



AGENDA FOR THE HEARING EXAMINER

Tuesday, May 4, 2021

9:00 AM

Council Chambers

1. HEARINGS CALLED TO ORDER

2. HEARINGS

- A. VP21-0004*; Address: 5302 Malaluka Court; Applicant: CT Lending Solutions

3. DATE AND TIME OF NEXT HEARINGS

- A. Tuesday, June 1, 2021, at 9:00 a.m. in Council Chambers

4. ADJOURNMENT

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons needing a special accommodation to participate in this proceeding should contact the City Clerk's Department whose office is located at Cape Coral City Hall, 1015 Cultural Park Boulevard, Cape Coral, Florida; telephone 1-239-574-0411 for assistance, if hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8700 (v) for assistance.

If a person decides to appeal any decision made by the Board/Commission/Committee with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

PLEDGE OF CIVILITY

We will be respectful of each other even when we disagree.
We will direct all comments to the issues. We will avoid personal attacks.

The hearing shall, to the extent possible, be conducted as follows:

1. The Clerk shall read into the record the Ordinance or Resolution Title and Number, or the Applicant's name, file number, and the subject matter to be decided if there is no ordinance or resolution.
2. The Applicant, staff, and all Participants requesting to speak or present evidence or both the hearing shall be collectively sworn by an oath or affirmation by the Clerk.
3. Staff will testify regarding proper notice of the Hearing in accordance with City requirements.
4. The Applicant may waive the Applicant's right to an evidentiary hearing if Applicant agrees with the staff recommendation and no one from the audience wishes to speak for or against the application. The Hearing Examiner shall rule on the matter or make a recommendation, based upon the staff report and any other materials contained within the official file. Regardless of a waiver by the Applicant, a Public Hearing shall be held for all decisions requiring an ordinance or resolution.
5. If there is an evidentiary hearing, the order of the presentation shall be as follows, unless the Hearing Examiner, determines to proceed in a different order, taking proper consideration of fairness and due process:
 - The Applicant shall make the Applicant's presentation, including offering any documentary evidence, and introduce any witnesses as Applicant desires. The Applicant shall present the Applicant's entire case in thirty (30) minutes.
 - Staff shall present a brief synopsis of the application; introduce any appropriate additional exhibits from the official file that have not already been transmitted to the Hearing Examiner with the agenda materials, as staff desires; summarize issues; and make a recommendation on the application. Staff shall also introduce any witnesses that it wishes to provide testimony at the hearing. Staff shall present its entire case in thirty (30) minutes.
 - Participants in opposition to or support of the application shall make their presentation in any order as determined by the Hearing Examiner. Each Participant shall present their argument in 5 minutes.
 - The Applicant may cross-examine any witness and respond to any testimony presented.
 - Staff may cross-examine any witness and respond to any testimony presented.
 - The Hearing Examiner may choose to allow Participants to respond to any testimony if the Hearing Examiner deems the response to be necessary to ensure fairness and due process.
 - The Hearing Examiner, may ask questions of the staff, Applicant, and Participants.
 - Final argument may be made by the Applicant, related solely to the evidence in the record.
 - Final argument may be made by the staff, related solely to the evidence in the record.
 - For good cause shown, the Hearing Examiner may grant additional time to any of the hereinabove time limitations.
 - The Hearing Examiner's, decisions must be based upon Competent Substantial Evidence in the record.



AGENDA REQUEST FORM
CITY OF CAPE CORAL

Item Number:	2.A.
Meeting Date:	5/4/2021
Item Type:	HEARINGS

TITLE:

VP21-0004*; Address: 5302 Malaluka Court; Applicant: CT Lending Solutions

REQUESTED ACTION:

Approve or Deny

SUMMARY EXPLANATION AND BACKGROUND:

The owner requests to vacate:

1. ±487.09 sq. ft. of canal right-of-way (ROW) and all underlying easements for a portion of the Majestic Canal.
2. ±383.1 sq. ft. of platted easements associated with Lots 58 and 59, Block 27, Unit 1, Part 2, Cape Coral Subdivision.

