE OF SAID LOTS 22, 23 AND 24 FOR 120.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 948 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE AFORESAID LOTS 22, 23 AND 24 AS BEING N.00°09'03"E.



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PHILLIP M MOULD  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS6515  
MARCH 16, 2026

### **NOTE:**

THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.



March 25, 2026

Ms. Amy Yeartsley, Planning Manager  
Department of Community Development  
City of Cape Coral  
1015 Cultural Park Boulevard  
Cape Coral, Florida 33915

PROJECT: VACATION OF THE UNDERLYING AND ADJOINING EASEMENTS WITHIN A VACATED ALLEY IN BLOCK  
2099 LOTS 22-24  
SITE LOCATED AT: 1308 Andalusia Blvd

SUBJECT: VACATION OF PLAT - LETTER OF INTENT

Dear Ms. Yearsley,

On behalf of the property owner, 1308 Andalusia LLC, we request approval of a Vacation of Plat to vacate a portion of an existing 25' wide drainage and utility easements located along the rear property line of lots 22-24 within Block 2099.

The owner is requesting approval to vacate the easterly 19' of the platted 25' easement. The plats within the city typically dedicate a 6' PUE around the perimeter of the lots. In this case a 25' PUE was dedicated along the rear of the property. This plat was prepared a number of years ago and we are unable to ascertain the purpose of this easement. This PUE is not currently occupied by any utility provider and all the local utility providers have been contacted in connection with this request for easement vacation. Letters of no objection have been obtained and copies are submitted with this easement vacation request. A 6' PUE will be retained around the perimeter of the parcel as a part of this easement vacation. Refer to the attached legal description and sketch, see Exhibit 'A'.

No objection letters have been obtained from all of the local utility service providers.

We respectfully request approval of this Vacation of Plat Application. If you have any questions or require additional information, please contact our office.

Sincerely,  
**MAASTRICHT ENGINEERING, INC.**

A handwritten signature in black ink that reads "Daniel P. Johnson".

Daniel Johnson, PE  
Project Manager



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**

**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,<br>FL 33918-3455 | 8441 Littleton Rd.<br>North Fort Myers, FL 33903 | 12600 Westlinks Drive Ste. 4<br>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

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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.

| <b>PROPERTY INFORMATION</b>                                  |                                   |
|--------------------------------------------------------------|-----------------------------------|
| Project Name:                                                | 1308 Andalusia Blvd 5 Unit MF     |
| Location/Address                                             | 1308 Andalusia Blvd Cape Coral FL |
| Strap Number                                                 | 06-44-24-C1-02099-0220            |
| Unit                                                         | 31                                |
| Block                                                        | 2099                              |
| Lot (s)                                                      | 22-24                             |
| Strap Number                                                 |                                   |
| Unit                                                         |                                   |
| Block                                                        |                                   |
| Lot (s)                                                      |                                   |
| Plat Book                                                    | 14                                |
| Page                                                         | 160                               |
| Future Land Use                                              | MF                                |
| Current Zoning                                               | RML                               |
| <b>PROPERTY OWNER (S) INFORMATION</b>                        |                                   |
| Owner                                                        | 1308 Andalusia LLC                |
| Address                                                      | 20900 Sheridan St                 |
| Phone                                                        | 754-246-9445                      |
| City                                                         | Ft Lauderdale                     |
| Email                                                        | rbertorelli@gmail.com             |
| State                                                        | FL                                |
| Zip                                                          | 33332                             |
| Owner                                                        |                                   |
| Address                                                      |                                   |
| Phone                                                        |                                   |
| City                                                         |                                   |
| Email                                                        |                                   |
| State                                                        |                                   |
| Zip                                                          |                                   |
| <b>APPLICANT INFORMATION (If different from owner)</b>       |                                   |
| Applicant                                                    |                                   |
| Address                                                      |                                   |
| Phone                                                        |                                   |
| City                                                         |                                   |
| Email                                                        |                                   |
| State                                                        |                                   |
| Zip                                                          |                                   |
| <b>AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)</b> |                                   |
| Representative                                               | Maastricht Engineering            |
| Address                                                      | 7370 College Parkway Suite 211    |
| Phone                                                        | 239-362-1605                      |
| City                                                         | Ft Myers                          |
| Email                                                        | dan@maastricht Engineering        |
| State                                                        | FL                                |
| Zip                                                          | 33907                             |



DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

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P.O. Box 150027  
Cape Coral, FL 33915-0027

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.

**1308 Andalusia LLC**

CORPORATION/COMPANY NAME (IF APPLICABLE)

**Luis Sifontes Mgr**

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.

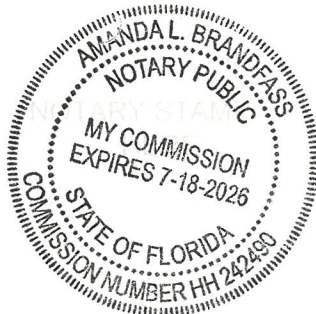
STATE OF FL

COUNTY OF Lee

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

notarization, on this 11<sup>th</sup> day of March, 2020 by Luis Arturo Sifontes

know is personally known to me or produced Drivers license as identification.



