



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

VACATION REQUIREMENTS

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

1. ☐ Application, Acknowledgement Form, Authorization to Represent.
 - All forms must be filled out completely and legible.
 - All forms must be signed by the property owner(s) and must be notarized.
 - If the owner does not own the property in his/her personal name (e.g. LLC, trust, etc.), the owner must sign all applicable forms in his/her corporate capacity.
 - If the authorized representative is an attorney, the application and the Acknowledgement Form may be signed by the attorney, and an Authorization to Represent Property Owner Form is not required.
2. ☐ Letter of intent clearly identifying the request and why the vacation is sought.
3. ☐ Proof of title to the tract or parcel of land covered by the plat or, of the plat of which vacation is sought.
4. ☐ Letters of approval from the following utility companies:

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

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



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If the owner does not own the property in his/her personal name, the owner must sign all applicable forms in his/her corporate capacity.

The owner of this property, or the applicant agrees to conform to all applicable laws of the City of Cape Coral and to all applicable Federal, State, and County laws and certifies that all information supplied is correct to the best of their knowledge.

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

Connie Barron
OWNER'S NAME (TYPE OR PRINT)

Connie Barron
OWNER'S SIGNATURE

OWNER'S NAME (TYPE OR PRINT)

OWNER'S SIGNATURE

APPLICANT NAME (TYPE OR PRINT)

APPLICANT SIGNATURE

I have read and understand the above instructions. Hearing date(s) will be confirmed when I receive a copy of the Notice of Public Hearing stipulating the day and time of any applicable hearings.



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AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Mike Struve, City Planning Division
(Name of person giving presentation)

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

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

UNIT 5,6 BLOCK 81-84 LOT(S) Multiple SUBDIVISION Cape Coral

OR LEGAL DESCRIPTION _____

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

Connie Barron
PROPERTY OWNER (Please Print)

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

PROPERTY OWNER (Please Print)

PROPERTY OWNER (Signature & title)

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



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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 6th Day
of May, 2026.

City of Cape Coral
CORPORATION/COMPANY NAME

Connie Barron
OWNER'S NAME (TYPE or PRINT)

Connie Barron
OWNER'S SIGNATURE

DOCUMENTARY EVIDENCE (LDC, Section 3.1.11F.6)

A copy of all documentary evidence shall be made available to the decision-making body or the Hearing Examiner and to staff no later than three business days prior to the hearing of the application. This requirement includes information that the applicant intends to present at public hearing.

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

Connie Barron
OWNER/APPLICANT
(PLEASE TYPE OR PRINT)

Connie Barron
OWNER/APPLICANT SIGNATURE



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

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

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

A. General.

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

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

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



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

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

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

CURVE#	ARC LENGTH	RADIUS	DELTA
C1	39.53'	25.00'	90°35'59"
C2	39.01'	25.00'	89°24'01"
C3	38.20'	37.74'	58°00'00"
C4	39.01'	25.00'	89°24'01"
C5	53.23'	25.00'	122°00'00"
C6	25.31'	25.00'	58°00'00"
C7	39.53'	25.00'	90°35'59"
C8	39.01'	25.00'	89°24'01"
C9	53.23'	25.00'	122°00'00"
C10	25.31'	25.00'	58°00'00"
C11	39.53'	25.00'	90°35'59"
C12	39.27'	25.00'	90°00'00"
C13	13.96'	25.00'	31°59'43"
C14	25.31'	25.00'	58°00'00"
C15	27.93'	50.00'	32°00'06"

1-9 NOTHING PLOTTABLE AS TO THE MATTERS OF SURVEY.

- PARCEL AREAS:

PARCELS 1-8 BLOCK 81 Area: 282760 sq ft, 6.4913 acres
PARCELS 9-22, BLOCK 82 Area: 264044 sq ft, 6.0616 acres
PARCELS 23, 24, 28-30, BLOCK 83 (SOUTH) Area: 76655 sq ft, 1.7598 acres
PARCELS 25-27, BLOCK 83 (NORTH) Area: 50576 sq ft, 1.1611 acres
PARCELS 31-43, BLOCK 84 Area: 141892 sq ft, 3.2574 acres

TOTAL AREA: 815927 sq ft, 18.7311 acres

1. ZONING AND SETBACK INFORMATION PROVIDED BY THE CITY OF CAPE CORAL PLANNING DEPARTMENT ON 08/28/2024
2. ZONED MIXED-USE BIMINI DISTRICT (MXB)
3. LAND USE CLASSIFICATION COMMERCIAL/PROFESSIONAL

4. PROPERTY SETBACK(S): FRONT (WEST): 8-12 FEET
REAR (EAST): 0 OR 5 FEET (ALLEY) 0-5 FEET (WATERFRONT)
SIDE (NORTH): 0 OR 5 FEET
SIDE (SOUTH): 0 FEET
HEIGHT RESTRICTIONS: 160 FEET OR 12 STORIES

Parcel 1:
Lots 1 through 5, Lots 10 through 25 and Lots 44 through 59, Block 81, Cape Coral Subdivision, Unit 6, Part 1, according to the plat thereof, as recorded in Plat Book 11, Page(s) 45 through 47, of the Public Records of Lee County, Florida.

Parcel 2:
Lots 6 and 7, Block 81, Cape Coral Subdivision, Unit 6, Part 1, according to the plat thereof, as recorded in Plat Book 11, Page(s) 45 through 47, of the Public Records of Lee County, Florida.

1. BEARINGS SHOWN HEREIN REFERENCE THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, NATIONAL GEODETIC SURVEY HIGH REFERENCE NETWORK CONTROL POINTS "HOLT" AND "MARHENKE", WITH THE CENTERLINE OF CAPE CORAL PARKWAY BEING NORTH 89°24'01" WEST.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
3. THIS SURVEY IS INTENDED TO BE PLOTTED ON ARCH D, 24"x36" SIZE PAPER AT THE SCALE NOTED. A REDUCTION/ENLARGEMENT IN PAPER SIZE WILL EFFECT THE SCALE OF THE DRAWING AND LEGIBILITY OF THE TEXT. A BAR SCALE IS PROVIDED.
4. IMPROVEMENTS OTHER THAN THOSE SHOWN WERE NOT LOCATED.
5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
6. ELEVATIONS ARE NOT SHOWN ON THIS SURVEY.
7. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
8. NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS PART OF THIS SURVEY UNLESS OTHERWISE SHOWN. TREES AND SHRUBS WERE NOT LOCATED UNLESS SHOWN HEREON.
9. AMERICAN LAND TITLE ASSOCIATION COMMITMENT PREPARED BY FLORIDA HOMETOWN TITLE & ESCROW LLC, COMMITMENT NUMBER: FLO-02-24-4309, PREPARED FOR CITY OF CAPE CORAL, A FLORIDA MUNICIPAL CORPORATION, HAVING AN EFFECTIVE DATE JULY 2024 AT 8:00 AM.

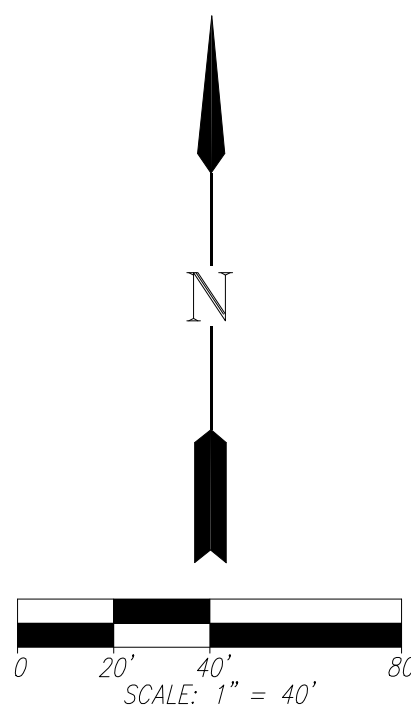
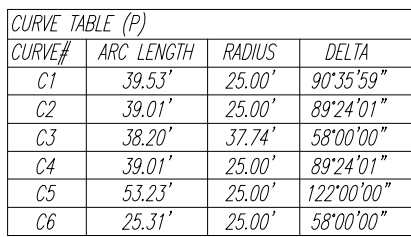
TO CITY OF CAPE CORAL, A FLORIDA MUNICIPAL CORPORATION, AND INTERNATIONAL CAPITAL INVESTMENT COMPANY III, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

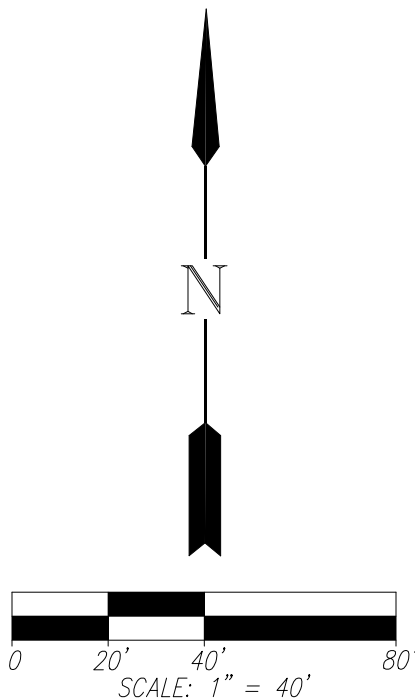
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(1), 7c, 8, 9, 11a, 13, & 15 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 6, 2023. DATE OF PLAT OR MAP: OCTOBER 13, 2023.

WILLIAM B. NIX STATE OF FLORIDA
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