STRATEGIC PLAN ALIGNMENT:

1. Is this a Strategic Decision? No
- If Yes, Priority Goals Supported are listed below.
- If No, will it harm the intent or success of the Strategic Plan? No

RECOMMENDATIONS:

Planning Division staff recommends Approval with conditions

SOURCE OF ADDITIONAL INFORMATION:

Mike Struve, AICP, LEED Green Associate, Planning Team Coordinator, 239-242-3255, Email: mstruve@capecoral.net

FISCAL IMPACT/FUNDING SOURCES(S)/BUDGET CONSIDERATIONS:

N/A

1. Will this action result in a Budget Amendment? No

PREPARED BY:

Jessica Cruz Division- Planning Department- Community Development

ATTACHMENTS:

Description	Type
Backup Materials	Backup Material



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

For Internal Use Only

Case VP21-0004

Date 3-31-21

Tel. (239) 574-0776

Fax (239) 574-0591

P.O. Box 150027

Cape Coral, FL 33915-0027

MAR 31 '21 AM 10:58 *

VACATIONS OF A PLAT, EASEMENTS, AND RIGHT-OF-WAY APPLICATION

VACATIONS REQUIREMENTS

1. ☒ Application, Acknowledgement Form, Authorization to Represent.
 - All forms must be filled out completely and legible.
 - All forms must be signed by the property owner(s) and must be notarized.
 - If the owner does not own the property in his/her personal name (e.g. LLC, trust, etc.), the owner must sign all applicable forms in his/her corporate capacity.
 - If the authorized representative is an attorney, the application and the Acknowledgement Form may be signed by the attorney, and an Authorization to Represent Property Owner Form is not required.

2. ☒ Letter of intent clearly identifying the request and why the vacation is sought. -

3. ☒ Proof of title to the tract or parcel of land covered by the plat or, of the plat of which *Deed* vacation is sought.

4. ☒ Letters of approval from the following utility companies:

LCEC (Electric)	Century Link (Telephone)	Comcast (Cable)
Russell Goodman	Bill Paul	Timothy Green
Design and Engineering Coordinator	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
Russel.goodman@lcec.net	William.d.paul@centurylink.com	Timothy_Green@Comcast.com
PH: (239) 656-2112	PH: (727) 449-3544	PH: (239) 707-3998

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



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PLANNING DIVISION

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VACATIONS OF PLAT REQUEST TO THE HEARING EXAMINER AND CITY COUNCIL

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

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

PROPERTY INFORMATION			
Project Name: _____			
Location/Address <u>5302 Malaluka Ct Cape Coral</u>			
Strap Number <u>18-45-24-C4-05022-0580</u>		Unit <u>1</u>	Block <u>27</u> Lot (s) <u>58+59</u>
Strap Number _____		Unit _____	Block _____ Lot (s) _____
Plat Book _____	Page _____	Future Land Use _____	Current Zoning <u>R</u>
PROPERTY OWNER (S) INFORMATION			
Owner <u>CT Lending Solutions</u>		Address <u>2231 Lasalle Blvd</u>	
Phone _____		City <u>Subsury</u>	
Email <u>Carl@LuxDevgroup.com</u>		State <u>Ontario</u>	Zip <u>P3A 2A9</u>
Owner _____		Address _____	
Phone _____		City _____	
Email _____		State _____	Zip _____
APPLICANT INFORMATION (If different from owner)			
Applicant _____		Address _____	
Phone _____		City _____	
Email _____		State _____	Zip _____
AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)			
Representative <u>Lux Dev Group</u>		Address <u>6371 Scott Ln</u>	
Phone <u>239-878-5925</u>		City <u>Fort Myers</u>	
Email <u>Justin@LuxDevgroup.com</u>		State <u>FL</u>	Zip <u>33966</u>



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

(ALL 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.

CT Lending Solutions L P
CORPORATION/COMPANY NAME (IF APPLICABLE)

Carl Prescott
OWNER'S NAME (TYPE OR PRINT)

Tracy Degagne
OWNER'S NAME (TYPE OR PRINT)

APPLICANT NAME (TYPE OR PRINT)

[Signature]
OWNER'S SIGNATURE
Tracy Degagne
OWNER'S SIGNATURE

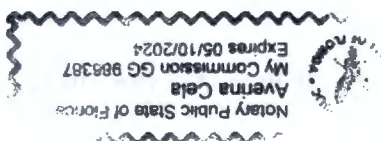
APPLICANT SIGNATURE

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 F

COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online notarization, this 3 day of 3, 2021 by Carl Prescott + Tracy Degagne who is personally known to me or produced _____ as identification.



