



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

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

VACATIONS OF PLAT REQUEST TO THE HEARING EXAMINER AND CITY COUNCIL

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

If the vacation is approved, the applicant shall be responsible for reimbursing the City to record the final resolution or ordinance with the Lee County Clerk of Court. Until these fees are paid, restrictions on the issuance of any City permits will remain on the affected property that will prevent the City from issuing any applicable building permits, site plans, or certificates of occupancy for any property covered by the resolution or ordinance.

PROPERTY INFORMATION			
Project Name:	929 Dolphin Drive ROW Vacation		
Location/Address	929 Dolphin Drive, Cape Coral, FL 33904		
Strap Number	19-45-24-C1-0004.0290	Unit	1 part Block 14 Lot (s) 29+30
Strap Number		Unit	Block Lot (s)
Plat Book		Page	Future Land Use Current Zoning
PROPERTY OWNER (S) INFORMATION			
Owner	Serpa Rogers 2010 Trust Address 929 Dolphin Dr.		
Phone	925-330-7022	City	Cape Coral, FL 33904
Email	DoraF.Serpa@outlook.com	State	Zip
Owner	Address		
Phone	City		
Email	State Zip		
APPLICANT INFORMATION (If different from owner)			
Applicant	Eric P. Feichtaler, Esq. Address 1714 Cape Coral Pkwy E		
Phone	239-542-4733	City	Cape Coral
Email	Eric@capocordattorney.com	State	FL Zip 33904
AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)			
Representative	Address		
Phone	City		
Email	State Zip		



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

(SIGNATURE MUST BE NOTARIZED)

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

CORPORATION/COMPANY NAME (IF APPLICABLE)

OWNER'S NAME (TYPE OR PRINT)

OWNER'S SIGNATURE

OWNER'S NAME (TYPE OR PRINT)

OWNER'S SIGNATURE

Eric Feichtsholder

Eric Feichtsholder

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.

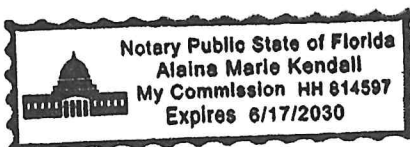
STATE OF Florida

COUNTY OF LEE

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online notarization, on this 30th day of July, 2020 by Eric Feichtsholder,

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

Exp Date: 6/17/2030 Commission Number: HH 814597



Signature of Notary Public:

AMK

Printed Name of Notary Public:

Alaina M. Kendall



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

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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 30th Day of July, 2026.

Eric P. Feichterholer, ESQ. for owner
OWNER'S NAME (TYPE or PRINT)

CORPORATION/COMPANY NAME

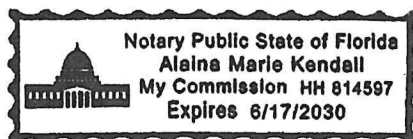
Eric Feichterholer
OWNER'S SIGNATURE

STATE OF Florida

COUNTY OF LEE

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online notarization, on this 30th day of July, 2026 by Eric Feichterholer know is personally known to me or produced _____ as identification.

Exp Date: 6/17/2030 Commission Number: HH 814 597



Signature of Notary Public: AMK

Printed Name of Notary Public: Alaina M. Kendall



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DOCUMENTARY EVIDENCE (LDC, Section 3.1.11F.6)

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

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

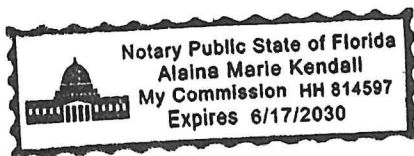
Eric Forchthaler
OWNER/APPLICANT
(PLEASE TYPE OR PRINT)

Eric Forchthaler
OWNER/APPLICANT SIGNATURE

(SIGNATURE MUST BE NOTARIZED)

STATE OF Florida
COUNTY OF LEE

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online
notarization, on this 30th day of July, 2020 by Eric Forchthaler,
know is personally known to me or produced _____ as identification.



Exp Date: 6/17/2030 Commission Number: HH814597
Signature of Notary Public: AMK
Printed Name of Notary Public: Alaina M. Kendall

BURANDT, ADAMSKI, FEICHTHALER & SANCHEZ, PLLC

ATTORNEYS AND COUNSELORS-AT-LAW

1714 CAPE CORAL PARKWAY EAST

CAPE CORAL, FLORIDA 33904

ROBERT B. BURANDT, ESQ.
ROBERT C. ADAMSKI, ESQ.
ERIC P. FEICHTHALER, ESQ. *†
ALVARO C. SANCHEZ, ESQ.
DAVID W. HOLLEY, ESQ.

Telephone No.: (239) 542-4733
Facsimile No.: (239) 320-3121
E-mail: eric@capecoralattorney.com

* Board Certified in Real Estate

† Supreme Court Certified Circuit Civil Mediator

July 30, 2026

Department of Development Services
City of Cape Coral
PO Box 150027
Cape Coral, FL 33915-0027

Re: LETTER OF INTENT FOR A VACATION OF RIGHT OF WAY – 929 DOLPHIN DRIVE

Dear Director Limbaugh:

I have the pleasure of representing the owner of the above property, Dora Serpa. She has engaged our Firm to assist in vacating the following:

- The strip of land that separates her property from the abutting canal, which is considered unexcavated canal right of way. As you may know, the original developer caused this to occur on several parcels in the older portions of the city.

Enclosed is a certified copy of the surveys and full legal description of the above-referenced area to be vacated ("Exhibit A"), as well as the existing easements to be replaced by the standard 6-foot Public Utility and Drainage Easement ("Exhibits B and C"). I have also included letters from the utility providers showing no objection to the vacation.

The city has routinely granted these vacation requests in the past, as these strips of land were not to be retained by the city for any municipal purpose. Additionally, the homesites on either side of this parcel had this area transferred to them by the city via quitclaim deed many years ago. This will allow for an increase to the tax base for the City of Cape Coral, provide for a uniform shoreline, as well and remove maintenance responsibility for the city.

The application fee of \$843.00 will be within three days of receipt of any invoice, if not paid in advance through the portal. We will also pay the advertising costs immediately upon request.

Should you need additional information, or should you have any questions, feel free to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Feichthaler". The signature is fluid and cursive, with a long horizontal stroke at the end.

Eric P. Feichthaler, Esq.

Enclosures

Prepared by and return to:
Title Professionals of Florida
13241 University Drive, Suite 103
Fort Myers, Florida 33907
incidental to the issuance of a title insurance policy.
Parcel Identification Number: **19-45-24-C1-00014.0290**
File Number: **11003225PAF**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **27th day of September, 2011**, by

Dolphin Drive, LLC, a Louisiana Limited Liability Company,

hereinafter called the GRANTOR, to

Clinton J. Rogers and Dora F. Serpa, as Co-Trustees of The Serpa Rogers 2010 Trust dated November 30, 2010,

whose post office address is 25 El Mirador, Apt A, Walnut Creek CA 94596
hereinafter called the GRANTEE:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth, that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land, situate in **Lee County, Florida**, viz:

Lot 29 and 30, Block 14, Unit 1, Part 2, Cape Coral Subdivision, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 29 through 36, of the Public Records of Lee County, Florida.

This property is not never has been, nor is contiguous to the homestead property of the Grantor

Trustees are vested with full power and authority to improve, protect, conserve, sell, lease, mortgage, encumber and otherwise manage and dispose of said property or any part thereof as Trustees under the provisions of Section 689.071, Florida Statutes.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2011 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

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

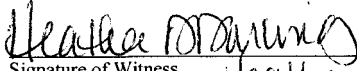
AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has hereunto has signed and sealed these presents the date set forth above.

Signed, sealed and delivered in our presence:
(TWO WITNESSES REQUIRED)

WITNESSES:

Dolphin Drive, LLC, a Louisiana Limited Liability Company



Signature of Witness

Printed Name of Witness:

Heather Darrin

By Guy Carpenter, Manager



Signature of Witness

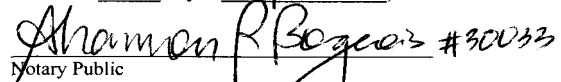
Printed Name of Witness:

Judith J. Guerin

STATE OF Louisiana
Parish
COUNTY OF Orleans

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Guy Carpenter, Manager, of DOLPHIN DRIVE, LLC, A LOUISIANA LIMITED LIABILITY COMPANY, on behalf of the Corporation**, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that: he, she and/or they, executed the same, and an oath was not taken. (Check one) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of September, 2011.