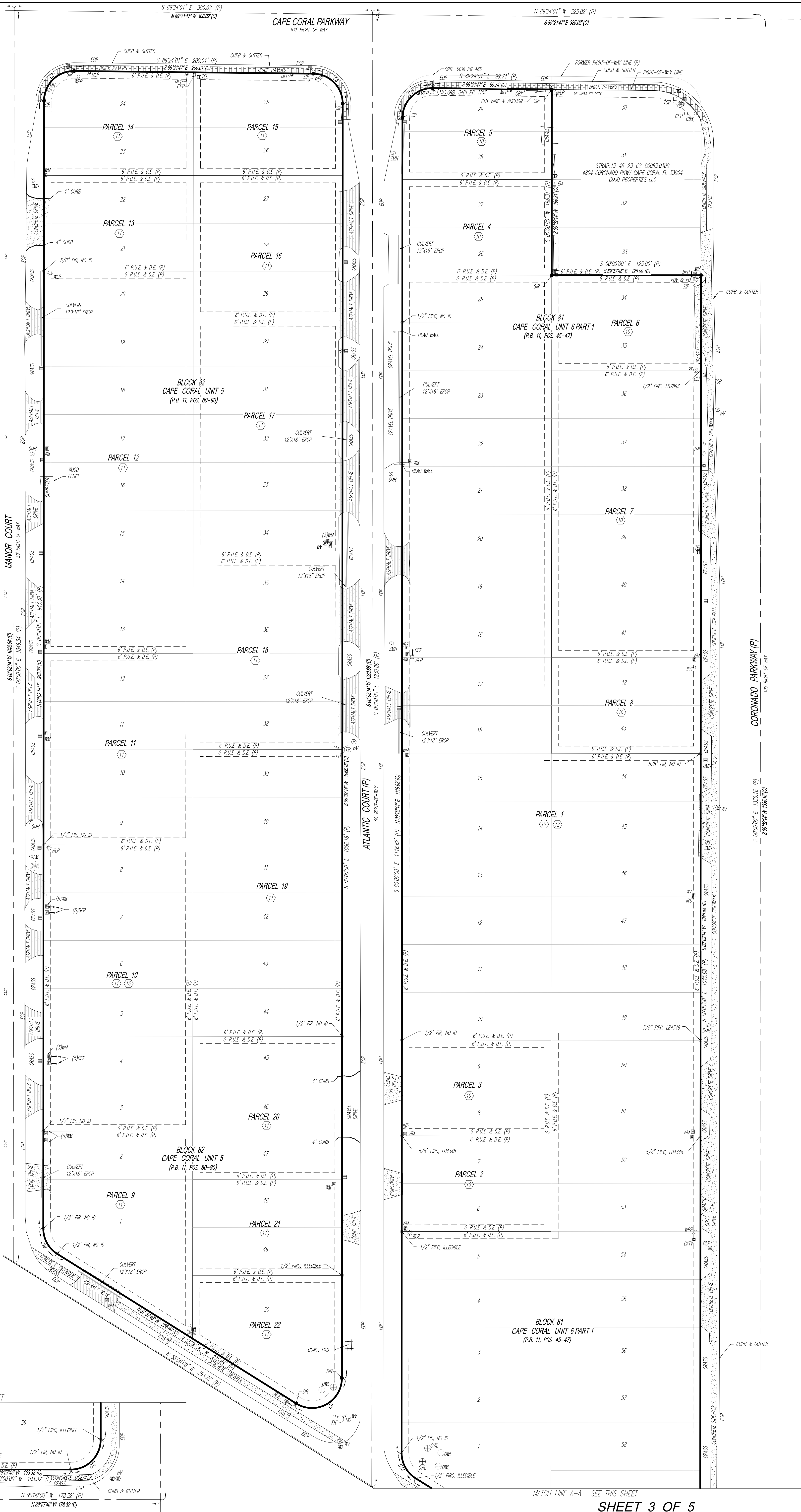
Cape Coral





CURVE TABLE (C)					
CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD TANGENT
C7	39.53'	25.00'	90°35'59"	N 45°20'13" E	35.54'
C8	39.01'	25.00'	89°24'01"	S 44°39'47" E	35.17'
C9	53.23'	25.00'	122°00'00"	S 61°02'14" W	43.73'
C10	25.31'	25.00'	58°00'00"	N 28°57'46" W	24.24'
C11	39.53'	25.00'	90°35'59"	N 45°20'13" E	35.54'
C12	39.27'	25.00'	90°00'00"	S 45°02'14" W	35.36'
C13	13.96'	25.00'	31°59'43"	N 73°57'55" W	13.78'
C14	25.31'	25.00'	58°00'00"	N 28°57'46" W	24.24'
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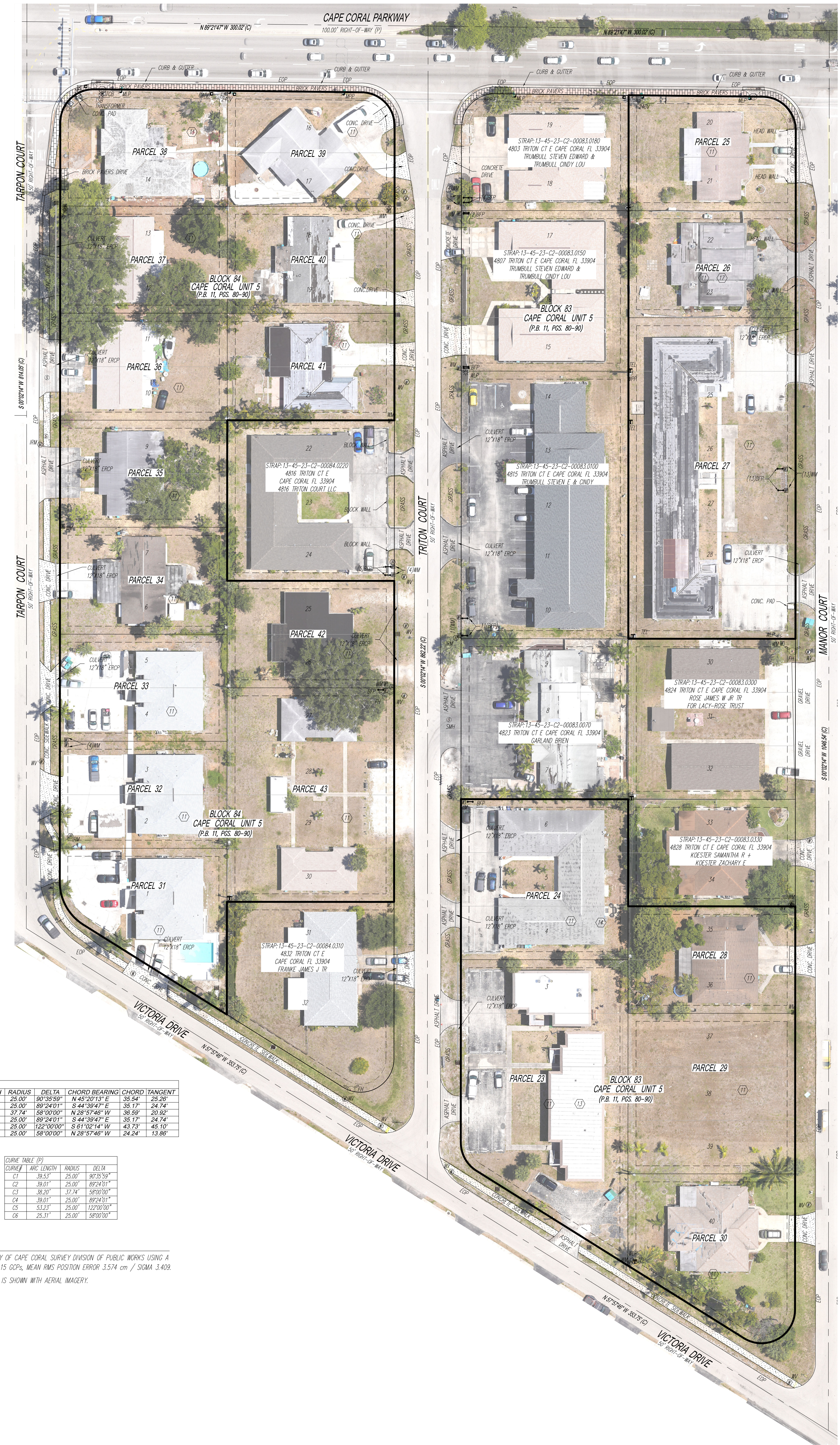


SHEET 3 OF 5

DATE OF COMPLETION	CALCULATED BY:	WL							
09/03/2023	CHECKED BY:	KA							
FY -SURVEY WORK ORDER NUMBER:	DRAWN BY:	WL							
24-054	APPROVED:	WBN							
	SCALE:	1"=40'	REVISION	DATE	DESCRIPTION	BY			

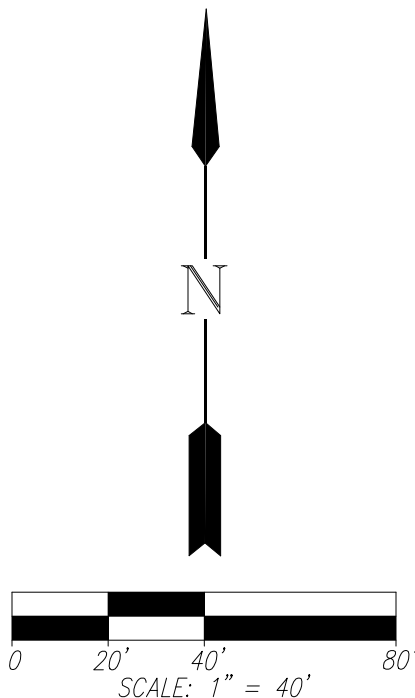
Cape Coral
FLORIDA
PUBLIC WORKS DEPARTMENT
815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990
PHONE: (239) 574-0701

SPECIFIC PURPOSE SURVEY		
ALL OF BLOCK 81, 82, 83 & 84 CAPE CORAL UNITS 5 & 6, PB 11, PGS. 80-90&45-47 SECTION 13 & 14, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA		
FIELD BOOK(S) / PAGE(S): F.B. 502 & 53, PGS. 72-77 & 35	SURVEY JOB: 2023-0054	DRAWING NUMBER: CC-24-0054.DWG



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1. AERIAL IMAGE WAS DERIVED FROM DATA COLLECTED BY THE CITY OF CAPE CORAL SURVEY DIVISION OF PUBLIC WORKS USING A WINGTRACON GENII DRONE WITH A SONY A7R MARK IV CAMERA. 15 GCPs, MEAN RMS POSITION ERROR 3.574 cm / SIGMA 3.409.
2. INTERIOR IMPROVEMENTS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY IS SHOWN WITH AERIAL IMAGERY.

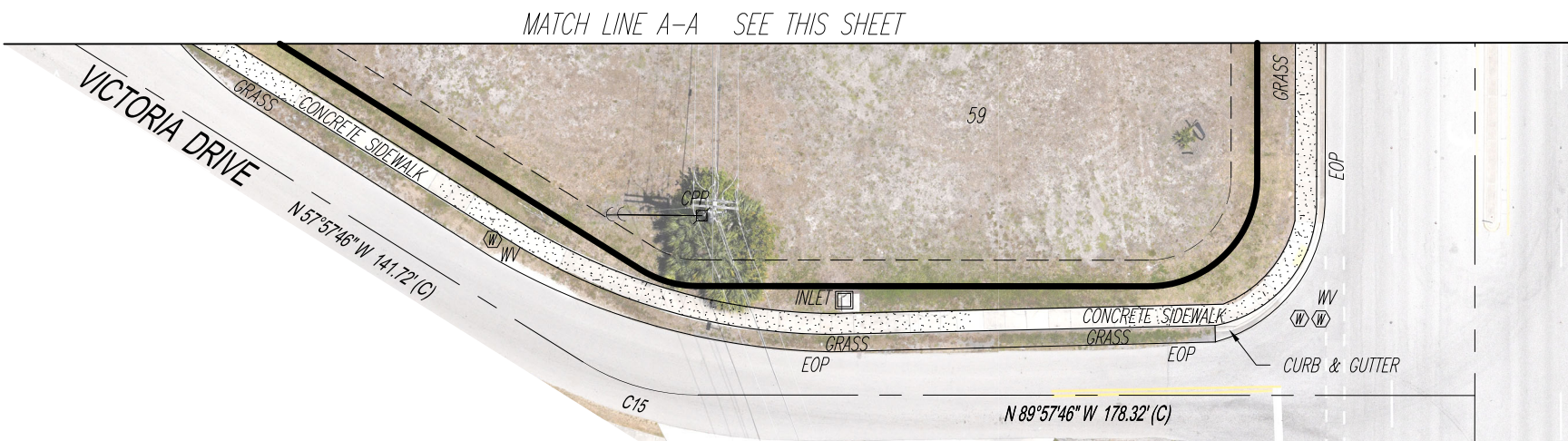


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NOTES

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09/03/2023	CHECKED BY:	KA					
FY -SURVEY WORK ORDER NUMBER:	DRAWN BY:	WL					
24-054	APPROVED:	WBN					
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SPECIFIC PURPOSE SURVEY
ALL OF BLOCK 81, 82, 83 & 84
CAPE CORAL UNIT 5 & 6, PB 11, PGS. 80-90&45-47
SECTION 13 & 14, TOWNSHIP 45 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

FIELD BOOK(S) / PAGE(S): F.B. 502 & 53, PGS 72-77 & 35	SURVEY JOB: 2023-0054	DRAWING NUMBER: CC-24-0054.DWG
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February 24th, 2026

Attn: Zachary Gogel

RE- Letter of No Objection – Block 81, Cape Coral Unit 6, Part 1 Block 82 and Block 84 in Cape Coral Unit 5 And portions of Block 83 in Cape Coral Unit 5

Dear Zachary Gogel,

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.

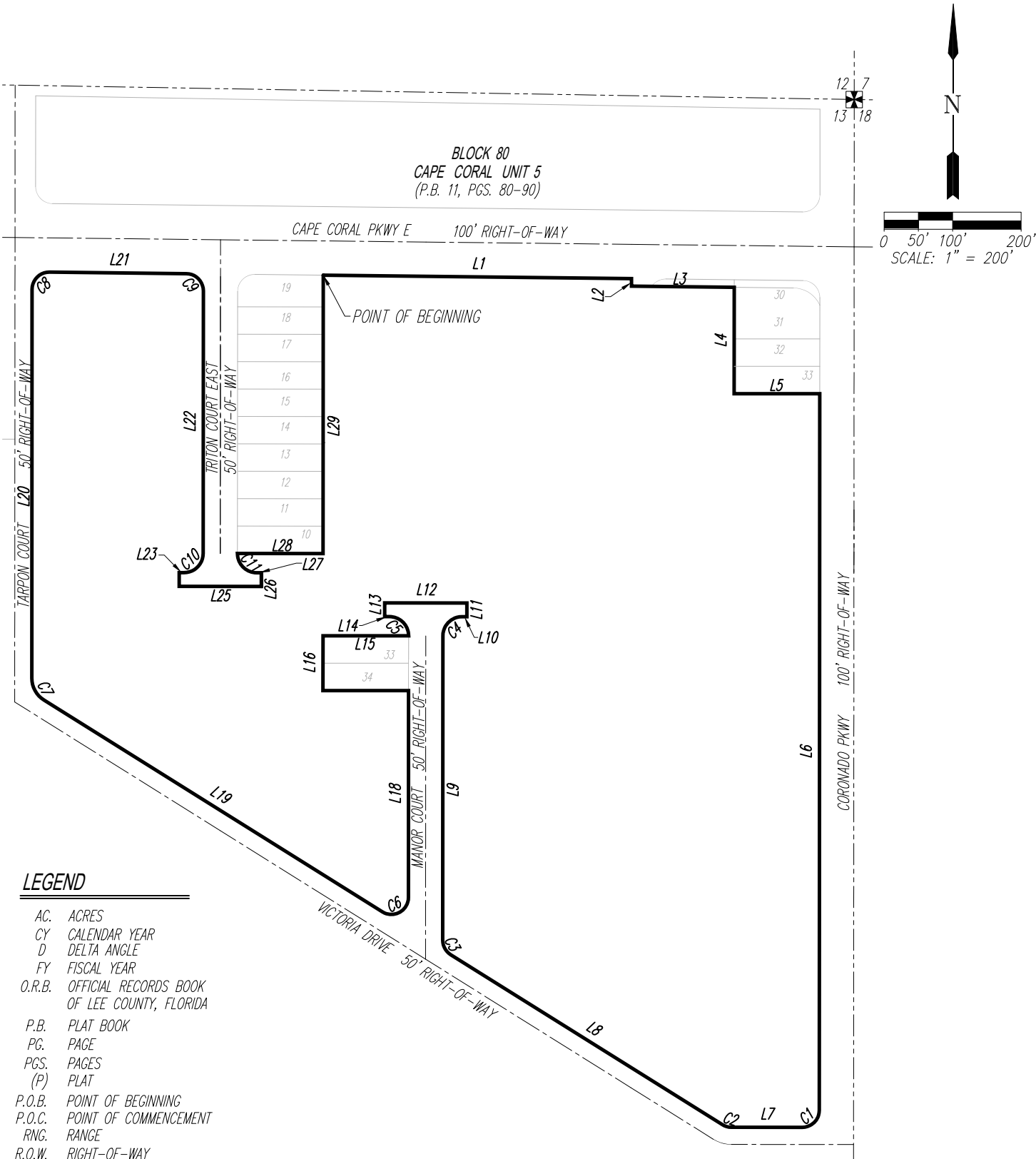
It is the intent and understanding of Comcast that this vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area. This vacation response is submitted WITH THE STIPULATION that If Comcast facilities are found and/or damaged within the area as described,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



SURVEYORS NOTES:

- 1) THIS IS A SKETCH OF DESCRIPTION, THE PURPOSE OF THIS SKETCH IS TO DEFINE THE AREA OF THE FUTURE LAND USE MAP FOR COMMERCIAL PROFESSIONAL
- 2) INSTRUMENTS OF RECORD REFLECTING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN HEREON.
- 3) BEARINGS SHOWN HEREON REFERENCE THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, NATIONAL GEODETIC SURVEY HIGH REFERENCE NETWORK CONTROL POINTS "HOLT" AND "MARHENKE"; WITH THE CENTERLINE OF CAPE CORAL PARKWAY BEING NORTH 89°24'01" WEST.
- 4) THIS IS NOT A SURVEY
- 5) LEGAL DESCRIPTION SHOWN ON PAGE 2 OF 3
- 6) TOTAL AREA =971405.8 SQUARE FEET, 22.300 ACRES +/-

SURVEYORS CERTIFICATION:

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

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

SHEET 1 OF 3

CY - PROJECT NUMBER: 2026-0016 FY -SURVEY WORK ORDER NUMBER: 26-016	CALCULATED BY: WL	 PUBLIC WORKS DEPARTMENT 815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990 PHONE: (239) 574-0701	SKETCH TO ACCOMPANY DESCRIPTION		
	CHECKED BY: WL		ALL OF BLOCK 81, 82, 83, & 84 CAPE CORAL UNIT 5&6, P.B. 11, PGS. 80-90&45-47 PORTION OF SECTION 13 & 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA		
	DRAWN BY: WL		FIELD BOOK(S) / PAGE(S):		
	APPROVED: WBN		SURVEY JOB: 2026-0016		
SCALE: 1"=200'				DRAWING NUMBER: CC-26-0016.DWG	