Exp Date: 7-18-2026 Commission Number: HH 242490

Signature of Notary Public:

Printed Name of Notary Public:

Amanda L. Brandfass



DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

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

**AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)**

PLEASE BE ADVISED THAT Daniel Johnson- Maastricht Engineering  
(Name of person giving presentation)

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

Vacation of Easement

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

UNIT 31 BLOCK 2099 LOT(S) 22-24 SUBDIVISION Cape Coral

OR LEGAL DESCRIPTION \_\_\_\_\_

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

Luis Sifontes

PROPERTY OWNER (Please Print)

[Signature]  
PROPERTY OWNER (Signature & title)

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

STATE OF FL

COUNTY OF Lee

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

notarization, on this 11<sup>th</sup> day of March, 2020 by Luis Sifontes,

know is personally known to me or produced Driver's license as identification.



Exp Date: \_\_\_\_\_ Commission Number: \_\_\_\_\_

Signature of Notary Public: [Signature]

Printed Name of Notary Public: Amanda L. Brandfass

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



DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

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

**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 \_\_\_\_\_ Day  
of \_\_\_\_\_, 20\_\_\_\_\_.

1308 Andalusia LLC

CORPORATION/COMPANY NAME

Luis Sifontes

OWNER'S NAME (TYPE or PRINT)

OWNER'S SIGNATURE

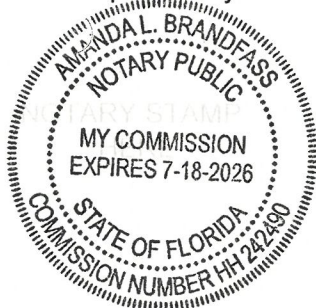
STATE OF

COUNTY OF

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

notarization, on this 11<sup>th</sup> day of March, 2020 by Luis Sifontes,

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



Exp Date: \_\_\_\_\_ Commission Number: \_\_\_\_\_

Signature of Notary Public:

Printed Name of Notary Public:

Amanda L. Brandfass  
Amanda L. Brandfass



DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

Tel. (239) 574-0553  
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Cape Coral, FL 33915-0027

**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.

**1308 Andalusia LLC**

OWNER/APPLICANT  
(PLEASE TYPE OR PRINT)

OWNER/APPLICANT SIGNATURE

**(SIGNATURE MUST BE NOTARIZED)**

STATE OF FL.

COUNTY OF Lee

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

notarization, on this 11<sup>th</sup> day of March, 2026 by Luis Sifontes,

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



Exp Date: \_\_\_\_\_ Commission Number: \_\_\_\_\_

Signature of Notary Public: Amanda L. Brandfass

Printed Name of Notary Public: Amanda L. Brandfass



**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.

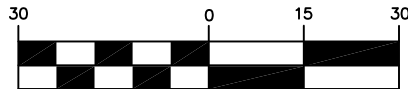


DEPARTMENT OF DEVELOPMENT SERVICES  
CITY PLANNING DIVISION

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

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.

## GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.

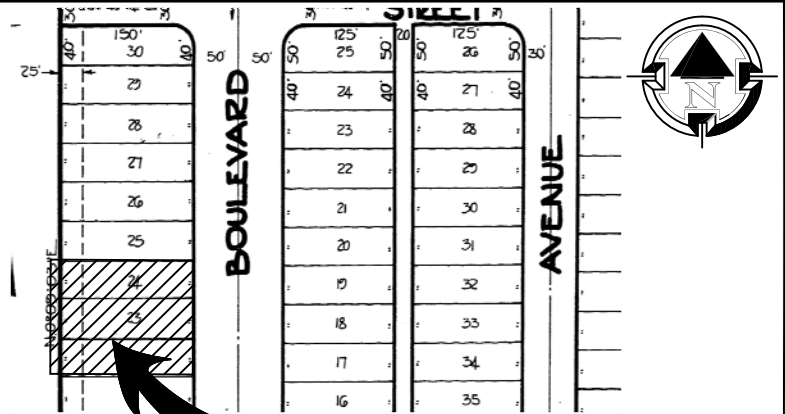
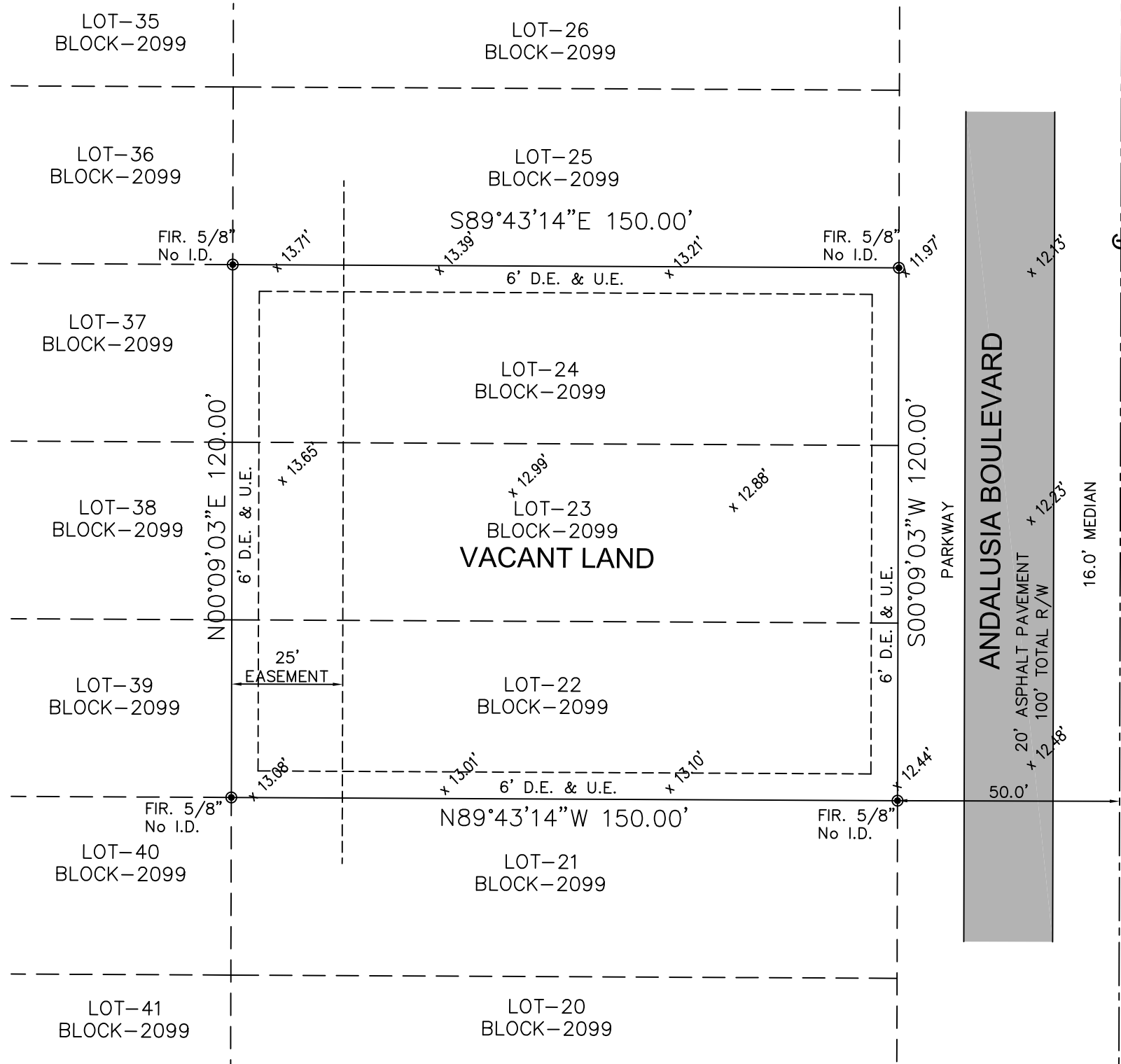
## ABBREVIATIONS LEGEND

A = ARC  
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(C) = CALCULATED  
CH = CHORD  
C.N.A. = CORNER NOT ACCESSIBLE  
D.C.R. = DADE COUNTY RECORDS  
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OVERHANG (O/H) OR ROOF

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⊞ = SANITARY MANHOLE  
⊞ = SPRINKLER PUMP  
⊞ = WATER METER  
⊞ = WATER VALVE  
⊞ = WOOD POLE

THIS SURVEY LOCATION SKETCH  
SCALE: 1" = 200'

FOLIO NO: 10156478

## PROPERTY ADDRESS:

1308 ANDALUSIA BOULEVARD  
CAPE CORAL, FLORIDA 33909

## CERTIFIED TO:

1308 ANDALUSIA LLC

## LEGAL DESCRIPTION:

Lots 22, 23 and 24, Block 2099, of "UNIT 31, CAPE CORAL, A SUBDIVISION," according to the Plat thereof recorded in Plat Book 14, at Pages 149 to 165, inclusive in Public Records of LEE County, Florida.

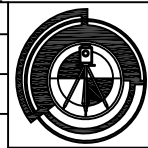
## SURVEYOR'S NOTES:

- LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- ANY ELEVATIONS SHOWN HEREON ARE PER NAVD (NORTH AMERICAN VERTICAL DATUM) OF 1988.
- NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
- DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
- THIS SURVEY WAS PREPARED PERMITTING.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SIGNED: GINO FURLANO  
GINO FURLANO SURVEYOR AND MAPPER  
FLORIDA LICENSE NO.: 5044  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

DRAWN BY: L.R.  
CHECKED BY: G.F.  
SCALE: 1" = 30'  
FIELD DATE: 12-16-24  
JOB No. JAF-1308-24  
SHEET: 1



**J A F SURVEYING  
SERVICES, INC.**

7178 WEST 29 WAY, HIALEAH, FLORIDA 33018, PHONE: 786-416-1018, FAX: 305-817-9709, E-MAIL: jafsurveyorsinc@gmail.com

PREPARED FOR:

TYPE OF PROJECT:

SKETCH OF SURVEY

## FLOOD ELEVATION INFORMATION:

Date of Field Work: 12-16-2024  
DATE OF FIRM: 11/17/2022  
COMMUNITY No: 125095/CAPE CORAL  
PANEL: 0262 SUFFIX: G  
ZONE: X  
BASE FLOOD ELEVATION: N/A  
BENCHMARK NO: LEE COUNTY  
ELEVATION:

Prepared by and return to:

Irina Prell  
Esquire Land Title LLC  
3729 Chiquita Boulevard South  
Cape Coral, FL 33914