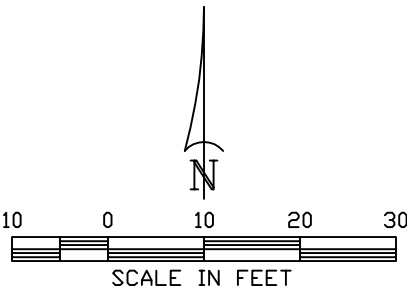
 #30033
Notary Public

Printed Name: Shannon R. Bougeois

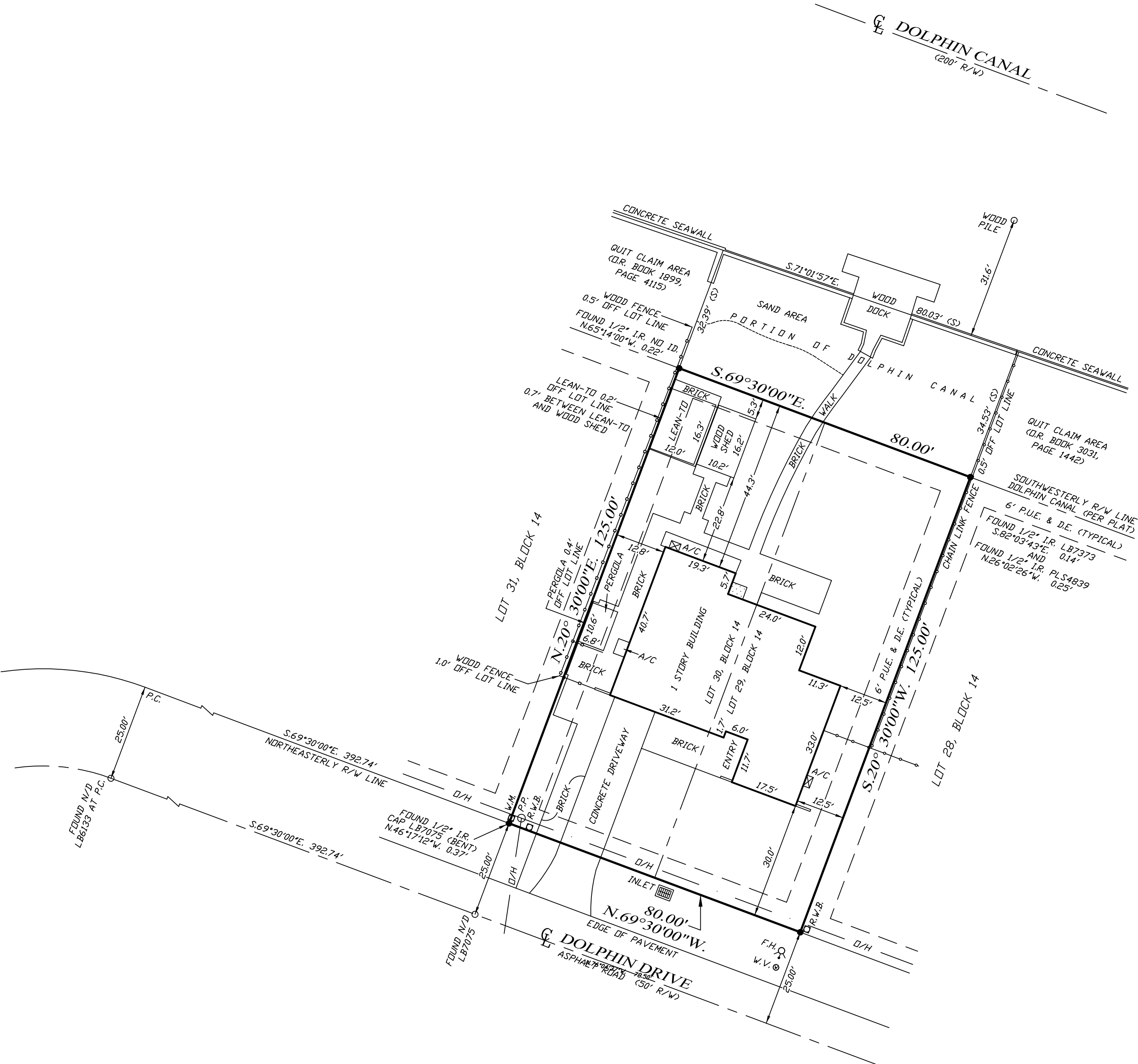
My Commission Expires: At death

SEAL

AS-BUILT SURVEY OF
LOTS 29 & 30, BLOCK 14,
CAPE CORAL, UNIT ONE, PART TWO
AS RECORDED IN PLAT BOOK 11, PAGES 29 THROUGH 36,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND LYING IN
SECTION 19, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA



- LEGEND:**
- | | | | |
|--------|--------------------------------|----------|-----------------------|
| ● | SET 1/2" IRON ROD (CAP LB6921) | R.W.B. | RECLAIM WATER BOX |
| ○ | FOUND IRON ROD (I.R.) | W.M. | WATER METER |
| P.R.M. | CONCRETE MONUMENT (C.M.) | O/H | OVERHEAD POWER |
| P.U.E. | PERMANENT REFERENCE MONUMENT | P.P. | POWER POLE |
| D.E. | PUBLIC UTILITY EASEMENT | G.A.&W. | GUY ANCHOR & WIRE |
| P.C. | DRAINAGE EASEMENT | T.S.B. | TELEPHONE SERVICE BOX |
| P.C.C. | POINT OF CURVATURE | N/D | NAIL & DISK |
| P.T. | POINT OF COMPOUND CURVATURE | N/T.T. | NAIL & TINTAB |
| O.R. | POINT OF TANGENCY | ELEV. | ELEVATION |
| (S) | OFFICIAL RECORDS BOOK | B.M. | BENCHMARK |
| (P) | AS PER SURVEY | ± | TYPICAL ELEVATION |
| (C) | AS PER PLAT | A/C | AIR CONDITIONER |
| (I) | COMPUTED | W.S. | WATER SYSTEM |
| L1 | CURVE NUMBER | P.E. | POOL EQUIPMENT |
| R/W | LINE NUMBER | CMP | CORRUGATED METAL PIPE |
| ℄ | RIGHT-OF-WAY | CONCRETE | CONCRETE |
| | CENTERLINE | → | DRAINAGE ARROW |



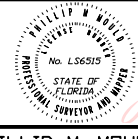
SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DOLPHIN DRIVE, AS BEING N.69°30'00"W.
2. FIELD NOTES IN CAPE CORAL, BLOCK 14.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. 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; SJ-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATION AND/OR SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST OR APPLY.
10. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 18X24, 20 SCALE DRAWING.
11. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
12. BENCHMARK DERIVED FROM NATIONAL GEODETIC BENCHMARK DESIGNATION C 786, ELEVATION 324 NAVD 1988.

FLOOD ZONE: "AE" ELEVATION: 8' & 10' NAVD 1988
COMMUNITY No.: 125095 PANEL No.: 0412
SUFFIX --- G REVISION DATE: 11/17/2022
MAP NUMBER: 12071C0412G

FLOOD ZONE LINES SCALED IN PER FEMA FLOOD
MAP SERVICE CENTER: [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

THIS SURVEY IS CERTIFIED TO:
WILLIAMSON AND SONS MARINE CONSTRUCTION

REVISED:	DESCRIPTION:	BY:	 Digitally signed by PHILLIP M MOULD Date: 2026.07.20 15:05:33 -04'00'
DATE OF LAST FIELD WORK: 6/27/2026			PHILLIP M. MOULD PROFESSIONAL SURVEYOR AND MAPPER LS6515 - STATE OF FLORIDA
DRAWN:	CHECK:	SCALE:	PROJ. #
FBH	PMM	1"=20'	CC-UI-14-29
SURVEY DATE		FILE NO.	SHT. - 1
6/27/2026		45-24-19	OF - 1
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921			



May 20, 2026,

Attn: Eric Feichthaler

RE- Letter of No Objection – 929 Dolphin Dr, Cape Coral, FL, 33904

Dear Eric Feichthaler,

Thank you for contacting Comcast regarding your proposed vacation. This is to inform you that **Comcast Does NOT have facilities** within the site's development area and Comcast has no objection to the vacation, providing that any of Comcast facilities that need to be relocated are 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 Timothy Palmer 239-672-1198.

Sincerely,

Christopher Plank

Construction Manager SWFL

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



Lee County Electric Cooperative, Inc.
Post Office Box 3455
North Fort Myers, FL 33918-3455
(239) 656-2300 • Fax (239) 995-7904
www.lcec.net

May 22, 2026

Eric P. Feichthaler, Esq.
Burandt, Adamski, Feichthaler & Sanchez, PLLC
1714 Cape Coral Parkway East
Cape Coral, FL 33904

Re: Letter of Review and Recommendation - Vacation of the PUE/DE between the rear of property line and canal right of way.

Site Address: 929 DOLPHIN DR CAPE CORAL FL 33904

Owner of Record: SERPA, DORA F. TRUST FOR SERPA, ROGERS 2010 TRUST

STRAP: 19-45-24-C1-00014.0290 Folio ID: 10205208

CAPE CORAL UNIT 1 PART 2 BLK 14 PB 11 PG 36 LOTS 29 + 30

We received your petition asking LCEC for a letter to vacate the unexcavated canal right of way bordering the property above.