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL, BEING A PART OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 23 EAST, AND FURTHER PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 19 BLOCK 83, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CAPE CORAL PARKWAY HAVING A 100 FEET PUBLIC RIGHT OF WAY AS SHOWN ON THE PLAT OF CAPE CORAL, UNIT 5, RECORDED IN PLAT BOOK 11 AT PAGES 80 THROUGH 90 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 89°21'47" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 450.02 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S 00°02'14" W FOR A DISTANCE OF 11.00 FEET; THENCE S 89°21'47" E FOR A DISTANCE OF 150.01 FEET; THENCE S 00°02'12" W FOR A DISTANCE OF 155.31 FEET; THENCE S 89°57'46" E FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CORONADO PARKWAY HAVING A 100 FEET PUBLIC RIGHT OF WAY; THENCE S 00°02'14" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 1045.68 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; A CHORD OF 35.36 FEET, A CHORD BEARING OF S 45°02'14" W, WITH AN ARC LENGTH OF 39.27 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VICTORIA DRIVE HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE N 89°57'46" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 103.32 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.01 FEET, A CENTRAL ANGLE OF 31°59'43"; A CHORD OF 13.78 FEET, A CHORD BEARING OF N 73°57'55" W, WITH AN ARC LENGTH OF 13.96 FEET; THENCE CONTINUING N 57°57'47" W FOR A DISTANCE OF 467.76' FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 58°00'00"; A CHORD OF 24.24 FEET, A CHORD BEARING OF N 28°57'46" W, WITH AN ARC LENGTH OF 25.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MANOR COURT HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE N 00°02'14" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 444.08 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 28 FEET, A CENTRAL ANGLE OF 90°00'00"; A CHORD OF 39.60 FEET, A CHORD BEARING OF N 45°02'14" E, WITH AN ARC LENGTH OF 43.98 FEET; THENCE S 89°57'46" E A FOR DISTANCE OF 7.00 FEET; THENCE N 00°02'14" E A FOR DISTANCE OF 20.00 FEET; THENCE N 89°57'46" W FOR A DISTANCE OF 120.00 FEET; THENCE S 00°02'14" W A DISTANCE OF 20.00 FEET; THENCE S 89°57'46" E FOR A DISTANCE OF 7.00 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 90°00'00"; A CHORD OF 39.60 FEET, A CHORD BEARING OF S 44°57'46" E, WITH AN ARC LENGTH OF 43.98 FEET; THENCE N 89°57'46" W FOR A DISTANCE OF 125.00 FEET; THENCE S 00°02'14" W FOR A DISTANCE OF 80.00 FEET; THENCE S 89°57'46" E A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MANOR COURT HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE S 00°02'14" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 301.60 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 122°00'00"; A CHORD OF 43.73 FEET, A CHORD BEARING OF S 61°02'14" W, WITH AN ARC LENGTH OF 53.23 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VICTORIA DRIVE HAVING A 50 FEET PUBLIC RIGHT-OF-WAY; THENCE N 57°57'46" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 582.53 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 37.74 FEET, A CENTRAL ANGLE OF 58°00'00"; A CHORD OF 36.59 FEET, A CHORD BEARING OF N 28°57'46" W, WITH AN ARC LENGTH OF 38.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TARPON COURT HAVING A 50 FEET PUBLIC RIGHT-OF-WAY; THENCE N 00°02'14" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 567.59 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°35'59"; A CHORD OF 35.54 FEET, A CHORD BEARING OF N 45°20'13" E, WITH AN ARC LENGTH OF 39.53 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CAPE CORAL PARKWAY HAVING A 100 FEET PUBLIC RIGHT-OF-WAY; THENCE S 89°21'47" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 200.01 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°24'01"; A CHORD OF 35.17 FEET, A CHORD BEARING OF S 44°39'47" E, WITH AN ARC LENGTH OF 39.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TRITON COURT EAST HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE S 00°02'14" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 383.40 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 90°00'00"; A CHORD OF 39.60 FEET, A CHORD BEARING OF S 45°02'14" W, WITH AN ARC LENGTH OF 43.98 FEET; THENCE N 89°57'46" W FOR A DISTANCE OF 7.00 FEET; THENCE S 00°02'14" W FOR A DISTANCE OF 20.00 FEET; THENCE S 89°57'46" E A DISTANCE OF 120.00 FEET; THENCE N 00°02'14" E A DISTANCE OF 20.00 FEET; THENCE N 89°57'46" W FOR A DISTANCE OF 7.00 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 90°00'00"; A CHORD OF 39.60 FEET, A CHORD BEARING OF N 44°57'46" W, WITH AN ARC LENGTH OF 43.98 FEET TO A POINT ON THE SOUTHEAST CORNER OF LOT 10 BLOCK 83; THENCE S 89°57'46" E FOR A DISTANCE OF 125.00 FEET; THENCE N 00°02'14" E FOR A DISTANCE OF 406.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19 BLOCK 83, ALSO BEING THE **POINT OF BEGINNING**.

RESERVING 6.00 FOOT WIDE EASEMENTS AROUND THE PERIMETER OF THE HEREIN DESCRIBED PARCEL AND ALONG THE EAST SIDE OF LOTS 7 THROUGH 9 AND THE WEST SIDE OF LOTS 20 THROUGH 32, BLOCK 83, CAPE CORAL UNIT 5 RECORDED IN PLAT BOOK 11, PAGES 80 THROUGH 90 AND ALONG THE EAST SIDE OF LOTS 1 THROUGH 25, AND THE WEST SIDE OF LOTS 34 THROUGH 59, BLOCK 81, CAPE CORAL UNIT 6 PART 1, RECORDED IN PLAT BOOK 11,PAGES 4 THROUGH 47, ALL RECORDED WITHIN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD

PARCEL CONTAINS AREA OF 971405.8 SQUARE FEET, 22.300 ACRES +/-

SHEET 2 OF 3

CY – PROJECT NUMBER:			CALCULATED BY:			WL			 PUBLIC WORKS DEPARTMENT 815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990 PHONE:(239) 574-0701			LEGAL DESCRIPTION					
2026-0016			CHECKED BY:			WL						ALL OF BLOCK 81, 82, 83, & 84 CAPE CORAL UNIT 5&6, P.B. 11, PGS. 80-90&45-47 PORTION OF SECTION 13 & 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA					
FY –SURVEY WORK ORDER NUMBER:			DRAWN BY:			WL						FIELD BOOK(S) / PAGE(S):					
26-016			APPROVED:			WBN											
			SCALE:						DRAWING NUMBER: CC-26-0016.DWG								

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°21'47" E	450.02'
L2	S 00°02'14" W	11.00'
L3	S 89°21'47" E	150.01'
L4	S 00°02'12" W	155.31'
L5	S 89°57'46" E	125.00'
L6	S 00°02'14" W	1045.68'
L7	N 89°57'46" W	103.32'
L8	N 57°57'47" W	467.76'
L9	N 00°02'14" E	444.08'
L10	S 89°57'46" E	7.00'
L11	N 00°02'14" E	20.00'
L12	N 89°57'46" W	120.00'
L13	S 00°02'14" W	20.00'
L14	S 89°57'46" E	7.00'
L15	N 89°57'46" W	125.00'
L16	S 00°02'14" W	80.00'
L17	S 89°57'46" E	125.00'
L18	S 00°02'14" W	301.60'
L19	N 57°57'46" W	582.53'
L20	N 00°02'14" E	567.59'
L21	S 89°21'47" E	200.01'
L22	S 00°02'14" W	383.40'
L23	N 89°57'46" W	7.00'
L24	S 00°02'14" W	20.00'
L25	S 89°57'46" E	120.00'
L26	N 00°02'14" E	20.00'
L27	N 89°57'46" W	7.00'
L28	S 89°57'46" E	125.00'
L29	N 00°02'14" E	406.31'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 45°02'14" W	90°00'00"
C2	25.01'	13.96'	13.78'	N 73°57'55" W	31°59'43"
C3	25.00'	25.31'	24.24'	N 28°57'46" W	58°00'00"
C4	28.00'	43.98'	39.60'	N 45°02'14" E	90°00'00"
C5	28.00'	43.98'	39.60'	S 44°57'46" E	90°00'00"
C6	25.00'	53.23'	43.73'	S 61°02'14" W	122°00'00"
C7	37.74'	38.20'	36.59'	N 28°57'46" W	58°00'00"
C8	25.00'	39.53'	35.54'	N 45°20'13" E	90°35'59"
C9	25.00'	39.01'	35.17'	S 44°39'47" E	89°24'01"
C10	28.00'	43.98'	39.60'	S 45°02'14" W	90°00'00"
C11	28.00'	43.98'	39.60'	N 44°57'46" W	90°00'00"

February 27, 2026

Mr. Zachary Gogel
Project Manager
South Cape Community Redevelopment Agency
1015 Cultural Park Boulevard,
Cape Coral, FL 33990

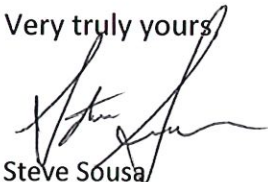
Re: Letter of No Objection to Vacation of the road right-of-way and easements located within:
Block 81, Cape Coral Unit 6, Part 1
Block 82 and Block 84 in Cape Coral Unit 5
And portions of Block 83 in Cape Coral Unit 5

After reviewing your request and related documents, we confirm that LCEC has no objection to the vacation of the road right-of-way and public utility and drainage easements as submitted on the site plan. However, easements must be reserved for existing utilities.

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 or via email at Steve.Sousa@lcec.net.

Very truly yours,



Steve Sousa
Right of Way Agent

LEE COUNTY ELECTRIC COOPERATIVE, INC.



04/06/2026

Community Redevelopment Agency
ATTN: Zachary Gogel
1231 Lafayette Street
Cape Coral, FL 33904

No Reservations/No Objection

SUBJECT: Vacation of Road Right-of-Ways and P.U. & D.E. – Atlantic Ct, Manor Ct, Triton Ct E; Blocks 81–84, Cape Coral Units 5 & 6, Lee County, FL

To Whom It May Concern:

CENTURYLINK OF FLORIDA, INC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

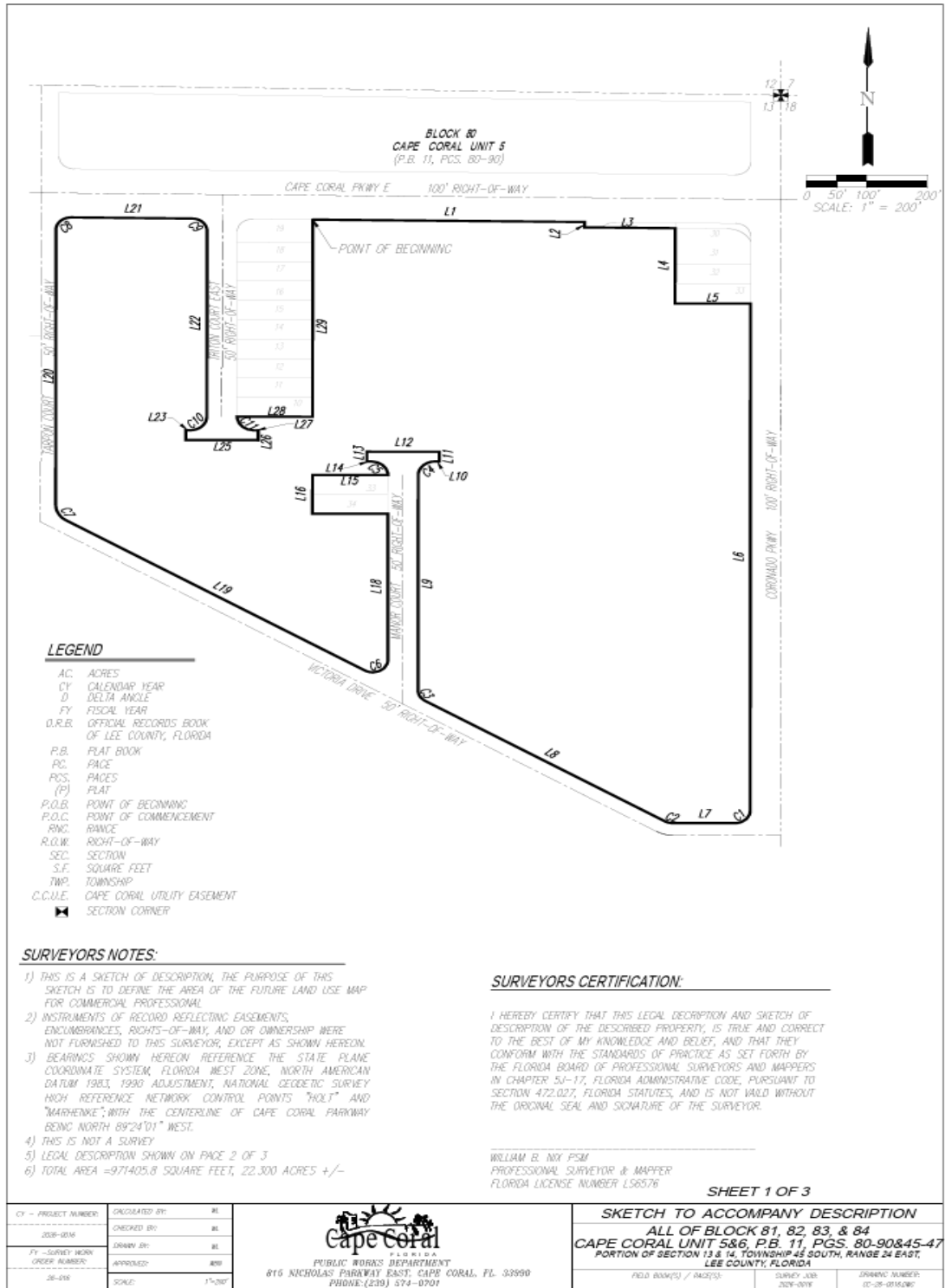
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities. If you have any questions, please contact Lily Boehmer at 623-703-5571, Lily.Boehmer@Lumen.com, or nre.easement@lumen.com.