File No 2024-724

Parcel Identification No 06-44-24-C1-02099.0220

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23rd day of December, 2024 between **Eduardo Rodrigue and Magali Rodriguez, husband and wife, Individually and as co-Trustees of Andalusia Boulevard Trust dated December 27, 2012**, whose post office address is 249 Madelena Drive, -0-, La Habra Heights, CA 90631, of the County of Los Angeles, California, Grantor, to **1308 Andalusia LLC, a Florida Limited Liability Company**, whose post office address is 20900 Sheridan Street, Pembroke Pines, FL 33332, of the County of Broward, Florida, Grantee:

**Witneseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee, Florida, to-wit:

Lots 22, 23 and 24, Block 2099, Cape Coral Unit 31, according to the plat thereof, recorded in Plat Book 14, Pages 149 through 165, of the Public Records of Lee County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Andalusia Boulevard Trust dated December 27, 2012

By: Eduardo Rodriguez  
Eduardo Rodriguez, Individually and as Trustee

By: Magali Rodriguez  
Magali Rodriguez, Individually and as Trustee

Priscilla Bryan  
WITNESS  
PRINT NAME: PRISCILLA BRYAN

Lucia V. Dominguez  
WITNESS  
PRINT NAME: Lucia V. Dominguez

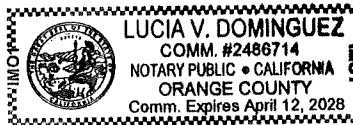
261 Magdalena Dr.  
La Habra, CA 90631  
WITNESS 1 ADDRESS

2141 W. Coronet Ave  
Anaheim, CA 92801  
WITNESS 2 ADDRESS

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of December, 2024, by Eduardo Rodriguez and Magali Rodriguez, Individually and as co-Trustees of Andalusia Boulevard Trust dated December 27, 2012.

Lucia V. Dominguez  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: ☒  
Type of Identification Produced: CA Driver License



March 12<sup>th</sup>, 2026

Attn: Peter M. Maastricht

RE- Letter of No Objection – 1308 Andalusia Blvd Cape Coral FL 33909

Dear Peter M. Maastricht,

Thank you for contacting Comcast regarding your proposed vacation. This is to inform you that Comcast does 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.

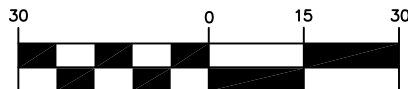
If you have any further questions or concerns, please do not hesitate to contact Jason McCoy at (239) 672-1208.

Sincerely,

*Christopher Plank*  
Construction Manager SWFL

12600 Westlinks Dr. Suite #4  
Fort Myers, FL 33913  
574-808-8943  
[Christopher.Plank@Comcast.com](mailto:Christopher.Plank@Comcast.com)

## GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

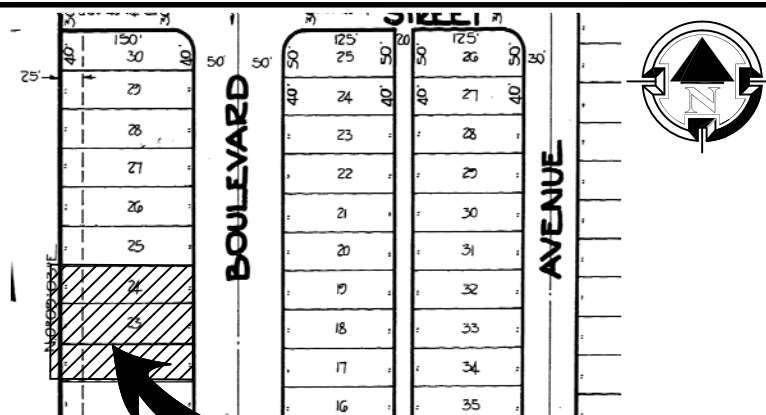
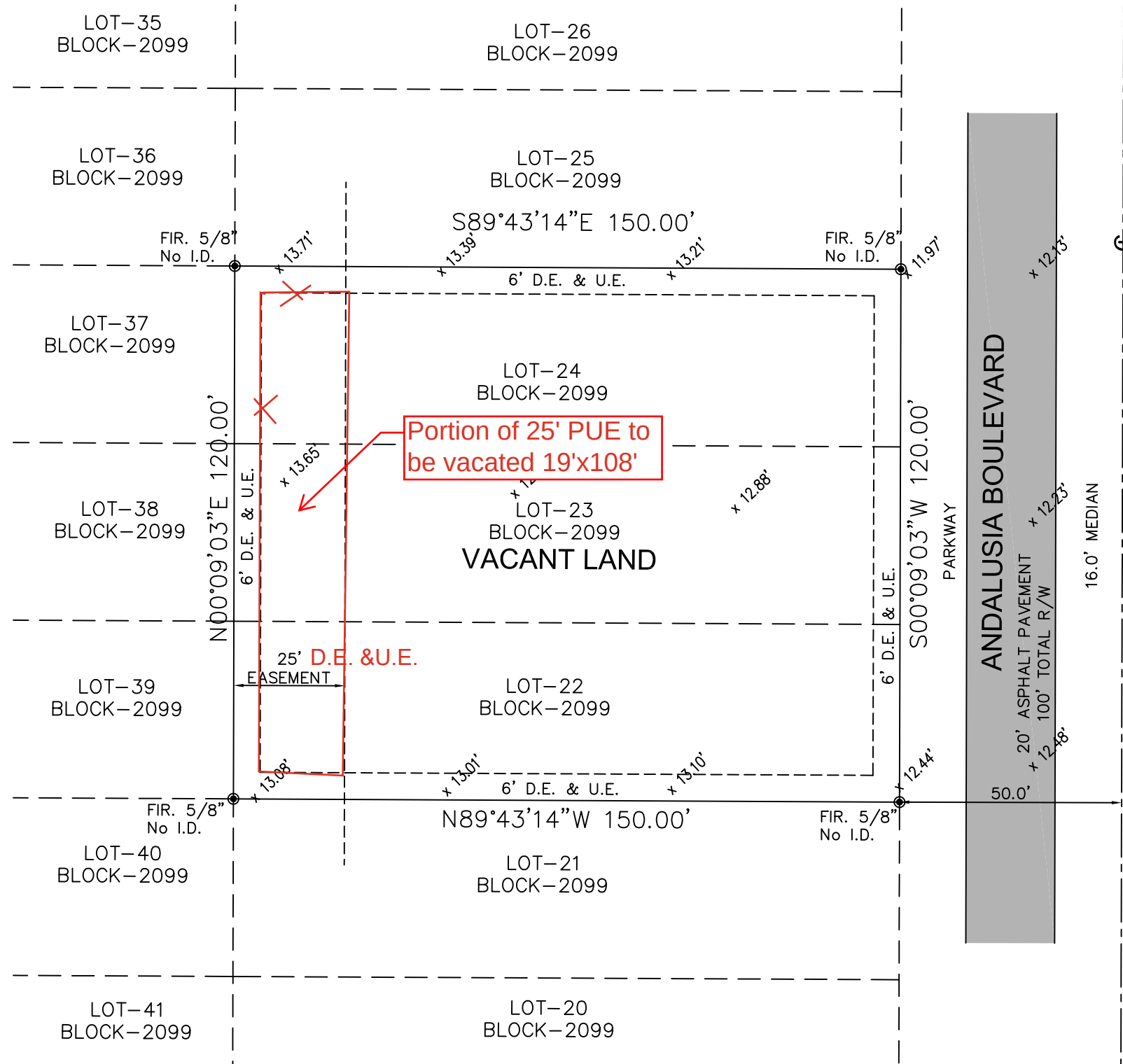
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THIS SURVEY  
LOCATION SKETCH  
SCALE: 1" = 200'