We have reviewed your request, with the submitted related documents, and our internal files. LCEC has **No Objection** to the requested vacation.

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.

Very truly yours,

Steve Sousa
Right of Way Agent

LEE COUNTY ELECTRIC COOPERATIVE, INC.

RE: 401339091



August 1, 2026

Burandt, Adamski, Feichthaler & Sanchez, PLLC
ATTN: Eric P. Feichthaler
1714 Cape Coral Parkway East
Cape Coral, FL 33904

No Reservations/No Objection

**SUBJECT: Vacation of the 6' Public Utility and Drainage Easement, Lots 29 and 30, Block 14, Cape Coral, Unit One, Part Two, 929 Dolphin Drive, Cape Coral, Lee County, FL
APN: 19-45-24-C1-00014.0290**

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.

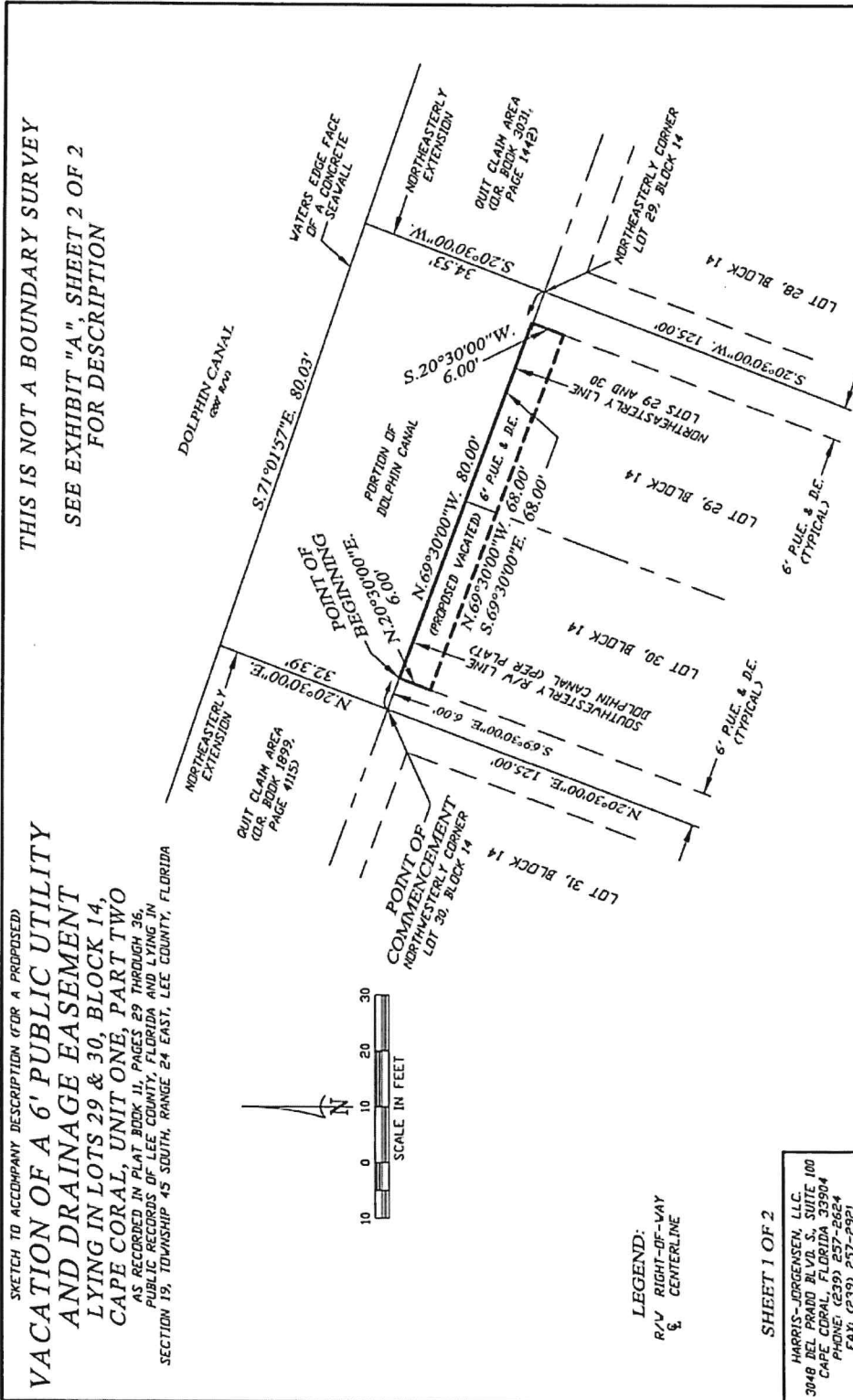
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

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 Cloey Kranock at (585)307-3877, Cloey.Kranock@Lumen.com, or nre.easement@lumen.com.

Sincerely yours,

Cloey Kranock
Network Infrastructure Services
Lumen
P870851

Exhibit A





Lee County Tax Collector

Noelle Branning

Account Number:
19-45-24-C1-00014.0290
Alternate Key:
2100382931
Millage Code:
057

Site Address/Legal Description:
929 DOLPHIN DR
CAPE CORAL UNIT 1 PART 2 BLK 14 PB 11 PG 36
LOTS 29 + 30



SCAN
THIS CODE
to pay online
or visit
LeeTC.com/pay-online

2025 Real Estate Tax Notice

Ad Valorem Taxes and Non-Ad Valorem Assessments for Lee County, Florida

Exemptions/Values
Market Value 472,084
Assessed Value 472,084
Taxable Value 472,084
Homestead Exemption 25,000
Additional Homestead Exemption 25,722

★ See message below.

SERPA DORA F TR
FOR SERPA ROGERS 2010 TRUST
929 DOLPHIN DR
CAPE CORAL, FL 33904

Paid 11/25/2025 INT-00-04062280 \$7,318.61

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	472,084	50,722	421,362	1,585.29
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	472,084	25,000	447,084	1,005.04
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	472,084	25,000	447,084	1,372.99
CITY OF CAPE CORAL	239-574-0497	5.1471	472,084	50,722	421,362	2,168.79
LEE COUNTY ALL HAZARDS - MSTU	239-533-2221	0.0693	472,084	50,722	421,362	29.20
LEE COUNTY LIBRARY FUND	239-533-2221	0.4218	472,084	50,722	421,362	177.73
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	472,084	50,722	421,362	39.95
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	472,084	50,722	421,362	13.78
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	472,084	50,722	421,362	43.23
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	472,084	50,722	421,362	8.09
LEE COUNTY MOSQUITO CONTROL	239-694-2174	0.2116	472,084	50,722	421,362	89.16
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	472,084	50,722	421,362	16.60
CITY OF CAPE CORAL PARKS VOTED DEBT SVC	239-574-0497	0.1608	472,084	50,722	421,362	67.76

Non-Ad Valorem Assessments Levying Authority

	Telephone	Rate	Basis	Amount
CITY OF CAPE CORAL FIRE SERVICE ASSESSMENT	239-574-7722		ACTL LEVY	429.13
CITY OF CAPE CORAL SOLID WASTE ASSESSMENT	239-574-7722		ACTL LEVY	384.25
CITY OF CAPE CORAL STORMWATER ANNUAL	239-574-7722		ACTL LEVY	156.00
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		ACTL LEVY	36.56

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$7,623.55

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2025
- ☐
- ☐
- ☐
- ☐

Amount Due:

\$0.00

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

Account: 19-45-24-C1-00014.0290

Site Address: 929 DOLPHIN DR

Alternate Key: 2100382931

★ If the address below is not correct, visit LeePA.org to update your address.

SERPA DORA F TR
FOR SERPA ROGERS 2010 TRUST
929 DOLPHIN DR
CAPE CORAL, FL 33904

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS, FL 33902-1609

Paid 11/25/2025 INT-00-04062280 \$7,318.61



Return with payment



IMPORTANT INSTRUCTIONS AND INFORMATION - PLEASE READ

Ad Valorem Taxes cover the period January 1 through December 31 of the tax year indicated on the front of this notice. Tax notices are mailed on or about November 1 and become delinquent April 1. Failure to receive a tax notice does not extend discounts or excuse taxpayers' responsibilities to pay taxes and applicable penalties for late payments. Installment tax notices are mailed in June, September, December and March. Installment payment discounts are: June (6%), September (4.5%) and December (3%).

Governmental Office Responsibilities



Lee County Tax Collector

The Tax Collector prints, mails, and collects payments based on the tax rolls certified by the Property Appraiser and Levying Authorities.