Sincerely yours,

Lily Boehmer
Network Infrastructure Services
Lumen
P869522

EXHIBIT A



Review Date: August 4, 2026

Property Owner: City of Cape Coral

Applicant: City of Cape Coral

Authorized Rep: City Planning Division

Location: The vacation area is currently not addressed and consists of four parcels bound by Cape Coral Parkway to the north, Coronado Parkway to the east, Victoria Drive to the south, and Tarpon Court to the west. See Attachment #1 for detailed information on each parcel.

Request: The City requests to vacate the following:

1. Atlantic Court right-of-way between Lots 1-29 in Block 81 and Lots 25-50 in Block 82 totaling 1.33 acres;
2. Manor Court right-of-way and all underlying easements between Lots 12-24 in Block 82 and Lots 20-32 in Block 83 totaling 0.61 acres.
3. Triton Court East right-of-way between Lots 1-9 in Block 83 and Lots 26-32 in Block 84 totaling 0.44 acres.
4. Interior platted easements in Blocks 81-84 except for the six-foot-wide platted easements along the rear property lines of Lots 1-25 and 34-59 in Block 81.

Prepared By: Mike Struve, Planning Team Coordinator

Approved By: Amy Yearsley, Planning Manager

Street Frontage: Each City site has frontage on multiple public streets that include Cape Coral Parkway to the north and Victoria Drive to the south.

Utilities: Urban Service Infill Area

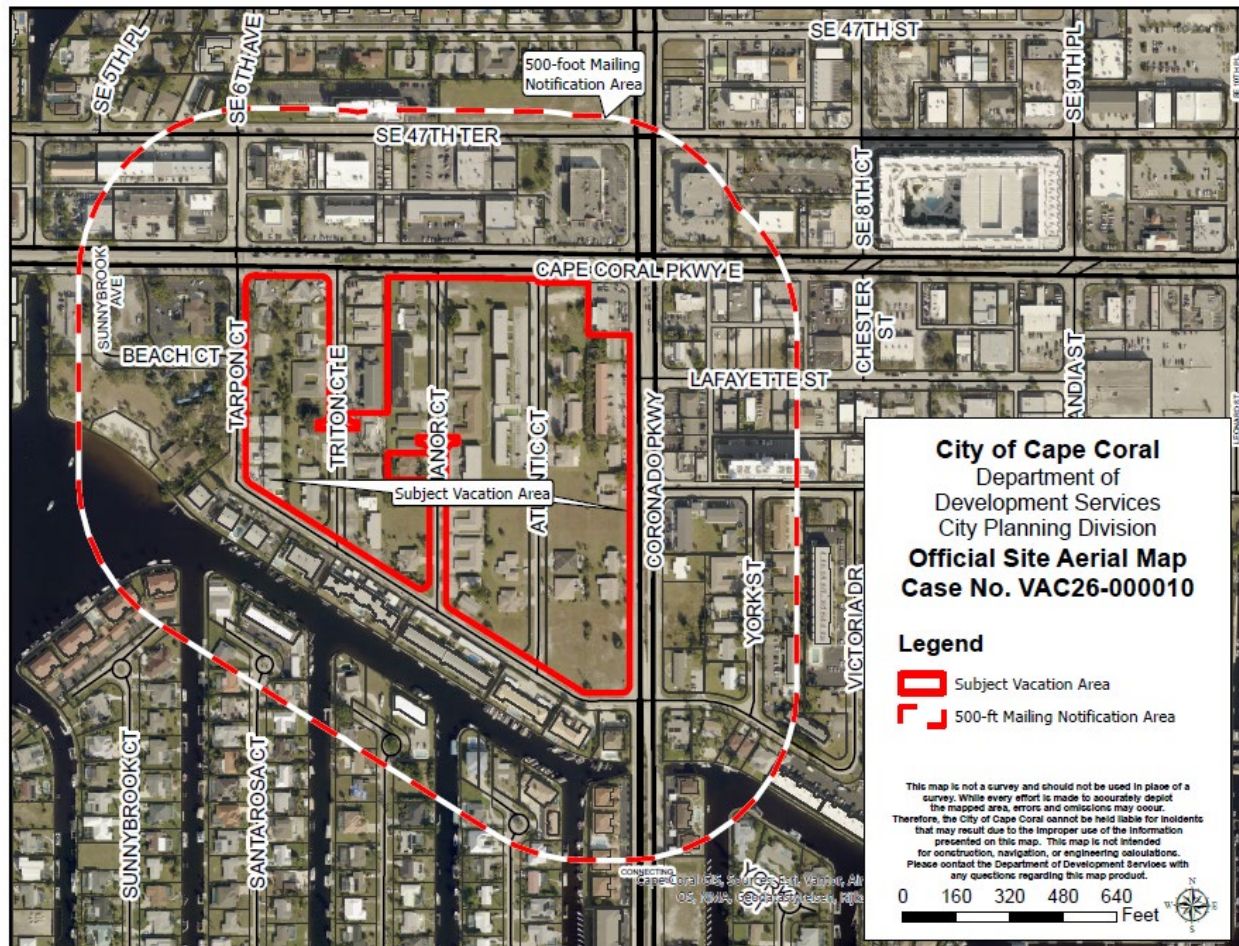
Recommendation: **Approval with conditions**

BACKGROUND

Between October 2024 and February 2025, the City of Cape Coral acquired about 20 acres of land south of Cape Coral Parkway East and north of Victoria Drive through five separate purchases. This land area located to the east of the Bimini Basin in the Community Redevelopment Area (CRA) is known as Bimini Basin East (Figure 1). Following the closing of these properties, the City demolished the residential buildings occupying all City-owned sites.

Bimini Basin East represents a major redevelopment opportunity for the City. It is anticipated the City will entertain one or more proposals from the private sector for redeveloping these properties into a walkable, mixed-use development, consistent with the City's vision for this area of the CRA.

Figure 1. Aerial map showing the Bimini Basin East project area outlined in red.



Atlantic Court, Manor Court, and Triton Court East are all local streets that are oriented north to south, connecting Cape Coral Parkway East with Victoria Drive. Each street has a 50-foot-wide right-of-way and each street lacks curb, gutter, and sidewalks. These streets do not comply with the current design for new local streets found in the Engineering and Design Standards (EDS) as the standard cross-section design requires a minimum right-of-way width of 60 feet, with an “F” curb, an eight-foot-wide grass strip, and a five-foot-wide sidewalk.

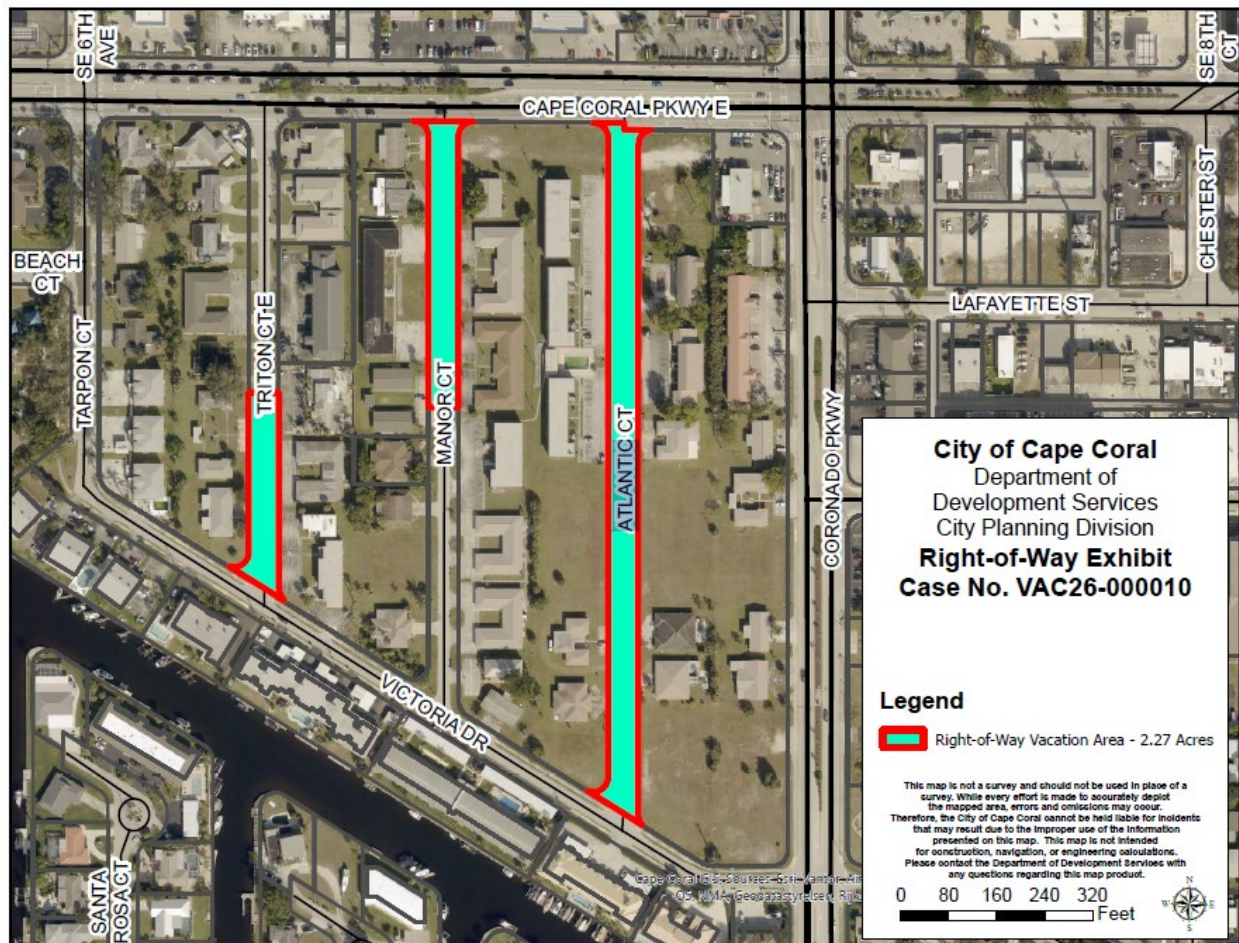
The City requests vacating street rights-of-way that include all of Atlantic Court along with portions of Manor Court and Triton Court East (Figure 2). The collective area of these rights-of-way vacations is about

2.38 acres. The City also requests vacating easements underlying the vacated right-of-way of Manor Court between Lots 12-24 in Block 82 and between Lots 20-32 in Block 83. Lastly, the City will vacate all interior platted easements on City-owned sites in Blocks 81-84 except for the six-foot-wide platted easements along the rear property lines of Lots 1-25 and 34-59 in Block 81. A six-foot-wide public utility and drainage easement will be retained around the perimeter of the consolidated City site following the vacation.

These vacations are sought to improve the redevelopment potential of the Bimini Basin East project area by accomplishing the following:

1. Eliminating street rights-of-way to assemble four existing sites owned by the City into one consolidated property.
2. Increasing the project area by over two acres by vacating unnecessary public rights-of-way.
3. Eliminating easements that are no longer needed and represent an encumbrance to redeveloping the site.

Figure 2. Street rights-of-way associated with Triton Court East, Manor Court, and Atlantic Court that will be vacated are shaded in green.



FUTURE LAND USE AND ZONING HISTORY

The FLUC of Block 81, Lots 1-27, was amended from Multi-Family to Downtown Mixed by Ordinance 109-05. The zoning of Lots 1-27 was amended from Multi-Family Residential (R-3) to Downtown Gateway (DG) by Ordinance 18-07, to SC by Ordinance 18-12, and to MXB by Ordinance 4-19.

The FLUC of Block 81, Lots 28-29, was amended from Commercial/Professional to Downtown Mixed by Ordinance 109-05. The zoning of Lots 28-29 was amended from R-3 to Professional Office (P-1) by Ordinance 99-88, to DG by Ordinance 18-07, to SC by Ordinance 18-12, and to MXB by Ordinance 4-19.

The FLUC of Block 81, Lots 30-35, was amended from Commercial/Professional to Downtown Mixed by Ordinance 109-05. The zoning of Lots 30-35 was amended from Pedestrian Commercial (C-1) to DG by Ordinance 18-07, to SC by Ordinance 18-12, and to MXB by Ordinance 4-19.

The FLUC of Block 81, Lots 36-41, was amended from Commercial/Professional to Downtown Mixed by Ordinance 109-05. The zoning of Lots 36-41 was amended from R-3 to P-1 by Ordinance 2-87, to DG by Ordinance 18-07, to SC by Ordinance 18-12, and to MXB by Ordinance 4-19.

The FLUC of Block 81, Lots 42-46, was amended from Commercial/Professional to Downtown Mixed by Ordinance 109-05. The zoning of Lots 42-46 was amended from R-3 to P-1 by Ordinance 61-90, to DG by Ordinance 18-07, to SC by Ordinance 18-12, and to MXB by Ordinance 4-19.

The FLUC of Block 81, Lots 47-59, was amended from Multi-Family to Downtown Mixed by Ordinance 109-05. The zoning of Lots 47-59 was amended from R-3 to DG by Ordinance 18-07, to SC by Ordinance 18-12, and to MXB by Ordinance 4-19.

The FLUC of Block 82, Lots 1-50, was amended from Multi-Family to Downtown Mixed by Ordinance 109-05. The zoning of Lots 1-50 was amended from R-3 to DG by Ordinance 18-07, to SC by Ordinance 18-12, and to MXB by Ordinance 4-19.

The FLUC of Block 83, Lots 1-40, was amended from Multi-Family to Downtown Mixed by Ordinance 109-05. The zoning of Lots 1-40 was amended from R-3 to DG by Ordinance 18-07, to SC by Ordinance 18-12, and to MXB by Ordinance 4-19.

The FLUC of Block 84, Lots 1-32, was amended from Multi-Family to Downtown Mixed by Ordinance 109-05. The zoning of Lots 1-32 was amended from R-3 to DG by Ordinance 18-07, to SC by Ordinance 18-12, and to MXB by Ordinance 4-19.

MINIMUM STANDARDS

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

- Proof of color of title or ownership of land abutting the rights-of-way requested to be vacated.
- Letters of no objection provided by Comcast, Lee County Electric Cooperative (LCEC), and Lumen.
- A survey sketch and legal description showing the street rights-of-way and easements that will be vacated.