FOLIO NO: 10156478

## PROPERTY ADDRESS:

1308 ANDALUSIA BOULEVARD  
CAPE CORAL, FLORIDA 33909

## CERTIFIED TO:

1308 ANDALUSIA LLC

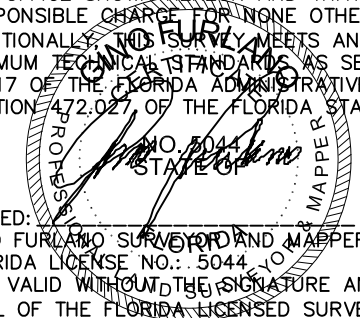
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SIGNED:   
GINO FURLANO SURVEYOR AND MAPPER  
FLORIDA LICENSE NO.: 5044  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

DRAWN BY: L.R.

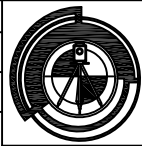
CHECKED BY: G.F.

SCALE: 1" = 30'

FIELD DATE: 12-16-24

JOB No. JAF-1308-24

SHEET: 1



**J A F SURVEYING  
SERVICES, INC.**

7178 WEST 29 WAY, HIALEAH, FLORIDA 33018, PHONE: 786-416-1018, FAX: 305-817-9709, E-MAIL: jafsurveyorsinc@gmail.com

PREPARED FOR:

TYPE OF PROJECT:

SKETCH OF SURVEY

## FLOOD ELEVATION INFORMATION:

Date of Field Work: 12-16-2024

DATE OF FIRM: 11/17/2022

COMMUNITY No: 125095/CAPE CORAL

PANEL: 0262 SUFFIX: G

ZONE: X

BASE FLOOD ELEVATION: N/A

BENCHMARK NO: LEE COUNTY

ELEVATION:

March 16, 2026

Peter M. Maastricht, P.E.  
**MAASTRICHT ENGINEERING, INC.**  
7370 College Parkway, Suite 211  
Fort Myers, FL 33907  
[petem@maastricht-eng.com](mailto:petem@maastricht-eng.com)

Re: Letter of Review and Recommendation to Vacation of the PUE and DE per the survey provided.

**Site Address: 1308 Andalusia Blvd, Cape Coral, FL 33909**

**Strap NO: 06-44-24-C1-02099.0220**

**Unit 31, Block 2099, Lots 22 through 24**

We received your petition asking LCEC for a letter to vacate the 25' easement(s) located on the west side of the parcel and record a 6' PUE and DE along the west PL and for 25' along the north and south property lines connecting to the existing 6' DE and PUEs.

We have reviewed your request, with the submitted related documents, and our internal files. LCEC has **No Objection** to the requested vacation. However, once the 6' easements have been recorded a copy of the recorded easements must be provided to Lee County Electric Cooperative, Inc. (LCEC).