Contact the Tax Collector to:

- Pay your current or delinquent property taxes
- Learn about Partial Payment, Installment Payment, and Homestead Tax Deferral plans
- Print your tax bills and receipts

Phone: 239-533-6000 • Website: LeeTC.com



Lee County Property Appraiser

The Property Appraiser values properties and prepares and certifies the tax roll. This includes assessed values, exemptions, legal descriptions, owner(s) and mailing address.

Contact the Property Appraiser to:

- Ask questions about the assessed value or exemption of your property
- Change your mailing address
- File or check on Homestead and other exemptions

Phone: 239-533-6100 • Website: LeePA.org



Lee County Levying Authorities

Lee County Levying Authorities establish millage rates and assessments based on revenue needed for operating expenses.

Call your Levying Authority with direct questions regarding services provided or rates charged.

A list of Levying Authorities and phone numbers may appear on the front of this notice or can be found on your property tax bill.

Visit LeeTC.com/property-taxes for instructions on viewing your bill.

Payment Options



Pay Online: LeeTC.com/pay-online



Kiosk: Payment kiosks are located in all service centers: LeeTC.com/locations



Mail: PO Box 1609, Ft Myers, FL 33902-1609 (check or money order)



Phone: (239) 533-6000



In Person: visit LeeTC.com to make an appointment

Note: If using your bank's online bill pay, make sure you allow for processing time so payment arrives by the received date listed on the front of this notice.

eChecks, checks, cash and money orders are FREE. All other payment types are subject to a convenience fee. The Tax Collector does not keep any portion of these fees.

Discounts

The amounts indicated on the front of this notice represent the total taxes and assessments due (if applicable) less discounts allowed for early payment. When the discount period ends on a weekend or holiday, the discount is extended to the next business day. Taxes are due by March 31 of each year.

4% if paid in **NOVEMBER**

3% if paid in **DECEMBER**

2% if paid in **JANUARY**

1% if paid in **FEBRUARY**

Property Sold: forward this notice to the new owner(s).

Confirm Payment and Print Receipt

Confirm receipt of your payment online at our official website LeeTC.com. Your taxes are not considered paid until your payment clears our bank and is applied to your tax account.

You can print a receipt in three easy steps:

- 1 Visit LeeTC.com/pay-online and click property taxes.
- 2 Enter your name or address in the search field and select your record.
- 3 Find your annual bill, then click Print (PDF) for a receipt.

Delinquent Taxes

eChecks, personal checks, and business checks are not acceptable forms of payment for delinquent taxes. The amount due is determined by the date payment is received in our office. Failure to pay delinquent taxes could result in the loss of your property. On April 1 the following charges are imposed by Florida Law:

Real Estate: 3% minimum interest and advertising costs. A tax certificate sale is held on or before June 1 resulting in additional charges.

Tangible Personal Property: 18% interest annually, cost of advertising, and fees. Tax warrants will be issued on all unpaid personal property taxes on or about June 1.

Have you met Edison?

Edison is our automated chatbot that can answer many of your questions relating to property taxes and much more. Available 24/7, you can find Edison at the bottom of our website, LeeTC.com.



NOTICE: Pursuant to Florida Statute 590.125(5), be advised that the Florida Forest Service may be performing prescribed burning and/or other treatments in a project area that includes your property in Lee County, Florida. These efforts are to reduce fuel loads and threat of wildfires. These projects are planned to occur from the date of this notice until the same date the following year. This service is provided at no cost to the affected landowner(s). Contact the Florida Forest Service if you have questions regarding this service at: 10941 Palm Beach Blvd., Fort Myers, FL 33905, or 239.690.8001.

Our Mission: Deliver 5-Star service through an organizational culture that values customers, team, and community.

City Planning Division Case Report

VAC26-000015

Review Date:	September 22, 2026
Property Owner:	Dora F. Serpa, as Co-Trustee of The Serpa Rogers 2010 Trust dated November 30, 2010.
Applicant/Rep.	Eric P. Feichthaler, Esq.
Owner Address:	929 Dolphin Drive Cape Coral, FL 33904
Request:	The owner requests vacating ±2,677 sq. ft. of unexcavated canal right-of-way along with all underlying easements, adjacent to Lots 29 and 30, Block 14, Part 2, Unit 1, Cape Coral Subdivision. The owner also requests vacating ±408 sq. ft. of platted easements in Lots 29 and 30, Block 14, Part 2, Unit 1, Cape Coral Subdivision.
Property Location:	929 Dolphin Drive Lots 29-30, Block 14, Unit 1, Part 2, Cape Coral Subdivision Strap number: 19-45-24-C1-00014.0290
Prepared By:	Mike Struve, AICP, LEED Green Associate, Planning Team Coordinator
Approved By:	Amy Yearsley, AICP, City Planning Manager
Recommendation:	Approval with conditions
Urban Service	Infill

PROPERTY DESCRIPTION

The owner has a two-lot platted site in southeastern Cape Coral, that is 9,997 sq. ft. The site is west of the intersection of Dolphin Drive and Driftwood Parkway, about 1,300 feet from the Yacht Club (Figure 1). The rear of the site has water frontage along the Dolphin Canal. This waterway is a saltwater canal with a platted width of 200 feet. The site has a Single-Family Future Land Use Classification (FLUC) and Single Family Residential (R-1) zoning as do all surrounding properties within 500 feet of the site. The property is in an area of the City that is built out with single-family dwellings.

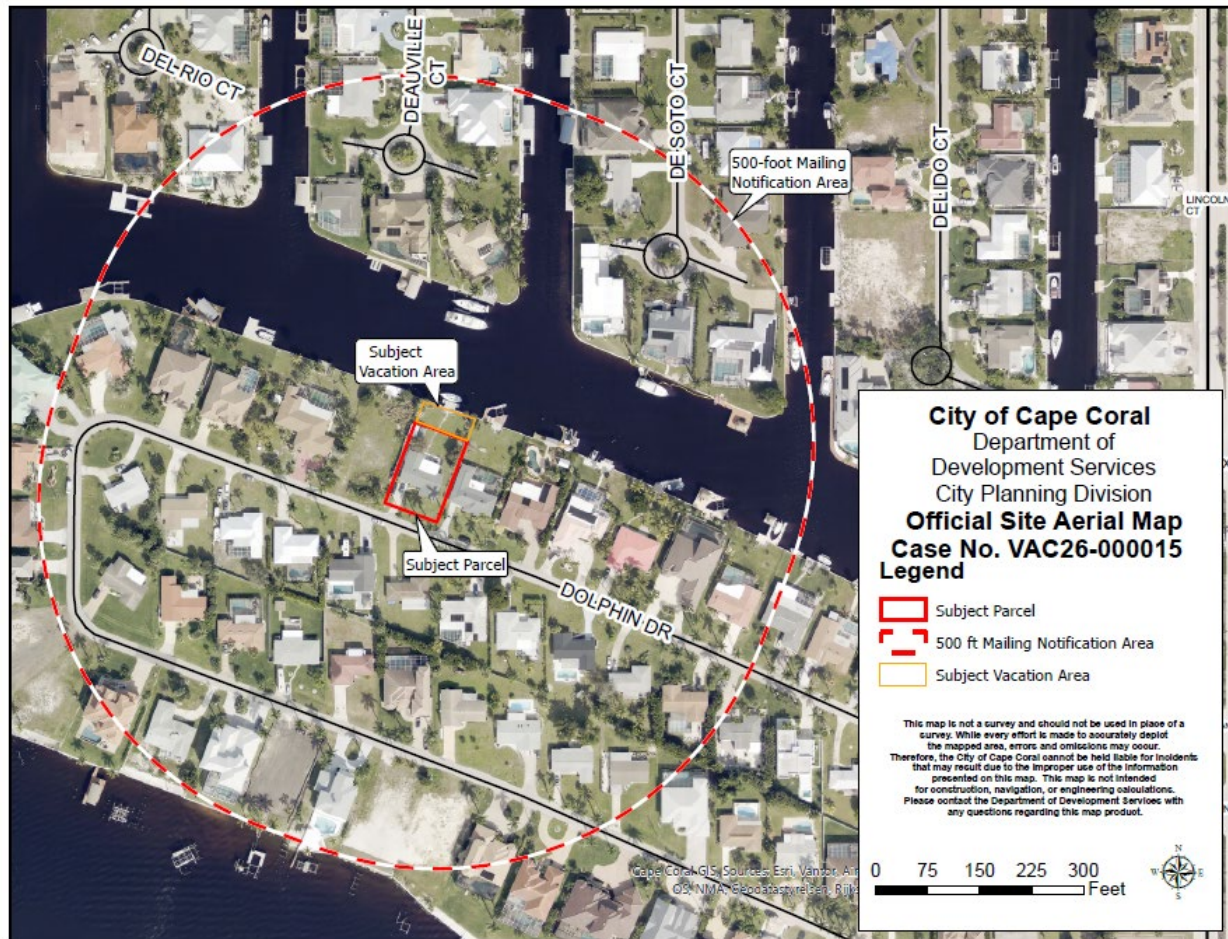
The site has a single-family dwelling that was constructed in 1963 with a living area of 1,853 sq. ft. Unexcavated canal right-of-way, with an average width of about 33.5 feet, separates the rear of the site from the edge of the seawall. Improvements within this right-of-way include landscaping, a walkway or path, and a dock.