ANALYSIS

Staff analyzed this request with the Land Development Code (LDC), Section 3.4.5, “*Vacation of Plats, Easements, and Rights-of-Way.*” The Comprehensive Plan and the 2024 South Cape Downtown Community Redevelopment Plan were also reviewed for policies on vacations.

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

Staff analysis and recommended findings: The City proposes vacating Atlantic Court right-of-way in its entirety, along with parts of Manor Court and Triton Court East. As the City owns properties on the east and west sides of Atlantic Court for the entire length of this street, this right-of-way is not needed to provide access as the site has frontage along Cape Coral Parkway East, Coronado Parkway, and Victoria Drive. Motorists in the future wishing to travel in a north/south direction between Cape Coral Parkway and Victoria Drive can utilize Coronado Parkway as an alternative route located about 250 feet east of Atlantic Court.

The northern part of Manor Court and the southern part of Triton Court East will be vacated. Segments of these rights-of-way along both streets will remain for providing access to four sites not owned by the City (4828 Manor Court, and 4803, 4807, and 4815 Triton Court East). Turn-around areas at the terminus of each street will be provided to allow fire and emergency management vehicles to safely enter, turn around, and exit these two dead-end streets.

All easements underlying both Atlantic Court and Triton Court East rights-of-way will be retained by the City. These easements are necessary to provide utility services to privately held sites in Blocks 81 and 83.

Easements underlying the Manor Court right-of-way between Lots 12-24 in Block 82 and Lots 20-32 in Block 83 will be vacated. However, underlying easements within the Manor Court right-of-way south of this area will be retained by the City to provide service to a duplex on Lots 33-34 in Block 83.

Most interior platted easements in Blocks 81-84 will be vacated as these easements are no longer necessary and only serve as a potential obstacle for redeveloping the site. One exception is platted easements located along the rear property lines of Lots 1-25 and 34-59 in Block 81 that will be retained by the City to protect existing overhead powerlines that provide service to development at the north end of Block 81 at 4804 Coronado Parkway. The City will also retain a six-foot-wide perimeter easement around the consolidated site following the vacation that will provide areas for future utility installation and maintenance.

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

Staff analysis and recommended findings: New easements are not needed. However, the City will retain all easements underlying the Atlantic Court and Triton Court East rights-of-way. The City will also retain easements underlying the Manor Court right-of-way between Lots 1-11 in Block 82 and Lots 33-40 in Block 83. In addition, platted easements along the rear property lines of Lots 1-25 and 34-59 in Block 81 will be retained by the City. Lastly, the City will also retain a

six-foot-wide perimeter easement around the consolidated site that will remain following the right-of-way vacations.

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

Staff analysis and recommended findings: Alternative routes are not needed as all property owners in Blocks 81-84 will continue to have frontage along at least one public street, thus guaranteeing these owners access to their sites. All three subject streets that will be vacated, in whole or in part, currently provide a connection between Cape Coral Parkway and Victoria Drive. Following these vacations, however, local traffic patterns should not be adversely affected because two other streets in this area, Tarpon Court and Coronado Parkway, will continue to provide a direct connection between Cape Coral Parkway and Victoria Drive. These two streets are at the west and east ends of the Bimini Basin East project area and are within 1,200 feet of one another. As these two streets will remain in use, no alternate routes are required.

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

Staff analysis and recommended findings: Atlantic Court will be vacated in its entirety, and therefore, no turn-around improvement is required. The south end of Triton Court East and the north end Manor Court will also be vacated. To prevent each of these two streets from abruptly terminating without an opportunity for vehicles to turn around once reaching the end of each street, a hammerhead or turn-around improvement will be constructed at the end of each street.

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

Staff analysis and recommended findings: Comcast, LCEC, and Lumen have provided letters approving the vacation requests with conditions. Comcast and LCEC have facilities within the proposed vacation area that will require relocating the facilities at the developer's expense or continuing to protect these facilities with easements. All three providers require the developer to bear the cost of repairs to any damaged utility infrastructure and, if needed, to relocate existing facilities to new easements.

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CONSISTENCY WITH THE COMPREHENSIVE PLAN

Future Land Use Element

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

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

Staff analysis and recommended finding: Table 1. above shows the Mixed-Use Bimini (MXB) Zoning of the sites adjacent to the rights-of-way that will be vacated is consistent with the Downtown Mixed FLUC of these properties. The vacation request is consistent with this policy.

Policy 3.6.

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

Staff analysis and recommended finding: The vacation will allow four separate sites owned by the City to be combined into a single, unified site. The collective area of these four sites is 19.18 acres, and when combined with the street right-of-way vacations that will account for another 2.38 acres, will yield a single site that is 21.56 acres. Following the vacation the site will have 600 feet of uninterrupted frontage along Cape Coral Parkway, a major arterial street, and a maximum depth of about 1,200 feet. These vacations will eliminate rights-of-way and easements that are no longer necessary, but only serve as encumbrances, thus improving the redevelopment potential of the property and providing greater flexibility in project design. The vacation request is consistent with this policy.

Policy 17.1.

In reviewing requests for vacation of streets within the downtown area, the City of Cape Coral shall consider the following:

Whether the loss of the street will adversely impact current or future bicycle/pedestrian mobility;

Staff analysis and recommended finding: The vacated street rights-of-way will not adversely impact current or future bicycle/pedestrian mobility. The existing streets lack bicycle lanes and sidewalks.

Whether the loss of the street will prevent access to adjacent land uses or transit stops; and,

Staff analysis and recommended finding: As the majority of the project area is owned by the City, the loss of street rights-of-way due to the vacation will not prevent access to adjacent land uses. Four parcels that remain in private ownership will continue to have right-of-way access. The nearest transit stop is at 820 SE 47th Terrace, about 500 feet to the northeast, and will be unaffected by the requested vacation.

Whether the loss of the street is necessary for the construction of high-density, mixed-use projects containing both residential and non-residential uses or projects that permit residential and non-residential uses to be constructed in close proximity to each other.

Staff analysis and recommended finding: The City's vision for the Bimini Basin East area is to partner with the private sector to create a pedestrian-friendly, mixed-use development on the site. In view of the City's assembly of properties in the project area, the elimination of several streets will improve the cohesiveness of the site and increase the project area and amount of street frontage along Cape Coral Parkway. The site has adequate area following the vacation to support a quality horizontal or vertically mixed-use development that includes potential amenities like a parking garage, pedestrian paths, and public space. The site is within convenient walking distance of Four Freedoms Park and the Bimini Basin.

CONSISTENCY WITH THE 2024 SOUTH CAPE DOWNTOWN COMMUNITY REDEVELOPMENT PLAN

Policy 3.2.1.

Assemble property as necessary where conditions of title, diverse ownership, lot layouts or other conditions prevent proper development in strategic areas where the City's redevelopment efforts can be successfully and effectively leveraged.

Staff analysis and recommended finding: Approval of the right-of-way vacations will allow four sites currently separated by public streets to be assembled into a single, consolidated site. The vacation will increase the area of the site and will eliminate street rights-of-way and easements that are an impediment to redeveloping this 22-acre area. The vacations will contribute to a cohesive area that can support a quality mixed-use development.

RECOMMENDATION

The proposed vacations are consistent with the five standards appearing in LDC, Section 3.4.5. for evaluating vacation requests and are consistent with those applicable policies appearing in the Comprehensive Plan and the 2024 South Cape Downtown Community Redevelopment Plan. Staff recommend approval of all vacation requests with the following conditions.

Conditions of Approval

1. The vacation of the Atlantic Court right-of-way between Lots 1-29, in Block 81, Unit 6, Part 1 and Lots 25-50, Block 82, Unit 5, all in Cape Coral Subdivision, shall be consistent with that shown in the sketch and accompanying legal description prepared by the Public Works Department of the City of Cape Coral identified as Exhibit "A."
2. The vacation of the Manor Court right-of-way and all underlying easements between Lots 12-24, Block 82, Unit 5, and Lots 20-32, Block 83, Unit 5, all in Cape Coral Subdivision, shall be consistent with that shown in the sketch and accompanying legal description prepared by the Public Works Department of the City of Cape Coral identified as Exhibit "B."
3. The vacation of the Triton Court East right-of-way between Lots 1-9, Block 83, Unit 5, and Lots 26-32, Block 84, Unit 5, all in Cape Coral Subdivision, shall be consistent with that shown in the sketch and accompanying legal description prepared by the Public Works Department of the City of Cape Coral identified as Exhibit "C."
4. The City shall retain interior platted easements along the rear property lines of Lots 1-25 and Lots 34-59, Block 81, Unit 6, Part 1, Cape Coral Subdivision, as shown in the sketch and accompanying legal description prepared by the Public Works Department of the City of Cape Coral identified as Exhibit "D."
5. Following the approval of the vacations, the City shall retain a six-foot-wide perimeter easement around the perimeter of the consolidated parcel as shown in the sketch and accompanying legal description prepared by the Public Works Department of the City of Cape Coral identified as in Exhibit "E."
6. Prior to the developer removing any pavement associated with the vacated right-of-way of Manor Court or Triton Court East, the developer shall provide a hammerhead, cul-de-sac, or similar turnaround improvement to allow a fire truck with a length of 48 feet, 4 inches to safety turn around upon reaching the end of these streets. Alternatively, this improvement shall not be required to be constructed for either street should the developer first eliminate the remaining street segment of Manor Court or Triton Court East through the vacation or replatting process.
7. Prior to the developer removing any pavement associated with the vacated right-of-way of Manor Court, the existing fire hydrant located near Lot 30 in Block 83 on the west side of Manor Court shall be relocated by the developer to a site further south along Manor Court to provide service to an existing duplex on Lots 33-34. Alternatively, this relocation shall not be required in the event the developer first eliminates the remaining unvacated street segment of Manor Court through the vacation or replatting process.
8. At the developer's expense, any City, Comcast, LCEC, or Lumen utilities found within the vacation area shall be relocated to a new easement to the respective utility provider's satisfaction. In the event any utilities are damaged during construction activities, the developers shall bear the cost of relocating the facilities to a new easement and repairing said facilities.

9. Following adoption, the City shall record this resolution with the Office of the Lee County Clerk of Court.

Staff Contact Information

Mike Struve, AICP, LEED Green Associate, Planning Team Coordinator

PH: 239-242-3255

Email: mstruve@capecoral.gov

Attachment #1. Information on City-owned sites in the Bimini East area

							AREA
STRAP	ZONING	FLU	SITE ADDRESS	OWNER NAME	IMPROVED	LEGAL	(acres)
13-45-23-C2-00084.0010	MXB	DM	Access undetermined	City of Cape Coral	N	Cape Coral Unit 5, Block 84, Lots 1-32, PB 11, PG 81	3.94
13-45-23-C2-00083.0010	MXB	DM	Access undetermined	City of Cape Coral	N	Cape Coral Unit 5, Block 83, Lots 1-9, 20-32, 35-40 PB 11, PG 80	3.61
13-45-23-C2-00082.0020	MXB	DM	Access undetermined	City of Cape Coral	N	Cape Coral Unit 5, Block 82, Lots 1-50 PB 11, PG 81	6.06
13-45-23-C2-01081.0020	MXB	DM	Access undetermined	City of Cape Coral	N	Cape Coral Unit 6, Part 1, Block 81, Lots 1-29, 34-59 PB 11, PG 46	6.49
TOTAL							20.10