Please be advised that should there be any substantial changes to the plans as submitted, LCEC reserves its rights to additional, and further review and comment on additional conditions, if necessary, consistent with its findings. Should no definitive action, no approval, by local jurisdiction be received by the petitioner, this letter will terminate within one year from the date listed above. This letter is not assignable to a third party and is non-recordable. This letter will become immediately void upon recordation.

Should there be any questions please call me at 239-656-2228, or, if you prefer, I may be reached by email at [Steve.Sousa@lcec.net](mailto:Steve.Sousa@lcec.net).

Very truly yours,

  
Steve Sousa  
Right of Way Agent

LEE COUNTY ELECTRIC COOPERATIVE, INC.



3/12/2026

Peter M. Maastricht, P.E.  
Maastricht Engineering, Inc.  
7370 College Pkwy, STE 211  
Fort Myers, FL 33907  
[petem@maastricht-eng.com](mailto:petem@maastricht-eng.com)  
P 239.362.1605  
C 239.849.6805

**RE: REQUEST FOR LONO - LETTER OF NO OBJECTION**

Dear Peter Maastricht,

In response to your request regarding the vacation of a **25ft Drainage and Utility Easement** located in the rear (west) 25ft of the parcel (Lots 22-24) on Andalusia Blvd as presented on the print sent to this office, Lumen has no objection, providing there is no damage to Lumen aerial or buried fiber and copper facilities.

Please be advised that LUMEN **has aerial copper cabling on the poles in the 6ft PUEs along the west boundary of the property.**

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 completely reimbursed by owner/developer on the cost of relocating such facilities.

**Customer or Contractor, will need to call for Locates (Sunshine 811) prior to doing any work. Customer will be responsible for any damages to LUMEN utilities.**

If I can be of further assistance, feel free to email me at [Christopher.Faro@lumen.com](mailto:Christopher.Faro@lumen.com).

Sincerely,

A handwritten signature in black ink that reads "Christopher Faro". The signature is written in a cursive, flowing style.

Chris Faro  
Network Implementation Engineer I  
Lumen Technologies  
2820 Cargo St,  
Fort Myers, FL 33916  
Phone: +1 239-722-7139 | Teams: +1 239-791-1298



March 17, 2026

To: Peter M. Maastricht, P.E- MAASTRICHT ENGINEERING, INC.  
7370 College Parkway, Suite 211, Fort Myers, FL 33907  
[petem@maastricht-eng.com](mailto:petem@maastricht-eng.com), P 239.362.1605, C 239.849.6805

Re: Vacate of Easement  
Address: 1308 ANDALUSIA BLVD CAPE CORAL FL 33909  
**Strap number:** 06-44-24-C1-02099.0220  
**Folio number:** 10156478

To Whom It May Concern,

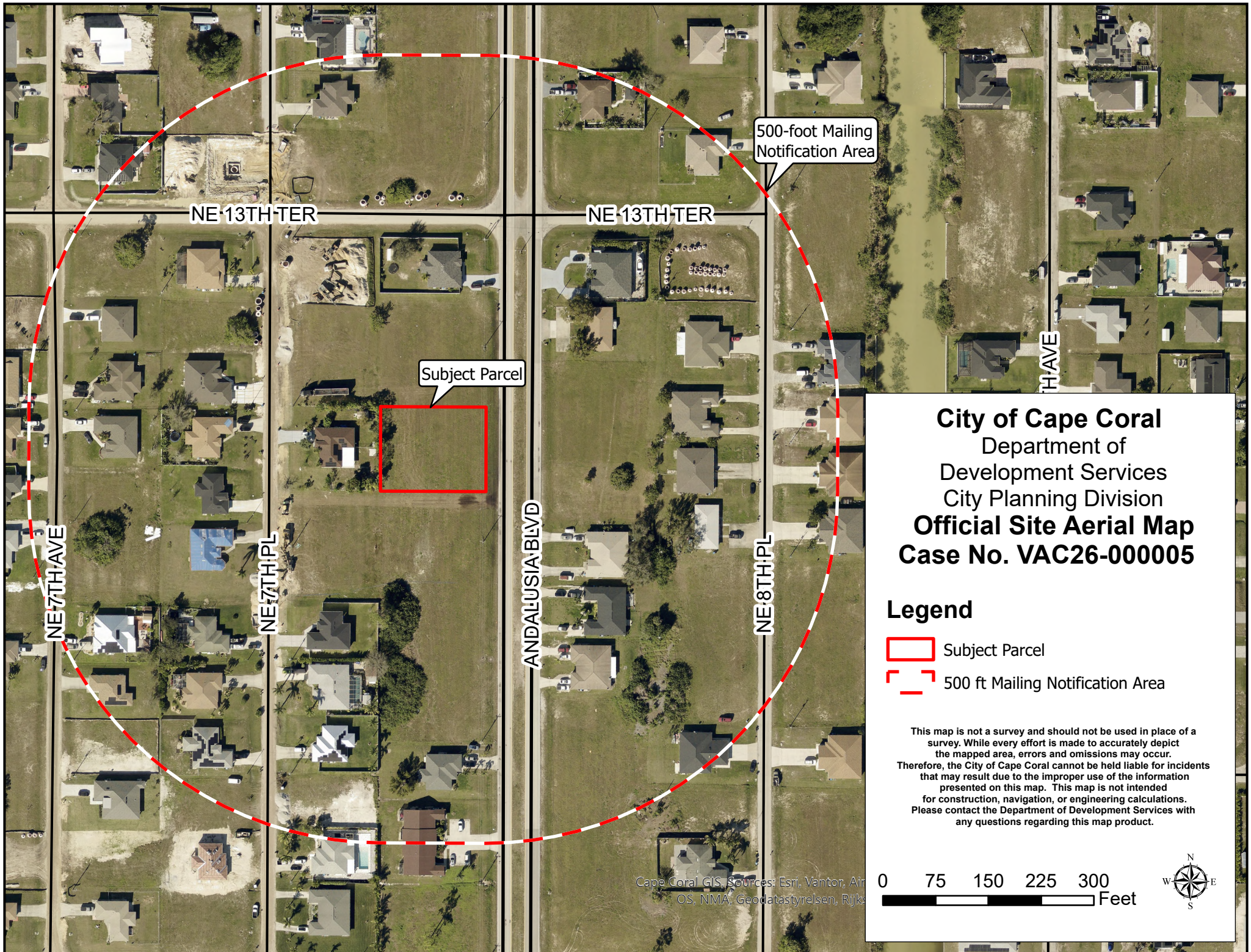
Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the vacate of easement at the above referenced location. After reviewing the documents provided, PGS has NO objection to this request. PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Briana Velez". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Briana Velez  
Peoples Gas Systems- Engineering  
8416 Palm River Rd, Tampa FL 33619  
Office: (813)275-3700 ext:53700  
Cell: (813)460-2040