REQUEST

A sketch and legal description prepared by the owner's surveyor shows a strip of unexcavated canal right-of-way, between 32.39 and 34.53 feet, exists between the northern property line and the edge of the

seawall. For most platted water-front sites in the City, the rear property line extends to the edge of the canal. The applicant seeks to vacate this right-of-way, that is $\pm 2,677$ sq. ft. to extend the site to the edge of the seawall. Easements underlying this right-of-way as well as platted easements along the rear property line are also requested to be vacated.

Figure 1. Aerial of the site at 929 Dolphin Drive outlined in red.



ZONING HISTORY OF THE SITE

The site, as well as all of Block 14, has always had a Single-Family FLUC and single-family residential zoning.

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, Lee County Electric Cooperative (LCEC), and Lumen.
- Sketches and accompanying legal descriptions of the right-of-way and easements that will be vacated.

ANALYSIS

Staff analyzed this request in accordance with five criteria appearing in Section 3.4.5. of the Land Development Code (LDC), entitled *"Vacation of Plats, Easements, and Rights-of-Way."* The

Comprehensive Plan was also reviewed for policies on vacations. Staff analysis and recommended findings appear immediately after each criterion below.

1. Whether the plat, easements, or rights-of-way are required by the City for any future transportation, access, water management, or public utility purposes. **Staff response:** *The canal right-of-way consists of an unexcavated strip of land, ranging from 32.39 to 34.53 feet in width, between the seawall and the north property line of the site. This strip of right-of-way is not continuous along the south side of the Dolphin Canal but is interrupted to the east and west by sites with rear property lines that extend to the edge of the canal.¹ The subject right-of-way to the rear of the applicant's site is isolated from similar right-of-way areas and consequently while being of interest to the owner, appears to have little value to the public. Based on the location and area of this land, the subject right-of-way does not have any foreseeable value related to transportation, public access, or water management.*

Most easements underlying the unexcavated canal right-of-way are not needed because the City will retain sufficient easements in this area (809.69 sq. ft.) for maintaining an easement with a minimum width of six feet around the expanded site.

Platted easements along the rear property line requested to be vacated are also not needed as selected easements underlying the vacated right-of-way will be retained by the City. These retained easements, in conjunction with existing platted easements along the east, south, and west property lines will collectively provide a six-foot-wide perimeter easement around the site.

2. Whether any required easements are necessary to accommodate the vacation of any plat, easement, or right-of-way. **Staff response:** *Most easements underlying the canal right-of-way will be vacated. As a condition of approval recommended by staff, the City will retain 809.69 sq. ft. of easements 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 response:** *While over 2,600 sq. ft. of canal right-of-way will be vacated, this right-of-way consists of unexcavated land. The existing canal bank nor canal depth will be altered as a result of this vacation. Boaters traveling in the Dolphin Canal will, therefore, not be adversely affected by the approval of the vacation. No alternative 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 response:** *This vacation involves unexcavated canal right-of-way only. This vacation will not result in the closure or alteration of a canal and will, therefore, have no effect on the movement of boats to navigate in this canal.*
5. Whether local utility providers have given consent to the vacation of the plat, easements, or rights-of-way. The local utility providers may require additional easements or relocation of existing utilities facilities to complete the vacation. **Staff response:** *All three utility providers have issued letters of*

¹ The sites to the immediate west (931 Dolphin Drive) and east (927 Dolphin Drive) of the subject site were enlarged by the owners at the time filing quit claim deeds executed by the City of Cape Coral in 1987 and 1998, respectively.

no objection regarding the requested vacations. Comcast and Lumen states if their facilities are damaged during construction, or require to be located, the owner shall bear the cost of relocation and repair of said facilities. This stipulation is included as a condition of approval that appears at the end of this report.

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 the following policies appearing in the Future Land Use Element.

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

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

Staff comment: This request is consistent with Table 1 appearing in Policy 1.15. of the Future Land Use Element that identifies the R-1 District as consistent with the Single Family FLUC.

Policy 1.15: Land development regulations adopted to implement this comprehensive plan will be based on, and will be consistent with, the standards for uses and densities/intensities as described in the following future land use classifications. In no case shall maximum densities allowable by the following classifications conflict with Policy 4.3.3 of the Conservation and Coastal Management Element regulating density of development within the Coastal High Hazard Area.

- a. Single Family Residential: Sites of 10,000 square feet and greater, with densities not to exceed 4.4 units per acre.

Staff comment: This request is consistent with Policy 1.15.a as the site will be $\pm 12,674$ sq. ft. following the right-of-way vacation and the property will have one single-family dwelling. This equates to a density of 3.44 dwelling units (DU) per acre, less than the maximum density of 4.4 DU/acre allowed in this FLUC.

RECOMMENDATION

Based on the above analysis, staff recommends **approval** of the requested vacations with the following conditions.

Conditions of Approval

1. The vacation of the canal right-of-way adjacent to Lots 29 and 30, Block 14, Unit 1, Part 2, Cape Coral Subdivision, shall be consistent with that shown in the sketch and accompanying legal description entitled, *"A Portion of Dolphin Canal Lying Adjacent to Lots 29 & 30, Block 14, Cape Coral, Unit One, Part Two,"* prepared by Harris-Jorgensen, LLC, dated July 20, 2026, that appears in Exhibit "A".
2. The vacation of platted easements occupying Lots 29 and 30, Block 14, Unit 1, Part 2, Cape Coral Subdivision, shall be consistent with that shown in the sketch and accompanying legal description entitled, *"Vacation of a 6' Public Utility and Drainage Easement Lying in Lots 29 & 30, Block 14, Cape Coral, Unit One, Part Two,"* prepared by Harris-Jorgensen, LLC, dated July 20, 2026, that appears in Exhibit "C".
3. The City shall retain easements sufficient for maintaining a six-foot-wide public utility and drainage easement coincident with the perimeter of the owner's expanded site as depicted in the sketch and accompanying legal description entitled *"6' Public Utility & Drainage Easement Lying in a Portion of Dolphin Canal Adjacent to Lots 29 & 30, Block 14, Cape Coral, Unit One, Part Two,"* prepared by Harris-Jorgensen, LLC, dated July 20, 2026, that appears in Exhibit "B".
4. The City shall retain easements sufficient for maintaining a minimum six-foot-wide public utility and drainage easement coincident with the perimeter of the owner's expanded site.
5. In the event utility provider facilities are found within the vacated area, the owner shall bear the cost of relocating said facilities to new or existing easements at the owner's expense. In the event utility provider facilities are damaged within the vacated area, the owner shall bear the cost of repairing and relocating said facilities at the owner's expense.
6. The owner shall reimburse the City of Cape Coral for the cost of recording this resolution with the Office of the Lee County Clerk of Court.
7. 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 owner.

Staff Contact Information

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

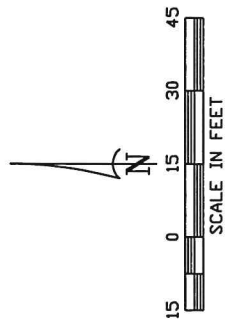
PH: 239-242-3255

Email: mstruve@capecoral.gov

SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF DOLPHIN CANAL

LYING ADJACENT TO
 LOTS 29 & 30, BLOCK 14,
 CAPE CORAL, UNIT ONE, PART TWO
 AS RECORDED IN PLAT BOOK 11, PAGES 29 THROUGH 36,
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND LYING IN
 SECTION 19, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