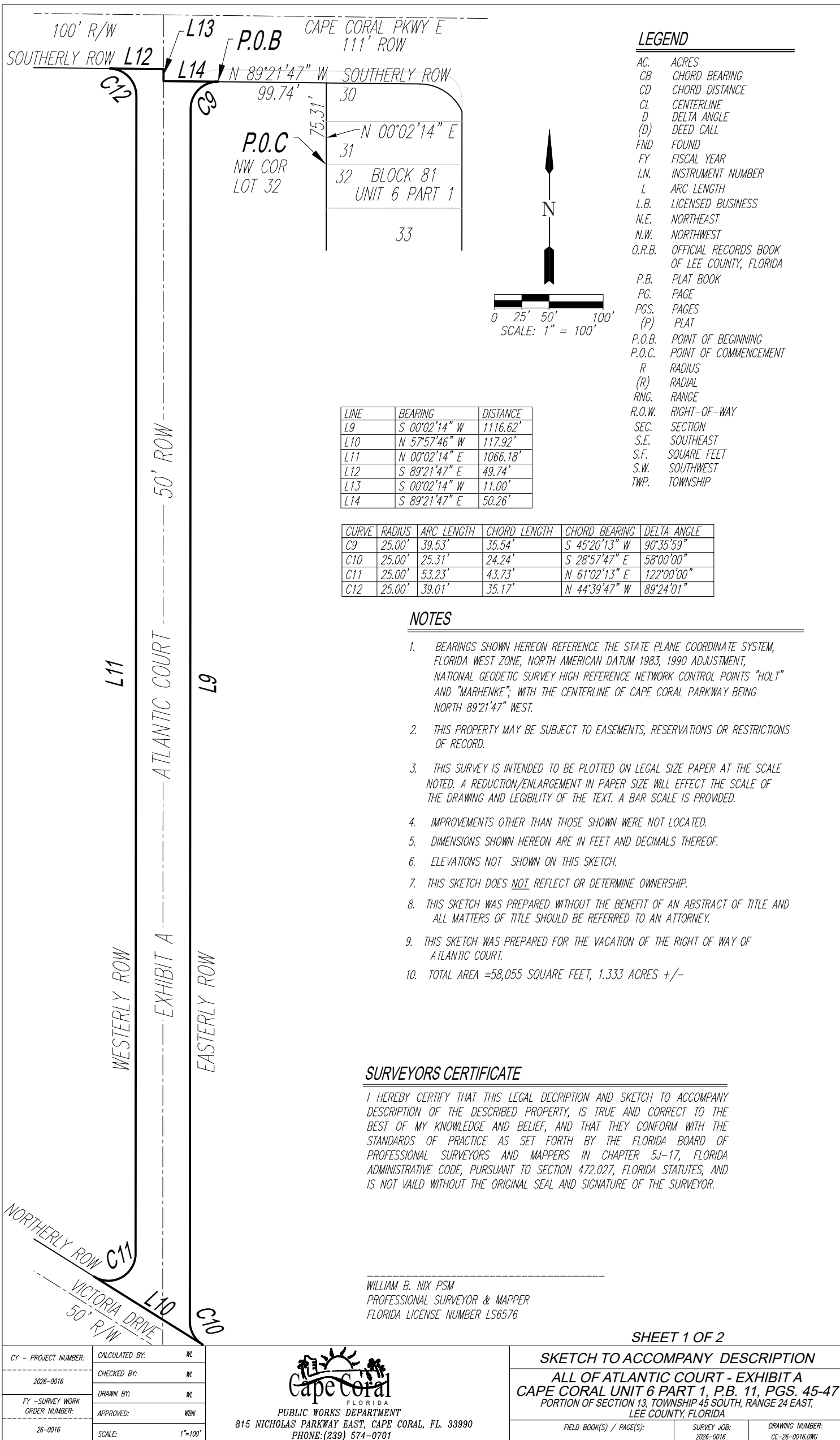


EXHIBIT A

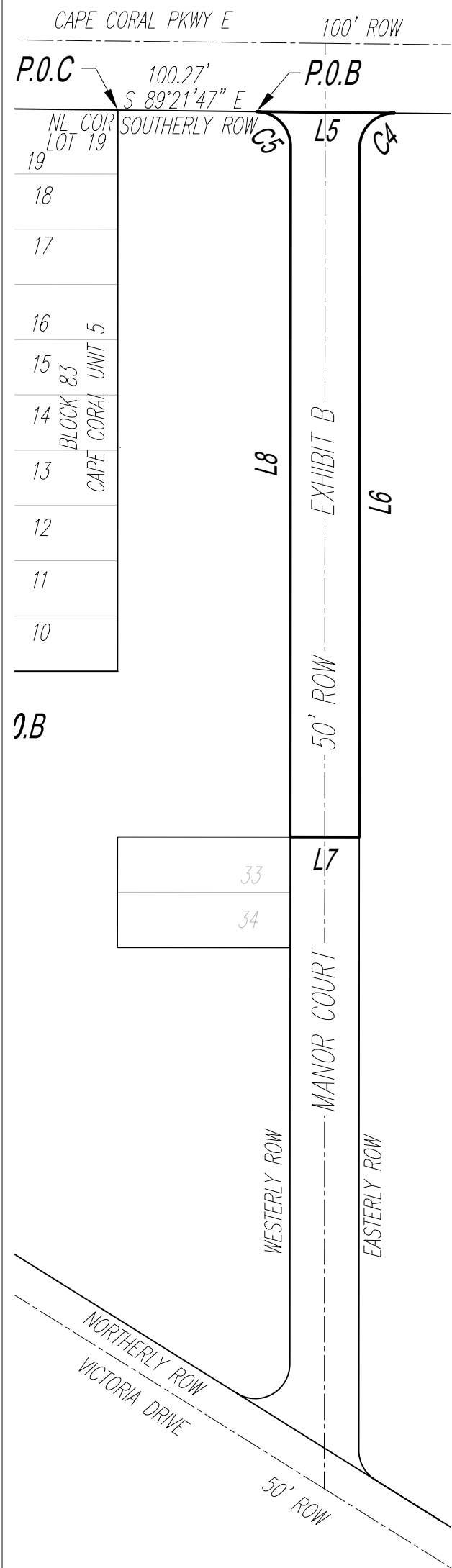
A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL, BEING A PART OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 23 EAST, AND FURTHER PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 32 BLOCK 81; THENCE N 00°02'14" E FOR A DISTANCE OF 75.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CAPE CORAL PARKWAY HAVING A 111 FEET PUBLIC RIGHT OF WAY AS SHOWN ON THE PLAT OF CAPE CORAL, UNIT 6 PART 1, RECORDED IN PLAT BOOK 11 AT PAGES 45 THROUGH 47 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 89°21'47" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 99.74 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENTIAL CURVE ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TURNING TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°35'59", A CHORD LENGTH OF 35.54 FEET, A CHORD BEARING OF S 45°20'13" W, WITH AN ARC LENGTH OF 39.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ATLANTIC COURT HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE S 00°02'14" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 1116.62 FEET TO A POINT OF CURVATURE ALONG A TANGENTIAL CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TURNING TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 58°00'00", A CHORD LENGTH OF 24.24 FEET, A CHORD BEARING OF S 28°57'47" E , WITH AN ARC LENGTH OF 25.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VICTORIA DRIVE HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE N 57°57'46" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 117.92 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENTIAL CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TURNING TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 122°00'00", A CHORD LENGTH OF 43.73 FEET, A CHORD BEARING OF N 61°02'13" E, WITH AN ARC LENGTH OF 53.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ATLANTIC COURT HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE N 00°02'14" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 1066.18 FEET TO A POINT OF CURVATURE ALONG A TANGENTIAL CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TURNING TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°24'01", A CHORD LENGTH OF 35.17 FEET, A CHORD BEARING OF N 44°39'47" W , WITH AN ARC LENGTH OF 39.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CAPE CORAL PARKWAY HAVING A 100 FEET PUBLIC RIGHT OF WAY; THENCE S 89°21'47" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 49.74 FEET; THENCE S 00°02'14" W A DISTANCE OF 11.00 FEET; THENCE S 89°21'47" E A DISTANCE OF 50.26 FEET TO THE **POINT OF BEGINNING**

PARCEL CONTAINS AREA OF 58,055 SQUARE FEET, 1.333 ACRES +/-

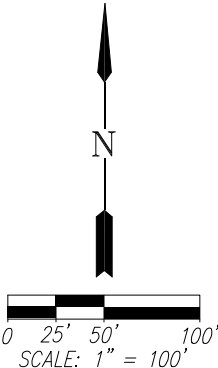
SHEET 2 OF 2

CY – PROJECT NUMBER: 2026-0016 FY –SURVEY WORK ORDER NUMBER: 26-016	CALCULATED BY: WL	 PUBLIC WORKS DEPARTMENT 815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990 PHONE: (239) 574-0701	LEGAL DESCRIPTION		
	CHECKED BY: WL		ALL OF ATLANTIC COURT - EXHIBIT A CAPE CORAL UNIT 6 PART 1, P.B. 11, PGS. 45-47 PORTION OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA		
	DRAWN BY: WL		FIELD BOOK(S) / PAGE(S):	SURVEY JOB: 2026-0016	DRAWING NUMBER: CC-26-0016.DWG
	APPROVED: WBN				
	SCALE:				



LEGEND

- AC. ACRES
CB CHORD BEARING
CD CHORD DISTANCE
CL CENTERLINE
D DELTA ANGLE
(D) DEED CALL
FND FOUND
FY FISCAL YEAR
I.N. INSTRUMENT NUMBER
L ARC LENGTH
L.B. LICENSED BUSINESS
N.E. NORTHEAST
N.W. NORTHWEST
O.R.B. OFFICIAL RECORDS BOOK OF LEE COUNTY, FLORIDA
P.B. PLAT BOOK
PG. PAGE
PGS. PAGES
(P) PLAT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R RADIUS
(R) RADIAL
RNG. RANGE
R.O.W. RIGHT-OF-WAY
SEC. SECTION
S.E. SOUTHEAST
S.F. SQUARE FEET
S.W. SOUTHWEST
TWP. TOWNSHIP



LINE	BEARING	DISTANCE
L5	S 89°21'47" E	100.00'
L6	S 00°02'14" W	499.21'
L7	N 89°57'46" W	50.00'
L8	N 00°02'14" E	500.26'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	25.00'	39.53'	35.54'	S 45°20'13" W	90°35'59"
C5	25.00'	39.01'	35.17'	N 44°39'47" W	89°24'01"

NOTES

- BEARINGS SHOWN HEREON REFERENCE THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, NATIONAL GEODETIC SURVEY HIGH REFERENCE NETWORK CONTROL POINTS "HOLT" AND "MARHENKE"; WITH THE CENTERLINE OF CAPE CORAL PARKWAY BEING NORTH 89°21'47" WEST.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- THIS SURVEY IS INTENDED TO BE PLOTTED ON LEGAL SIZE PAPER AT THE SCALE NOTED. A REDUCTION/ENLARGEMENT IN PAPER SIZE WILL EFFECT THE SCALE OF THE DRAWING AND LEGIBILITY OF THE TEXT. A BAR SCALE IS PROVIDED.
- IMPROVEMENTS OTHER THAN THOSE SHOWN WERE NOT LOCATED.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- ELEVATIONS NOT SHOWN ON THIS SKETCH.
- THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY.
- THIS SKETCH WAS PREPARED FOR THE VACATION OF A PORTION OF THE RIGHT OF WAY OF MANOR COURT.
- TOTAL AREA =26,505 SQUARE FEET, 0.609 ACRES +/-

SURVEYORS CERTIFICATE

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

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

SHEET 1 OF 2

CY - PROJECT NUMBER: 2025-0038 FY -SURVEY WORK ORDER NUMBER: 26-016	CALCULATED BY: WL	 PUBLIC WORKS DEPARTMENT 815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990 PHONE:(239) 574-0701	SKETCH TO ACCOMPANY DESCRIPTION		
	CHECKED BY: WL		A PORTION OF MANOR COURT - EXHIBIT B		
	DRAWN BY: WL		CAPE CORAL UNIT 5, P.B. 11, PGS. 80-90		
	APPROVED: WBN		PORTION OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA		
SCALE: 1"=100'		FIELD BOOK(S) / PAGE(S):		SURVEY JOB: 2026-0016	DRAWING NUMBER: CC-26-0016.DWG

EXHIBIT B

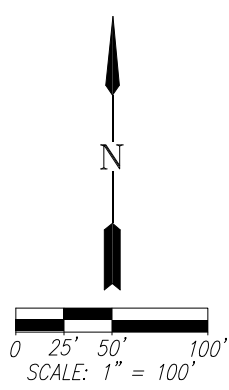
A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL, BEING A PART OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 23 EAST, AND FURTHER PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 19 BLOCK 83, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CAPE CORAL PARKWAY HAVING A 100 FEET PUBLIC RIGHT OF WAY AS SHOWN ON THE PLAT OF CAPE CORAL, UNIT 5, RECORDED IN PLAT BOOK 11 AT PAGES 80 THROUGH 90 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 89°21'47" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 100.27 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S 89°21'47" E FOR A DISTANCE OF 100.01 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENTIAL CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TURNING TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°35'59", A CHORD LENGTH OF 35.54 FEET, A CHORD BEARING OF S 45°20'13" W , WITH AN ARC LENGTH OF 39.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MANOR COURT HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE S 00°02'14" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 499.21 FEET TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MANOR COURT, THENCE N 89°57'46" W FOR A DISTANCE OF 50.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MANOR COURT; THENCE N 00°02'14" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 500.26 FEET TO A POINT OF CURVATURE ALONG A TANGENTIAL CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TURNING TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°24'01", A CHORD LENGTH OF 35.17 FEET, A CHORD BEARING OF N 44°39'47" W , WITH AN ARC LENGTH OF 39.01 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS AREA OF 26,505 SQUARE FEET, 0.609 ACRES +/-

SHEET 2 OF 2

CY – PROJECT NUMBER: 2026-0016 FY –SURVEY WORK ORDER NUMBER: 26-016	CALCULATED BY:	WL	 PUBLIC WORKS DEPARTMENT 815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990 PHONE: (239) 574-0701	LEGAL DESCRIPTION		
	CHECKED BY:	WL		A PORTION OF MANOR COURT - EXHIBIT B CAPE CORAL UNIT 5, P.B. 11, PGS. 80-90 PORTION OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA		
	DRAWN BY:	WL				
	APPROVED:	WBN				
	SCALE:		FIELD BOOK(S) / PAGE(S):			SURVEY JOB: 2026-0016
						DRAWING NUMBER: CC-26-0016.DWG



AC. ACRES
CB CHORD BEARING
CD CHORD DISTANCE
CL CENTERLINE
D DELTA ANGLE
(D) DEED CALL
FND FOUND
FY FISCAL YEAR
I.N. INSTRUMENT NUMBER
L ARC LENGTH
L.B. LICENSED BUSINESS
N.E. NORTHEAST
N.W. NORTHWEST
O.R.B. OFFICIAL RECORDS BOOK
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R RADIUS
(R) RADIAL
RNG. RANGE
R.O.W. RIGHT-OF-WAY
SEC. SECTION
S.E. SOUTHEAST
S.F. SQUARE FEET
S.W. SOUTHWEST
TWP. TOWNSHIP

LINE	BEARING	DISTANCE
L1	S 00°02'14" W	376.62'
L2	N 57°57'46" W	117.92'
L3	N 00°02'14" E	314.14'
L4	S 89°57'46" E	50.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	25.31'	24.24'	S 28°57'46" E	58°00'00"
C2	25.00'	53.23'	43.73'	N 61°02'14" E	122°00'00"
C3	25.00'	39.53'	35.54'	S 45°20'13" W	90°35'59"

1. BEARINGS SHOWN HEREON REFERENCE THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, NATIONAL GEODETIC SURVEY HIGH REFERENCE NETWORK CONTROL POINTS "HOLT" AND "MARHENKE"; WITH WITH THE CENTERLINE OF CAPE CORAL PARKWAY BEING NORTH 89°21'47" WEST.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
3. THIS SURVEY IS INTENDED TO BE PLOTTED ON LEGAL SIZE PAPER AT THE SCALE NOTED. A REDUCTION/ENLARGEMENT IN PAPER SIZE WILL EFFECT THE SCALE OF THE DRAWING AND LEGIBILITY OF THE TEXT. A BAR SCALE IS PROVIDED.
4. IMPROVEMENTS OTHER THAN THOSE SHOWN WERE NOT LOCATED.
5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
6. ELEVATIONS NOT SHOWN ON THIS SKETCH.
7. THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
8. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY.
9. THIS SKETCH WAS PREPARED FOR THE VACATION OF A PORTION OF THE RIGHT OF WAY OF TRITON COURT.
10. TOTAL AREA =19,235 SQUARE FEET, 0.442 ACRES +/-

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

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

CY - PROJECT NUMBER:		CALCULATED BY:	WL	 PUBLIC WORKS DEPARTMENT 815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990 PHONE: (239) 574-0701	SKETCH TO ACCOMPANY DESCRIPTION		
2026-0016		CHECKED BY:	WL		A PORTION OF TRITON COURT - EXHIBIT C CAPE CORAL UNIT 5, P.B. 11, PGS. 80-90 PORTION OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA		
FY -SURVEY WORK ORDER NUMBER:		DRAWN BY:	WL		FIELD BOOK(S) / PAGE(S): SURVEY JOB: DRAWING NUMBER:		
		APPROVED:	WBN				
26-0016	SCALE:	1"=100'					