500-foot Mailing  
Notification Area

NE 13TH TER

NE 13TH TER

NE 8TH PL

ANDALUSIA BLVD

NE 8TH PL

NE 7TH PL

NE 7TH AVE

Subject Parcel

**City of Cape Coral**  
Department of  
Development Services  
City Planning Division  
**Official Site Aerial Map**  
**Case No. VAC26-000005**

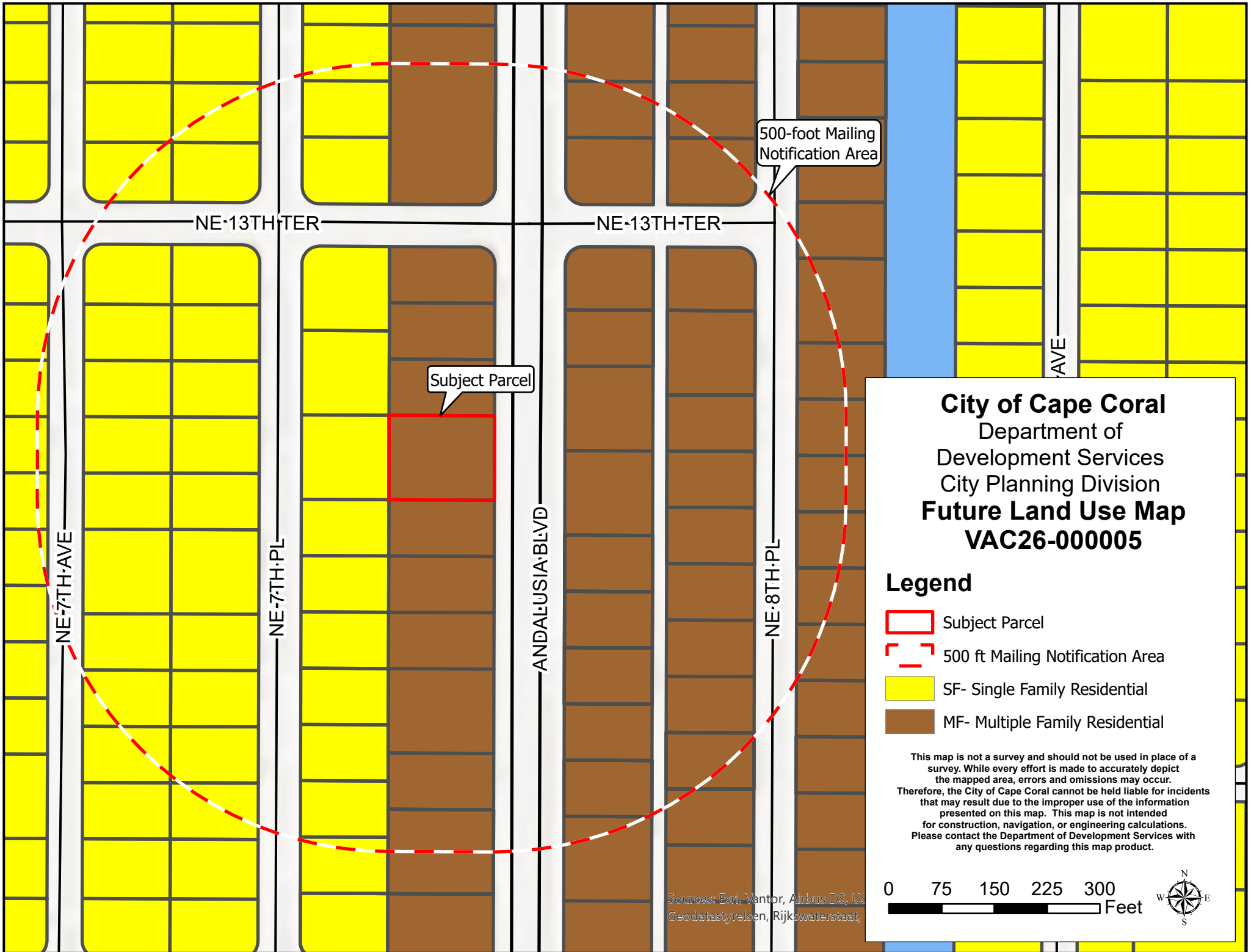
**Legend**

-  Subject Parcel
-  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, Geodastystelsen, Rijkswaterstaat