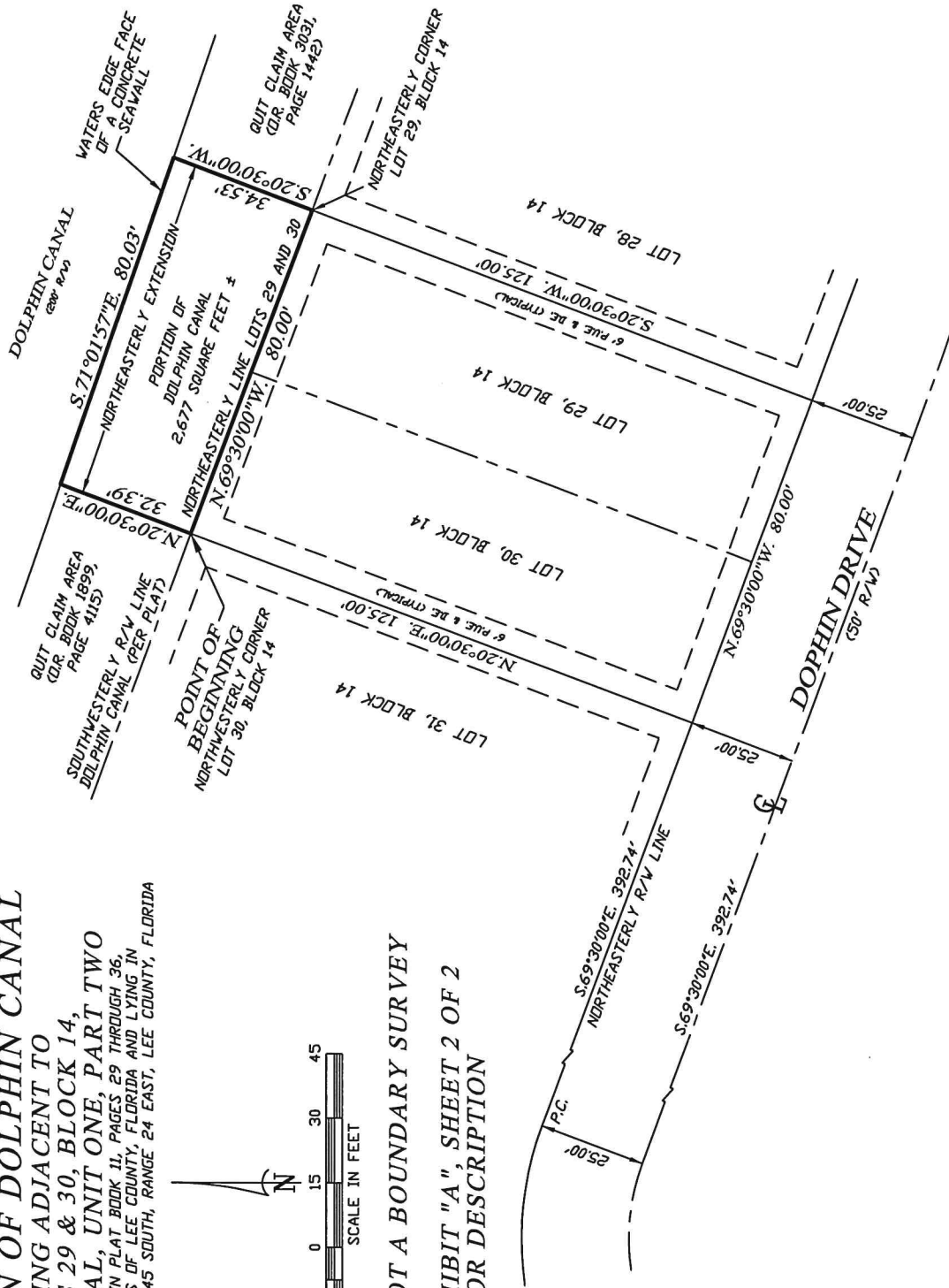


THIS IS NOT A BOUNDARY SURVEY
 SEE EXHIBIT "A", SHEET 2 OF 2
 FOR DESCRIPTION

LEGEND:
 R/W RIGHT-OF-WAY
 & CENTERLINE

SHEET 1 OF 2

HARRIS-JORGENSEN, LLC.
 3048 DEL PRADO BLVD. S., SUITE 100
 CAPE CORAL, FLORIDA 33904
 PHONE: (239) 257-2624
 FAX: (239) 257-2921



DESCRIPTION TO ACCOMPANY SKETCH
**A PORTION OF DOLPHIN CANAL
LYING ADJACENT TO
LOTS 29 & 30, BLOCK 14,
CAPE CORAL, UNIT ONE, PART TWO**

AS RECORDED IN PLAT BOOK 11, PAGES 29 THROUGH 36,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND LYING IN
SECTION 19, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF DOLPHIN CANAL LYING ADJACENT TO LOTS 29 AND 30, BLOCK 14, CAPE CORAL, UNIT ONE PART TWO AS RECORDED IN PLAT BOOK 11, PAGES 29 THROUGH 36, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE AFORESAID LOT 30; THENCE RUN N.20°30'00"E. ALONG THE NORTHEASTERLY EXTENSION OF SAID LOT 30 FOR 32.39 FEET TO THE WATERS EDGE FACE OF A CONCRETE SEAWALL; THENCE RUN S.71°01'57"E. ALONG SAID WATERS EDGE FACE OF SEAWALL FOR 80.03 FEET; THENCE RUN S.20°30'00"W. ALONG THE NORTHEASTERLY EXTENSION OF THE AFORESAID LOT 29 FOR 34.53 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 29; THENCE RUN N.69°30'00"W. ALONG THE NORTHEASTERLY LINE OF SAID LOTS 29 AND 30 FOR 80.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,677 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF THE AFORESAID LOTS 29 AND 30 AS BEING N.69°30'00"W.



Digitally signed by
PHILLIP M MOULD
Date: 2026.07.20
15:04:25 -04'00'

PHILLIP M MOULD
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS6515
JULY 1, 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.

SKETCH TO ACCOMPANY DESCRIPTION (FOR A PROPOSED)

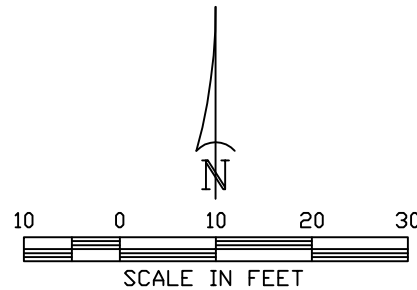
VACATION OF A 6' PUBLIC UTILITY AND DRAINAGE EASEMENT

LYING IN LOTS 29 & 30, BLOCK 14,
CAPE CORAL, UNIT ONE, PART TWO

AS RECORDED IN PLAT BOOK 11, PAGES 29 THROUGH 36,
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SECTION 19, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

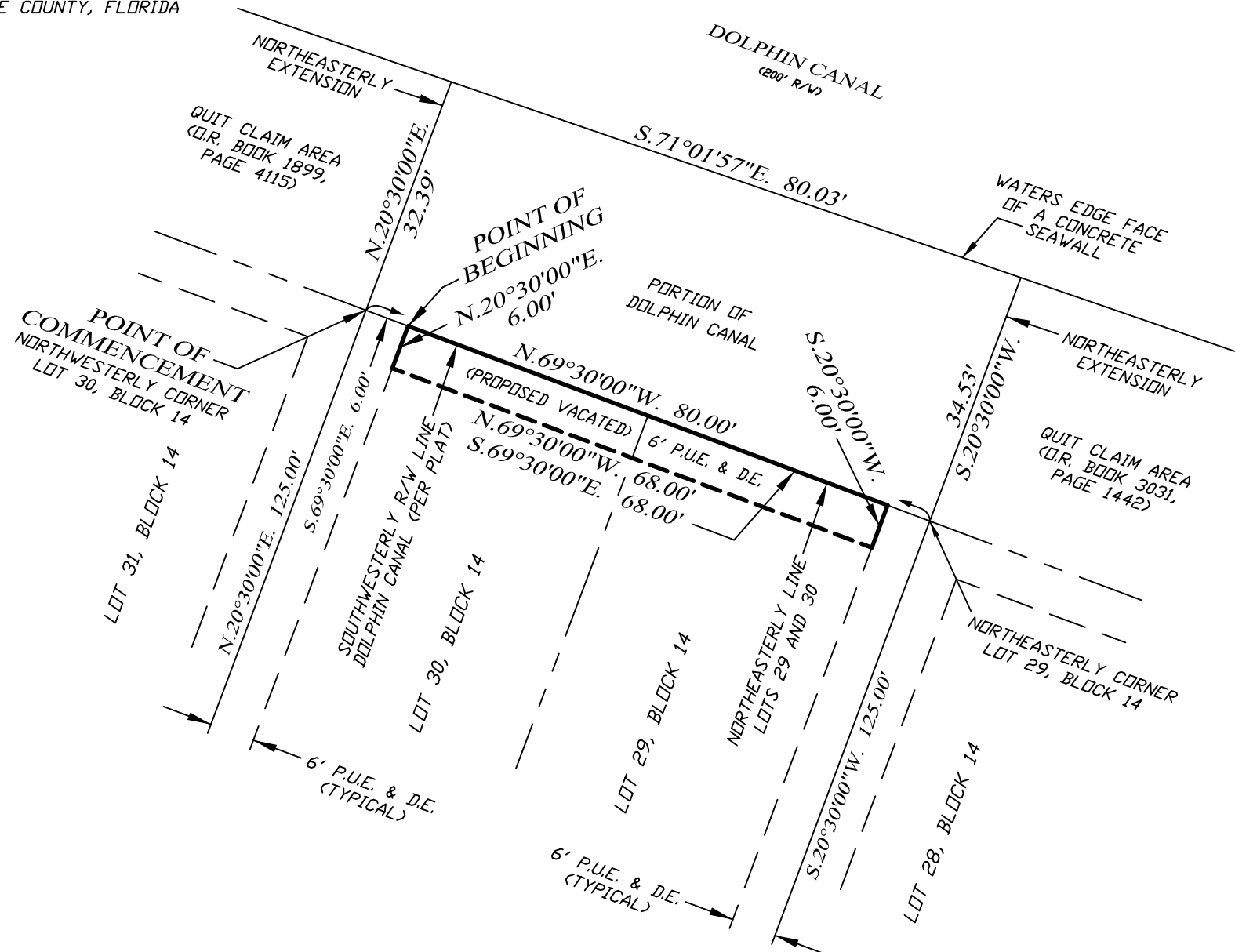
SEE EXHIBIT "C", SHEET 2 OF 2
FOR DESCRIPTION