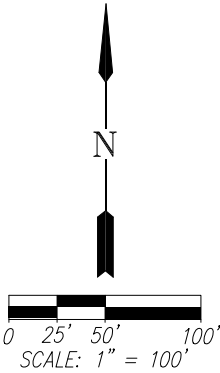
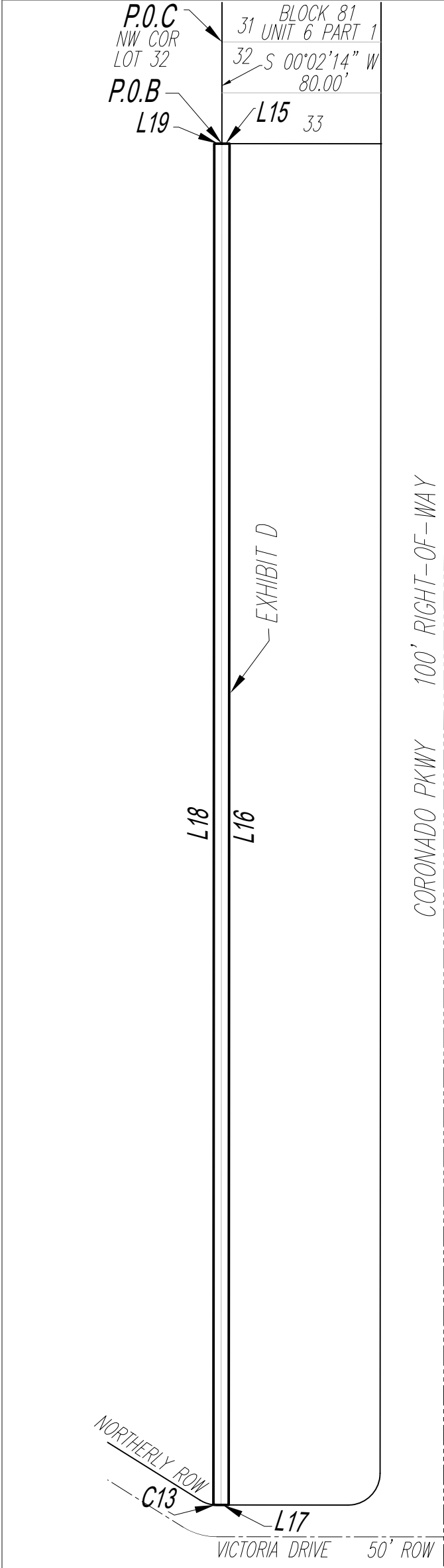
EXHIBIT C

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL, BEING A PART OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 23 EAST, AND FURTHER PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 19 BLOCK 83, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CAPE CORAL PARKWAY HAVING A 100 FEET PUBLIC RIGHT OF WAY AS SHOWN ON THE PLAT OF CAPE CORAL, UNIT 5, RECORDED IN PLAT BOOK 11 AT PAGES 80 THROUGH 90 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 89°21'47" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 99.74 FEET TO A POINT OF CURVATURE ALONG A TANGENTIAL CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TURNING TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°35'59", A CHORD LENGTH OF 35.54 FEET, A CHORD BEARING OF S 45°20'13" W, WITH AN ARC LENGTH OF 39.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRITON COURT HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE S 00°02'14" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 382.41 FEET TO THE SOUTHWEST CORNER OF LOT 10 BLOCK 83, ALSO BEING THE **POINT OF BEGINNING**; THENCE S 00°02'14" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 376.62 FEET TO A POINT OF CURVATURE ALONG A TANGENTIAL CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TURNING TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 58°00'00", A CHORD LENGTH OF 24.24 FEET, A CHORD BEARING OF S 28°57'46" E , WITH AN ARC LENGTH OF 25.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VICTORIA DRIVE HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE N 57°57'46" W ALONG SAID RIGHT-OF-WAY LINE FOR OF 117.92 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENTIAL CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 122°00'00", A CHORD LENGTH OF 43.73 FEET, A CHORD BEARING OF N 61°02'14" E , WITH AN ARC LENGTH OF 53.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TRITON COURT HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE N 00°02'14" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 314.14 FEET TO A POINT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF TRITON COURT; THENCE S 89°57'46" E FOR A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRITON COURT, ALSO BEING **POINT OF BEGINNING**.

PARCEL CONTAINS AREA OF 19,235 SQUARE FEET, 0.442 ACRES +/-

CY – PROJECT NUMBER: 2026-0016 FY –SURVEY WORK ORDER NUMBER: 26-016	CALCULATED BY:	WL	 PUBLIC WORKS DEPARTMENT 815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990 PHONE: (239) 574-0701	LEGAL DESCRIPTION		
	CHECKED BY:	WL		A PORTION OF TRITON COURT - EXHIBIT C CAPE CORAL UNIT 5, P.B. 11, PGS. 80-90 PORTION OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA		
	DRAWN BY:	WL				
	APPROVED:	WBN				
	SCALE:		FIELD BOOK(S) / PAGE(S):			SURVEY JOB: 2026-0016
						DRAWING NUMBER: CC-26-0016.DWG



LEGEND

AC.	ACRES
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
D	DELTA ANGLE
(D)	DEED CALL
FND	FOUND
FY	FISCAL YEAR
I.N.	INSTRUMENT NUMBER
L	ARC LENGTH
L.B.	LICENSED BUSINESS
N.E.	NORTHEAST
N.W.	NORTHWEST
O.R.B.	OFFICIAL RECORDS BOOK OF LEE COUNTY, FLORIDA
P.B.	PLAT BOOK
PG.	PAGE
PGS.	PAGES
(P)	PLAT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R	RADIUS
(R)	RADIAL
RNG.	RANGE
R.O.W.	RIGHT-OF-WAY
SEC.	SECTION
S.E.	SOUTHEAST
S.F.	SQUARE FEET
S.W.	SOUTHWEST
TWP.	TOWNSHIP

LINE	BEARING	DISTANCE
L15	S 89°57'46" E	6.00'
L16	S 00°02'14" W	1070.68'
L17	N 89°57'46" W	9.32'
L18	N 00°02'14" E	1070.53'
L19	S 89°57'46" E	6.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C13	25.00'	2.69'	2.69'	N 86°52'54" W	6°09'45"

NOTES

- BEARINGS SHOWN HEREON REFERENCE THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, NATIONAL GEODETIC SURVEY HIGH REFERENCE NETWORK CONTROL POINTS "HOL1" AND "MARHENKE"; WITH THE CENTERLINE OF CAPE CORAL PARKWAY BEING NORTH 89°21'47" WEST.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- THIS SURVEY IS INTENDED TO BE PLOTTED ON LEGAL SIZE PAPER AT THE SCALE NOTED. A REDUCTION/ENLARGEMENT IN PAPER SIZE WILL EFFECT THE SCALE OF THE DRAWING AND LEGIBILITY OF THE TEXT. A BAR SCALE IS PROVIDED.
- IMPROVEMENTS OTHER THAN THOSE SHOWN WERE NOT LOCATED.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- ELEVATIONS NOT SHOWN ON THIS SKETCH.
- THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY.
- THIS SKETCH WAS PREPARED FOR THE VACATION PART OF THE PUBLIC UTILITY EASEMENT OF BLOCK 81 AS DESCRIBED.
- TOTAL AREA =12,848 SQUARE FEET, 0.295 ACRES +/-

SURVEYORS CERTIFICATE

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

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

SHEET 1 OF 2

CY - PROJECT NUMBER: 2026-0016 FY -SURVEY WORK ORDER NUMBER: 26-016	CALCULATED BY:	WL	 PUBLIC WORKS DEPARTMENT 815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990 PHONE: (239) 574-0701	SKETCH TO ACCOMPANY DESCRIPTION		
	CHECKED BY:	WL		12' P. U. E. OF BLOCK 81 - EXHIBIT D CAPE CORAL UNIT 6 PART 1, P.B. 11, PGS. 45-47 PORTION OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA		
	DRAWN BY:	WL		FIELD BOOK(S) / PAGE(S):		
	APPROVED:	WBN		SURVEY JOB: 2026-0016		
	SCALE:	1"=100'		DRAWING NUMBER: CC-26-0016.DWG		

EXHIBIT D

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL, BEING A PART OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 23 EAST, AND FURTHER PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 32 BLOCK 81 AS SHOWN ON THE PLAT OF CAPE CORAL, UNIT 6 PART 1, RECORDED IN PLAT BOOK 11 AT PAGES 45 THROUGH 47 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 00°02'14" W FOR A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING**; THENCE S 89°57'46" E FOR A DISTANCE OF 6.00 FEET; THENCE S 00°02'14" W A DISTANCE OF 1070.68 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VICTORIA DRIVE HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE N 89°57'46" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 9.32 FEET TO A POINT OF CURVATURE ALONG A TANGENTIAL CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TURNING TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 06°09'45", A CHORD LENGTH OF 2.69 FEET, A CHORD BEARING OF N 86°52'54" W , WITH AN ARC LENGTH OF 2.69 FEET; THENCE N 00°02'14" E FOR A DISTANCE OF 1070.53 FEET; THENCE S 89°57'46" E FOR A DISTANCE OF 6.00 FEET TO THE **POINT OF BEGINNING**

PARCEL CONTAINS AREA OF 12,848 SQUARE FEET, 0.295 ACRES +/-

CY – PROJECT NUMBER:	CALCULATED BY:	WL	 PUBLIC WORKS DEPARTMENT 815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990 PHONE: (239) 574-0701	LEGAL DESCRIPTION		
2026-0016	CHECKED BY:	WL		12' PUBLIC UTILITY EASEMENT - EXHIBIT D CAPE CORAL UNIT 6 PART 1, P.B. 11, PGS. 45-47 PORTION OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA		
FY –SURVEY WORK ORDER NUMBER:	DRAWN BY:	WL		FIELD BOOK(S) / PAGE(S):	SURVEY JOB: 2026-0016	DRAWING NUMBER: CC-26-0016.DWG
	APPROVED:	WBN				
26-016	SCALE:					

EXHIBIT E

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL, BEING A PART OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 23 EAST, AND FURTHER PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 19 BLOCK 83, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CAPE CORAL PARKWAY HAVING A 100 FEET PUBLIC RIGHT OF WAY AS SHOWN ON THE PLAT OF CAPE CORAL, UNIT 5, RECORDED IN PLAT BOOK 11 AT PAGES 80 THROUGH 90 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 89°21'47" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 450.02 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S 00°02'14" W FOR A DISTANCE OF 11.00 FEET; THENCE S 89°21'47" E FOR A DISTANCE OF 150.01 FEET; THENCE S 00°02'12" W FOR A DISTANCE OF 155.31 FEET; THENCE S 89°57'46" E FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CORONADO PARKWAY HAVING A 100 FEET PUBLIC RIGHT OF WAY; THENCE S 00°02'14" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 1045.68 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD OF 35.36 FEET, A CHORD BEARING OF S 45°02'14" W, WITH AN ARC LENGTH OF 39.27 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VICTORIA DRIVE HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE N 89°57'46" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 103.32 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.01 FEET, A CENTRAL ANGLE OF 31°59'43", A CHORD OF 13.78 FEET, A CHORD BEARING OF N 73°57'55" W, WITH AN ARC LENGTH OF 13.96 FEET; THENCE CONTINUING N 57°57'47" W FOR A DISTANCE OF 467.76 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 58°00'00", A CHORD OF 24.24 FEET, A CHORD BEARING OF N 28°57'46" W, WITH AN ARC LENGTH OF 25.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MANOR COURT HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE N 00°02'14" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 444.08 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 28 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD OF 39.60 FEET, A CHORD BEARING OF N 45°02'14" E, WITH AN ARC LENGTH OF 43.98 FEET; THENCE S 89°57'46" E A FOR DISTANCE OF 7.00 FEET; THENCE N 00°02'14" E A FOR DISTANCE OF 20.00 FEET; THENCE N 89°57'46" W FOR A DISTANCE OF 120.00 FEET; THENCE S 00°02'14" W A DISTANCE OF 20.00 FEET; THENCE S 89°57'46" E FOR A DISTANCE OF 7.00 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD OF 39.60 FEET, A CHORD BEARING OF S 44°57'46" E, WITH AN ARC LENGTH OF 43.98 FEET; THENCE N 89°57'46" W FOR A DISTANCE OF 125.00 FEET; THENCE S 00°02'14" W FOR A DISTANCE OF 80.00 FEET; THENCE S 89°57'46" E A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MANOR COURT HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE S 00°02'14" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 301.60 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 122°00'00", A CHORD OF 43.73 FEET, A CHORD BEARING OF S 61°02'14" W, WITH AN ARC LENGTH OF 53.23 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VICTORIA DRIVE HAVING A 50 FEET PUBLIC RIGHT-OF-WAY; THENCE N 57°57'46" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 582.53 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 37.74 FEET, A CENTRAL ANGLE OF 58°00'00", A CHORD OF 36.59 FEET, A CHORD BEARING OF N 28°57'46" W, WITH AN ARC LENGTH OF 38.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TARPON COURT HAVING A 50 FEET PUBLIC RIGHT-OF-WAY; THENCE N 00°02'14" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 567.59 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°35'59", A CHORD OF 35.54 FEET, A CHORD BEARING OF N 45°20'13" E, WITH AN ARC LENGTH OF 39.53 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CAPE CORAL PARKWAY HAVING A 100 FEET PUBLIC RIGHT-OF-WAY; THENCE S 89°21'47" E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 200.01 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°24'01", A CHORD OF 35.17 FEET, A CHORD BEARING OF S 44°39'47" E, WITH AN ARC LENGTH OF 39.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TRITON COURT EAST HAVING A 50 FEET PUBLIC RIGHT OF WAY; THENCE S 00°02'14" W ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 383.40 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD OF 39.60 FEET, A CHORD BEARING OF S 45°02'14" W, WITH AN ARC LENGTH OF 43.98 FEET; THENCE N 89°57'46" W FOR A DISTANCE OF 7.00 FEET; THENCE S 00°02'14" W FOR A DISTANCE OF 20.00 FEET; THENCE S 89°57'46" E A DISTANCE OF 120.00 FEET; THENCE N 00°02'14" E A DISTANCE OF 20.00 FEET; THENCE N 89°57'46" W FOR A DISTANCE OF 7.00 FEET TO A POINT OF CURVATURE ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD OF 39.60 FEET, A CHORD BEARING OF N 44°57'46" W, WITH AN ARC LENGTH OF 43.98 FEET TO A POINT ON THE SOUTHEAST CORNER OF LOT 10 BLOCK 83; THENCE S 89°57'46" E FOR A DISTANCE OF 125.00 FEET; THENCE N 00°02'14" E FOR A DISTANCE OF 406.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19 BLOCK 83, ALSO BEING THE **POINT OF BEGINNING**.