500-foot Mailing Notification Area

Subject Parcel

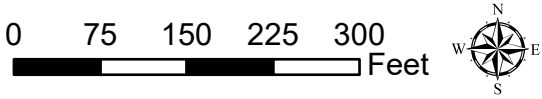
**City of Cape Coral**  
Department of  
Development Services  
City Planning Division  
**Future Land Use Map**  
**VAC26-000005**

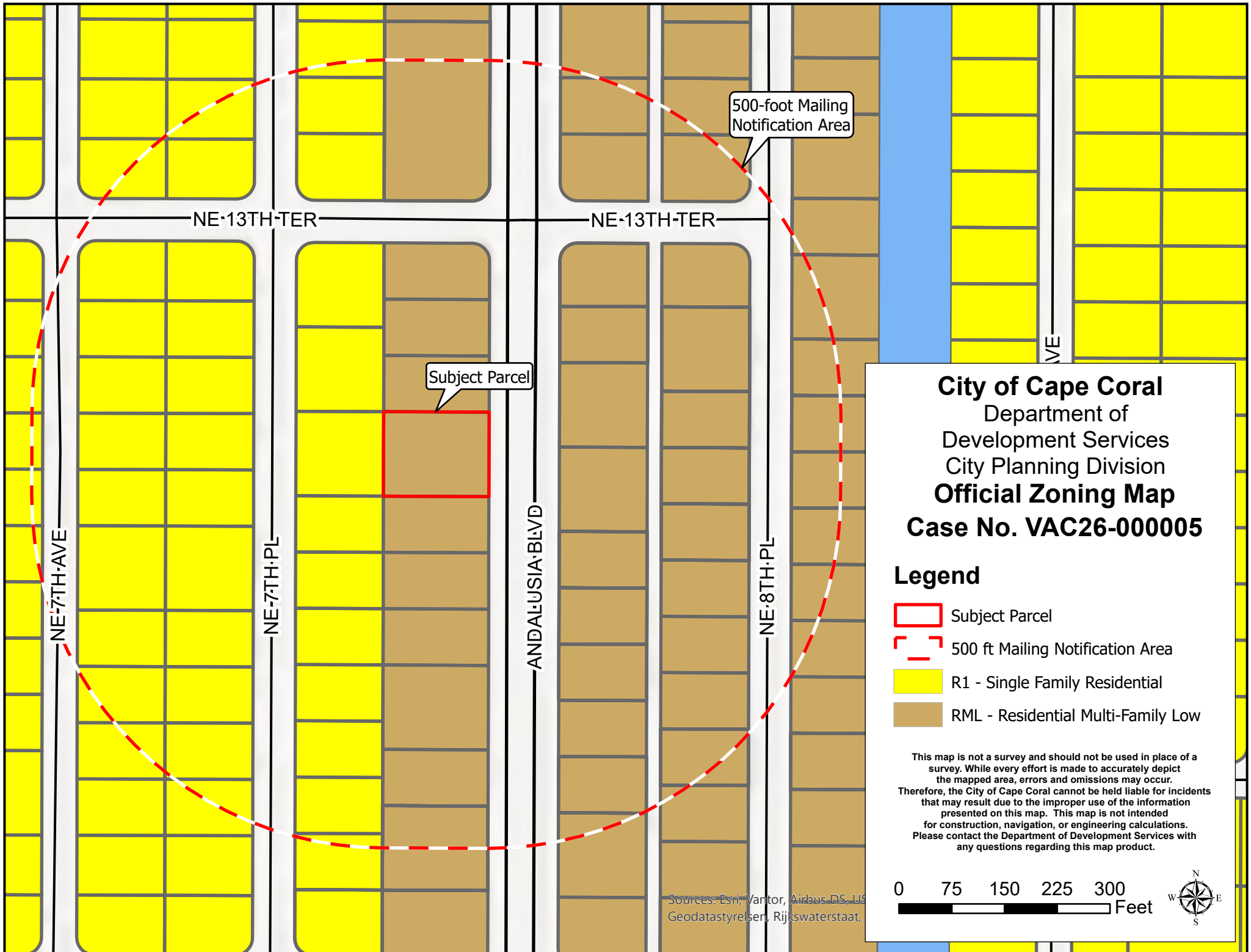
**Legend**

-  Subject Parcel
-  500 ft Mailing Notification Area
-  SF- Single Family Residential
-  MF- Multiple Family Residential

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





500-foot Mailing Notification Area

Subject Parcel

**City of Cape Coral**  
 Department of  
 Development Services  
 City Planning Division  
**Official Zoning Map**  
**Case No. VAC26-000005**

**Legend**

- Subject Parcel
- 500 ft Mailing Notification Area
- R1 - Single Family Residential
- RML - Residential Multi-Family Low

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

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

0 75 150 225 300 Feet