LEGEND:
R/W RIGHT-OF-WAY
CL CENTERLINE

SHEET 1 OF 2

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S., SUITE 100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921



DESCRIPTION TO ACCOMPANY SKETCH (FOR A PROPOSED)
**VACATION OF A 6' PUBLIC UTILITY
AND DRAINAGE EASEMENT
LYING IN LOTS 29 & 30, BLOCK 14,
CAPE CORAL, UNIT ONE, PART TWO**
*AS RECORDED IN PLAT BOOK 11, PAGES 29 THROUGH 36,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND LYING IN
SECTION 19, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA*

EXHIBIT "C"

DESCRIPTION:

A PARCEL OF LAND BEING A PROPOSED VACATION OF A 6.00 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT LYING IN LOTS 29 AND 30, BLOCK 14, CAPE CORAL, UNIT ONE PART TWO AS RECORDED IN PLAT BOOK 11, PAGES 29 THROUGH 36, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF THE AFORESAID LOT 30; THENCE RUN S.69°30'00"E. ALONG THE NORTHEASTERLY LINE OF SAID LOT 30 FOR 6.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.69°30'00"E. ALONG THE NORTHEASTERLY LINE OF THE AFORESAID LOTS 29 AND 30 FOR 68.00 FEET; THENCE RUN S.20°30'00"W. FOR 6.00 FEET; THENCE RUN N.69°30'00"W. FOR 68.00 FEET; THENCE RUN N.20°30'00"E. FOR 6.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 408 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF THE AFORESAID LOTS 29 AND 30 AS BEING N.69°30'00"W.

*PHILLIP M MOULD
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS6515
SEPTEMBER 24, 2026*

*NOTE:
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FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.*

SKETCH TO ACCOMPANY DESCRIPTION (FOR A PROPOSED)

6' PUBLIC UTILITY & DRAINAGE EASEMENT LYING IN A PORTION OF DOLPHIN CANAL

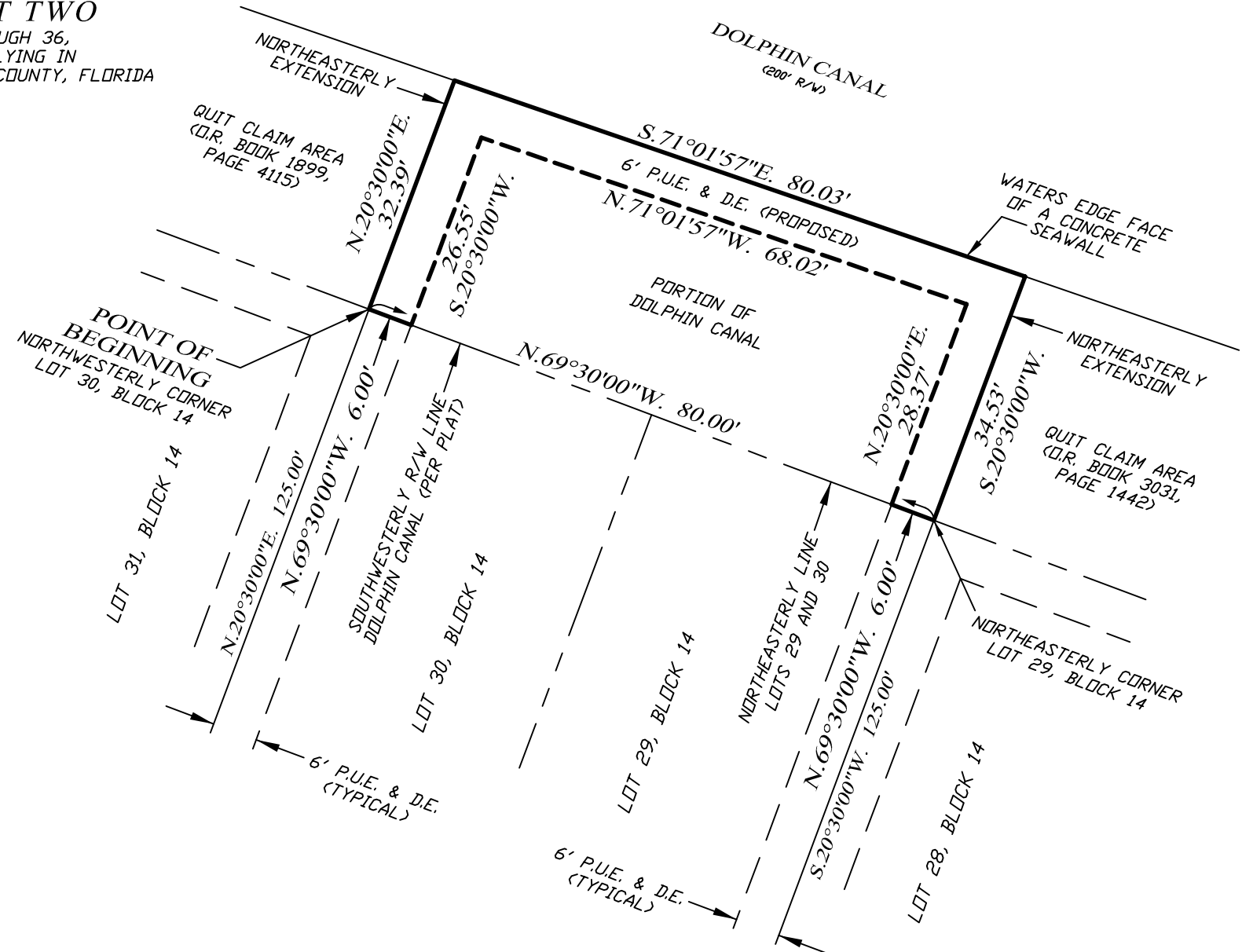
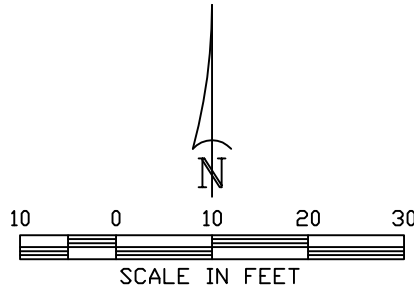
ADJACENT TO

LOTS 29 & 30, BLOCK 14,
CAPE CORAL, UNIT ONE, PART TWO

AS RECORDED IN PLAT BOOK 11, PAGES 29 THROUGH 36,
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SECTION 19, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

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



LEGEND:

R/W RIGHT-OF-WAY
CL CENTERLINE

SHEET 1 OF 2

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S., SUITE 100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

DESCRIPTION TO ACCOMPANY SKETCH (FOR A PROPOSED)

**6' PUBLIC UTILITY AND DRAINAGE
EASEMENT LYING IN A
PORTION OF DOLPHIN CANAL
ADJACENT TO**

**LOTS 29 & 30, BLOCK 14,
CAPE CORAL, UNIT ONE, PART TWO**

AS RECORDED IN PLAT BOOK 11, PAGES 29 THROUGH 36,
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EXHIBIT "B"

DESCRIPTION:

A PARCEL OF LAND BEING A 6.00 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT LYING IN A PORTION OF DOLPHIN CANAL, ADJACENT TO LOTS 29 AND 30, BLOCK 14, CAPE CORAL, UNIT ONE PART TWO AS RECORDED IN PLAT BOOK 11, PAGES 29 THROUGH 36, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE AFORESAID LOT 30; THENCE RUN N.20°30'00"E. ALONG THE NORTHEASTERLY EXTENSION OF SAID LOT 30 FOR 32.39 FEET TO THE WATERS EDGE FACE OF A CONCRETE SEAWALL; THENCE RUN S.71°01'57"E. ALONG SAID WATERS EDGE FACE OF SEAWALL FOR 80.03 FEET; THENCE RUN S.20°30'00"W. ALONG THE NORTHEASTERLY EXTENSION OF THE AFORESAID LOT 29 FOR 34.53 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 29; THENCE RUN N.69°30'00"W. ALONG THE NORTHEASTERLY LINE OF SAID LOTS 29 AND 30 FOR 6.00 FEET; THENCE RUN N.20°30'00"E. FOR 28.37 FEET; THENCE RUN N.71°01'57"W. FOR 68.02 FEET; THENCE RUN S.20°30'00"W. FOR 26.55 FEET; THENCE RUN N.69°30'00"W. ALONG THE NORTHEASTERLY LINE OF SAID LOTS 29 AND 30 FOR 6.00 FEET TO THE POINT OF BEGINNING.