RESERVING 6.00 FOOT WIDE EASEMENTS AROUND THE PERIMETER OF THE HEREIN DESCRIBED PARCEL AND ALONG THE EAST SIDE OF LOTS 7 THROUGH 9 AND THE WEST SIDE OF LOTS 20 THROUGH 32, BLOCK 83, CAPE CORAL UNIT 5 RECORDED IN PLAT BOOK 11, PAGES 80 THROUGH 90 AND ALONG THE EAST SIDE OF LOTS 1 THROUGH 25, AND THE WEST SIDE OF LOTS 34 THROUGH 59, BLOCK 81, CAPE CORAL UNIT 6 PART 1, RECORDED IN PLAT BOOK 11,PAGES 4 THROUGH 47, ALL RECORDED WITHIN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.
SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD
PARCEL CONTAINS AREA OF 971405.8 SQUARE FEET, 22.300 ACRES +/-

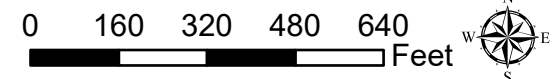
SHEET 2 OF 3

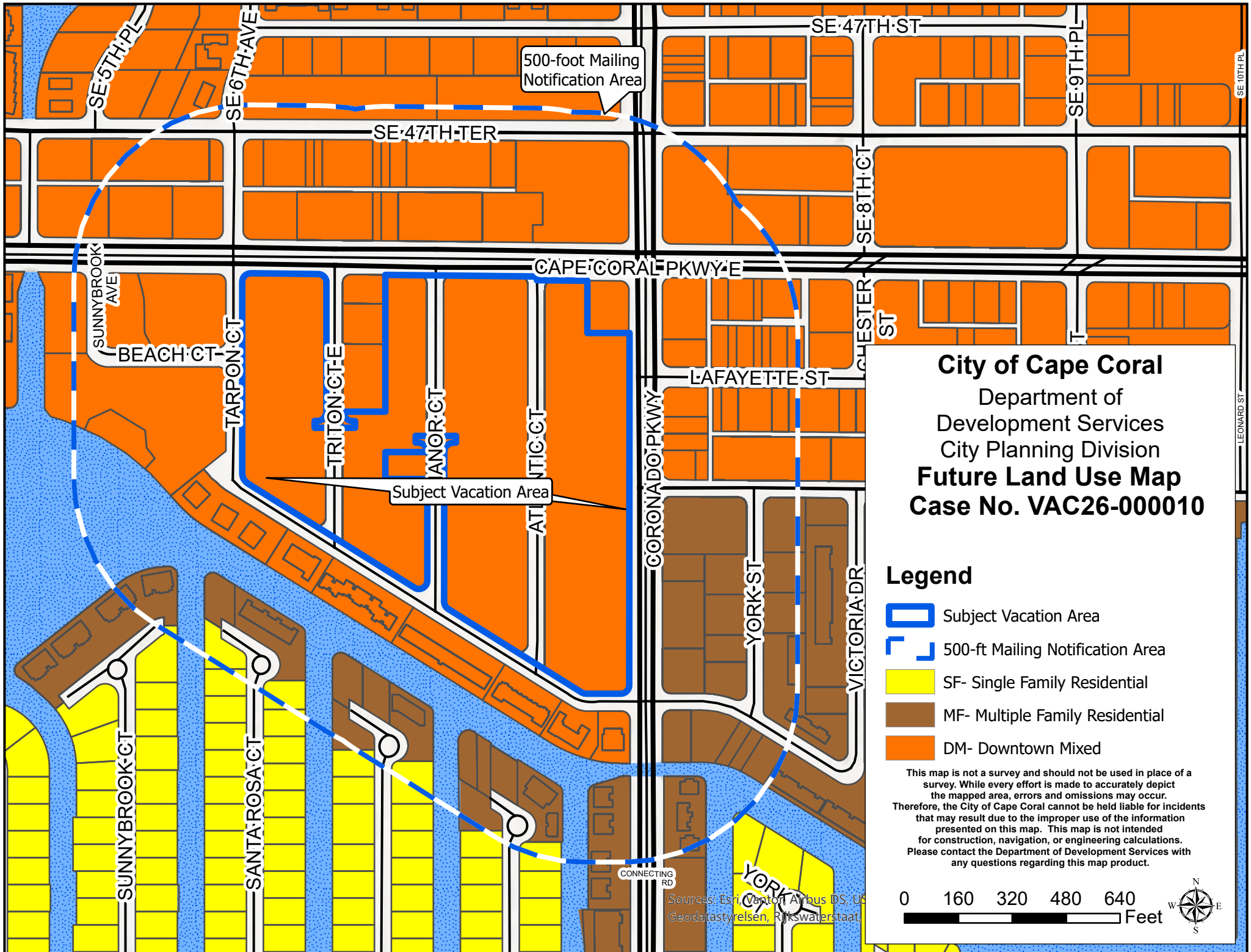
CY – PROJECT NUMBER: 2026-0016 FY –SURVEY WORK ORDER NUMBER: 26-016	CALCULATED BY: WL	 PUBLIC WORKS DEPARTMENT 815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990 PHONE:(239) 574-0701	LEGAL DESCRIPTION ALL OF BLOCK 81, 82, 83, & 84 - EXHIBIT E CAPE CORAL UNIT 5&6, P.B. 11, PGS. 80-90&45-47 PORTION OF SECTION 13 & 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA		
	CHECKED BY: WL				
	DRAWN BY: WL				
	APPROVED: WBN				
	SCALE:		FIELD BOOK(S) / PAGE(S): SURVEY JOB: 2026-0016 DRAWING NUMBER: CC-26-0016.DWG		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°21'47" E	450.02'
L2	S 00°02'14" W	11.00'
L3	S 89°21'47" E	150.01'
L4	S 00°02'12" W	155.31'
L5	S 89°57'46" E	125.00'
L6	S 00°02'14" W	1045.68'
L7	N 89°57'46" W	103.32'
L8	N 57°57'47" W	467.76'
L9	N 00°02'14" E	444.08'
L10	S 89°57'46" E	7.00'
L11	N 00°02'14" E	20.00'
L12	N 89°57'46" W	120.00'
L13	S 00°02'14" W	20.00'
L14	S 89°57'46" E	7.00'
L15	N 89°57'46" W	125.00'
L16	S 00°02'14" W	80.00'
L17	S 89°57'46" E	125.00'
L18	S 00°02'14" W	301.60'
L19	N 57°57'46" W	582.53'
L20	N 00°02'14" E	567.59'
L21	S 89°21'47" E	200.01'
L22	S 00°02'14" W	383.40'
L23	N 89°57'46" W	7.00'
L24	S 00°02'14" W	20.00'
L25	S 89°57'46" E	120.00'
L26	N 00°02'14" E	20.00'
L27	N 89°57'46" W	7.00'
L28	S 89°57'46" E	125.00'
L29	N 00°02'14" E	406.31'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 45°02'14" W	90°00'00"
C2	25.01'	13.96'	13.78'	N 73°57'55" W	31°59'43"
C3	25.00'	25.31'	24.24'	N 28°57'46" W	58°00'00"
C4	28.00'	43.98'	39.60'	N 45°02'14" E	90°00'00"
C5	28.00'	43.98'	39.60'	S 44°57'46" E	90°00'00"
C6	25.00'	53.23'	43.73'	S 61°02'14" W	122°00'00"
C7	37.74'	38.20'	36.59'	N 28°57'46" W	58°00'00"
C8	25.00'	39.53'	35.54'	N 45°20'13" E	90°35'59"
C9	25.00'	39.01'	35.17'	S 44°39'47" E	89°24'01"
C10	28.00'	43.98'	39.60'	S 45°02'14" W	90°00'00"
C11	28.00'	43.98'	39.60'	N 44°57'46" W	90°00'00"

CY – PROJECT NUMBER: 2026-0016 FY –SURVEY WORK ORDER NUMBER: 26-016	CALCULATED BY:	WL	 PUBLIC WORKS DEPARTMENT 815 NICHOLAS PARKWAY EAST, CAPE CORAL, FL. 33990 PHONE: (239) 574-0701	BOUNDARY LINE CHART		
	CHECKED BY:	WL		ALL OF BLOCK 81, 82, 83, & 84 - EXHIBIT E CAPE CORAL UNIT 5&6, P.B. 11, PGS. 80-90&45-47 PORTION OF SECTION 13 & 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA		
	DRAWN BY:	WL		FIELD BOOK(S) / PAGE(S):	SURVEY JOB: 2026-0016	DRAWING NUMBER: CC-26-0016.DWG
	APPROVED:	WBN				
	SCALE:					



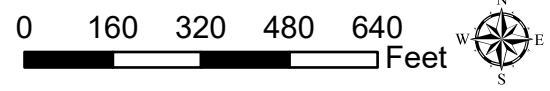


City of Cape Coral
Department of
Development Services
City Planning Division
Future Land Use Map
Case No. VAC26-000010

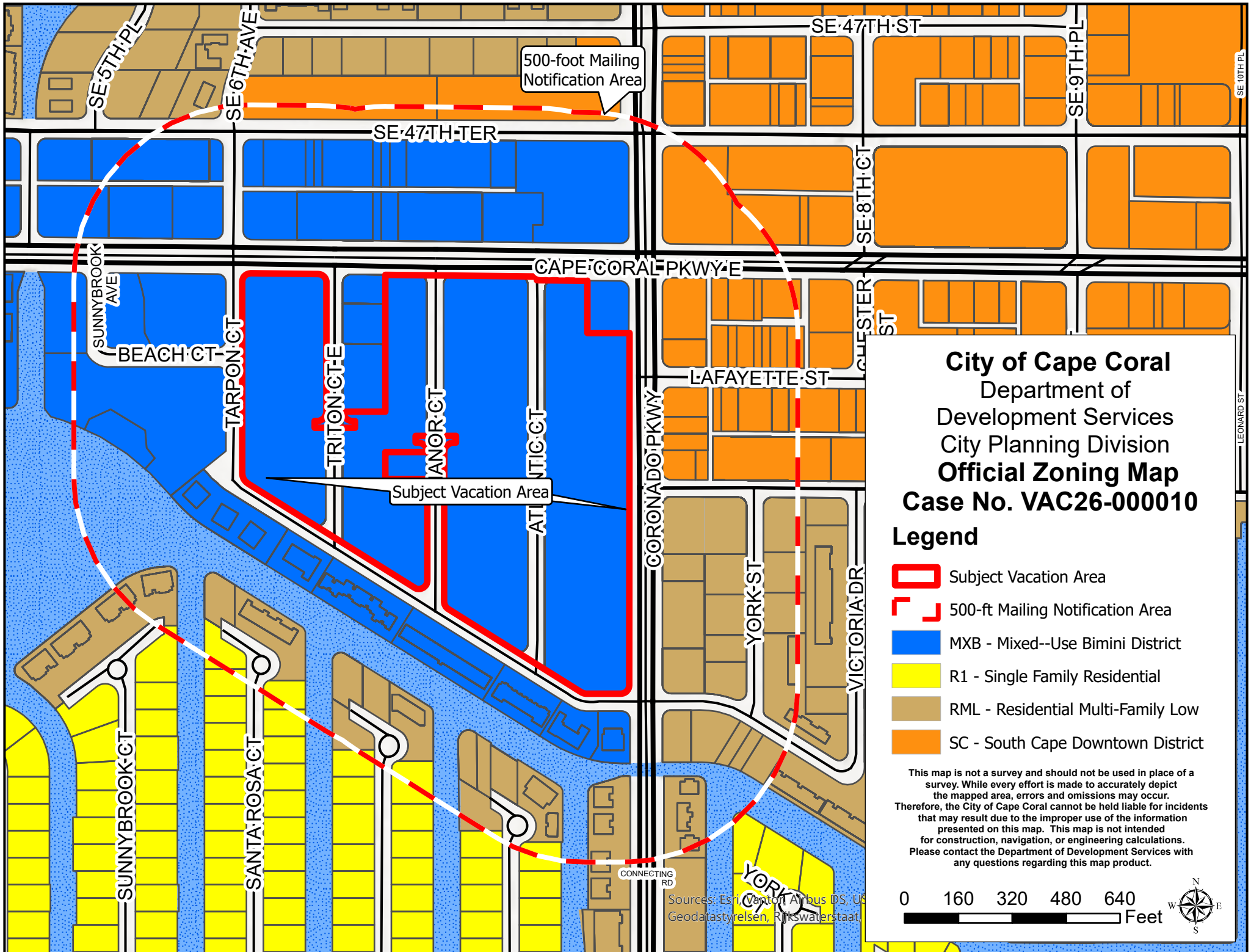
Legend

-  Subject Vacation Area
-  500-ft Mailing Notification Area
-  SF- Single Family Residential
-  MF- Multiple Family Residential
-  DM- Downtown Mixed

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, Cantor Airbus DS, US
Geodatastyrelsen, Rijkswaterstaat

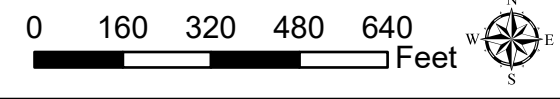


City of Cape Coral
Department of
Development Services
City Planning Division
Official Zoning Map
Case No. VAC26-000010

Legend

-  Subject Vacation Area
-  500-ft Mailing Notification Area
-  MXB - Mixed--Use Bimini District
-  R1 - Single Family Residential
-  RML - Residential Multi-Family Low
-  SC - South Cape Downtown District

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, Cantor Airbus DS, US
Geodatastyrelsen, Rijkswaterstaat