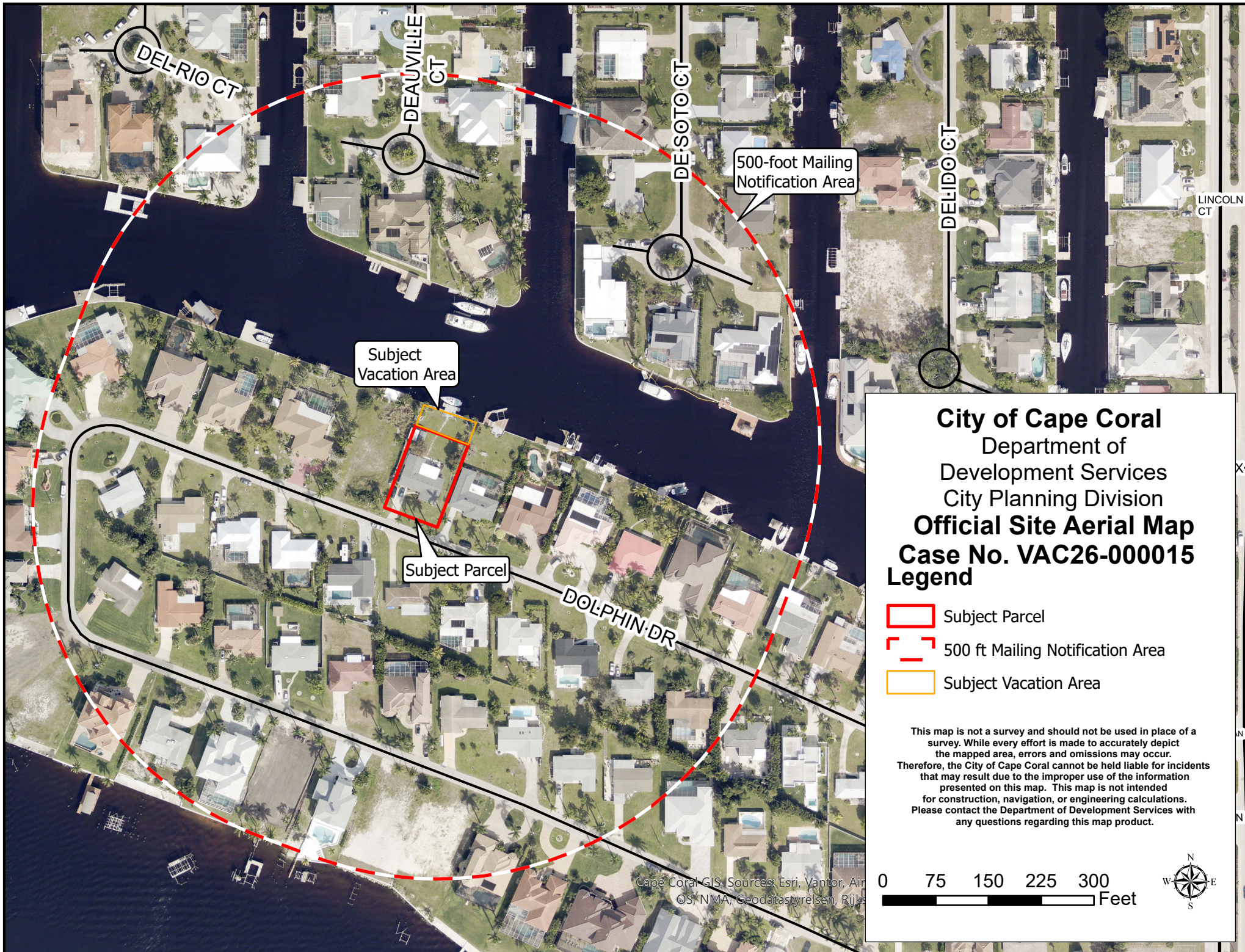
PARCEL CONTAINS 809.69 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF THE AFORESAID LOTS 29 AND 30 AS BEING N.69°30'00"W.

PHILLIP M MOULD
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS6515
SEPTEMBER 24, 2026

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City of Cape Coral
Department of
Development Services
City Planning Division
Official Site Aerial Map
Case No. VAC26-000015

Legend

-  Subject Parcel
-  500 ft Mailing Notification Area
-  Subject Vacation Area

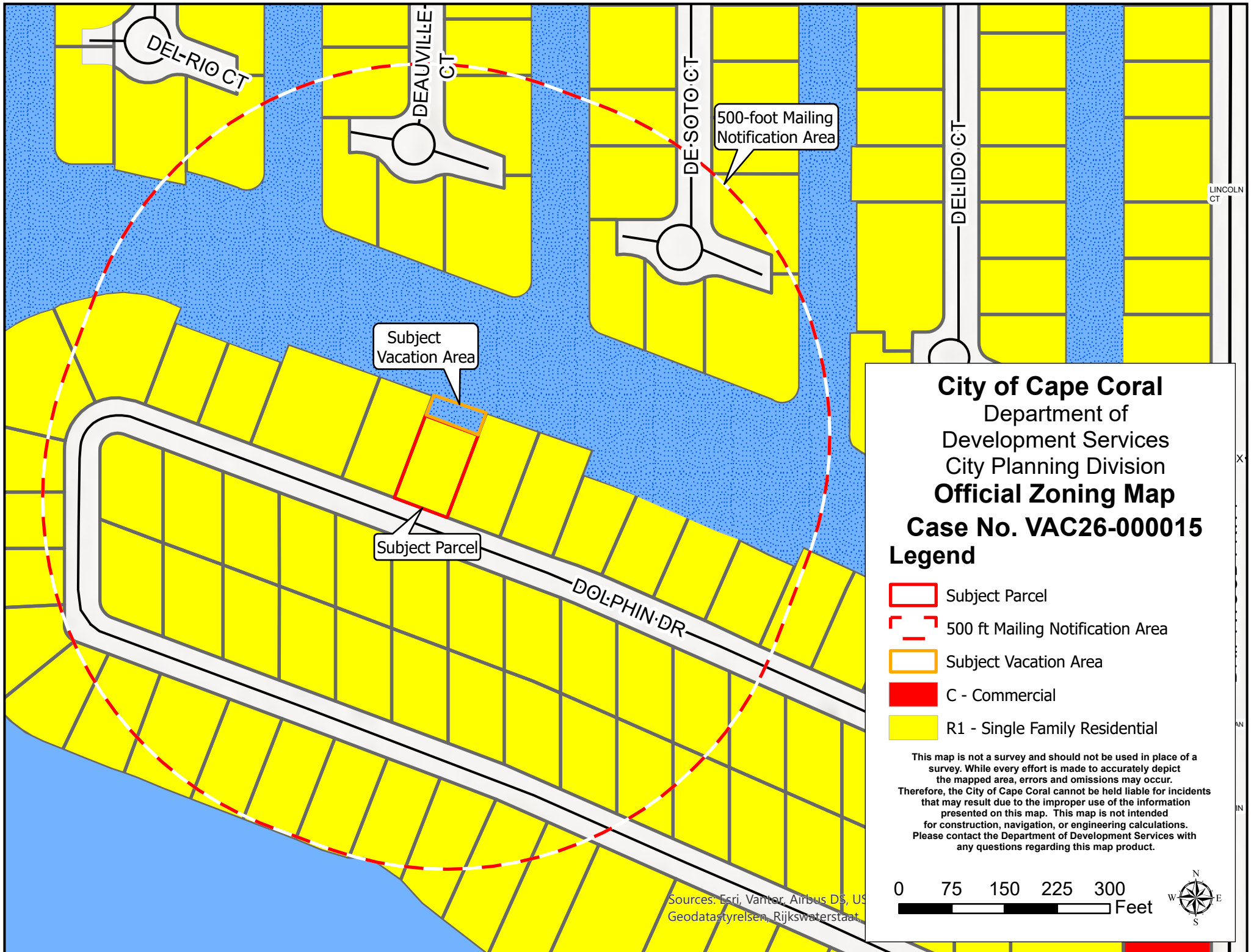
This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented 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, NIMA, Geodastyrelsen, Rijks

0 75 150 225 300

Feet





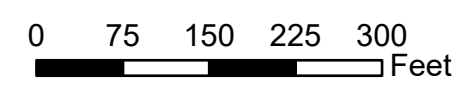
City of Cape Coral
Department of
Development Services
City Planning Division
Official Zoning Map

Case No. VAC26-000015

Legend

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

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