Exp Date: 5/1/24 Commission Number: 986387
Signature of notary Public: [Signature]
Printed Name of Notary Public: Averna Cella



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AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT

Lux Development group Justin Meyer
(Name of person giving presentation)

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

UNIT 1 BLOCK 27 LOT(S) 58+59 SUBDIVISION _____

OR LEGAL DESCRIPTION Cape Coral unit 1 part 2 BLK 27 PB 11 PG 31 Lots 58+59

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

Carl Prescott.
PROPERTY OWNER (Please Print)

[Signature]
PROPERTY OWNER (Signature & title)

Tracy Degagne
PROPERTY OWNER (Please Print)

[Signature]
PROPERTY OWNER (Signature & title)

STATE OF FL

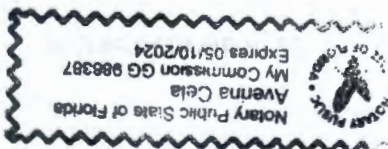
COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online
notarization, this 3 day of 3, 2021 by Carl Prescott + Tracy Degagne who
is personally known to me or produced _____ as identification.

Exp Date: 5/1/24 Commission Number: 986387

Signature of notary Public: _____

Printed Name of Notary Public: _____



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



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PLANNING DIVISION

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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 3 Day of March, 2021.

C.T. Lending Solutions LP
CORPORATION/COMPANY NAME

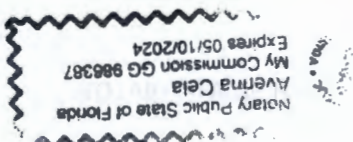
Carl Prescott
OWNER'S NAME (TYPE or PRINT)

[Signature]
OWNER'S SIGNATURE

STATE OF FL

COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online notarization, this 3 day of 3, 2021 by Carl Prescott who is personally known to me or produced _____ as identification.



Exp Date: 5/1/24 Commission Number: 986387

Signature of notary Public:

[Signature]

Printed Name of Notary Public:

Arden Cella



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

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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.

GT Lending Solutions LP
OWNER/APPLICANT
(PLEASE TYPE OR PRINT)

[Signature]
OWNER/APPLICANT SIGNATURE

(SIGNATURE MUST BE NOTARIZED)

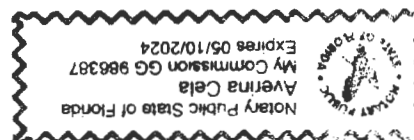
STATE OF FL
COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online notarization, this 3 day of 3, 2021 by Carl Perrott who is personally known to me or produced _____ as identification.

Exp Date: 5/1/24 Commission Number: 986387

Signature of Notary Public: [Signature]

Printed Name of Notary Public: Averia Cota





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

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

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

A. General.

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

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

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



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

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

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



**LUX DEVELOPMENT
GROUP**

LETTER OF INTENT

To Whom it may concern we are submitting this letter to request a vacation of a section of property located at 5302 malaluka ct.. The section of land that abuts the seawall at the rear of the property so that we may construct our dock and patio area. City zoning informed us that this was preferred by the city in these circumstances.

Linda Doggett, Lee County Clerk of Circuit Court

INSTR. # 2021000063034, Doc Type D, Pages 1, Recorded 3/2/2021 at 9:05 AM, Deputy Clerk JMILLER

Rec Fees: \$10.00 Deed Doc: \$0.70

Prepared by & Return to:
 Robin Hodgdon
 Wollinka-Wikle Title Insurance Agency, Inc.
 10015 Trinity Blvd., Suite 101, Trinity, Florida 34655
 TR21171
 Parcel ID No: 18-45-24-C4-00027.0580

Quit Claim Deed

Made this February 17, 2021 A.D. by 5350 Colonade Ct, LLC, a Florida limited liability company, hereinafter called the grantor, to CT Lending Solutions, a Wyoming Limited Partnership whose post office address is: 2231 Lasalle Blvd., Sudbury Ontario, Canada P3A2A9 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives 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, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Lee County, Florida, viz:

Lots 58 and 59, Block 27, CAPE CORAL UNIT ONE PART TWO, according to the plat thereof, as recorded in Plat Book 11, Pages 29 through 36, inclusive, of the Public Records of Lee County, Florida.

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

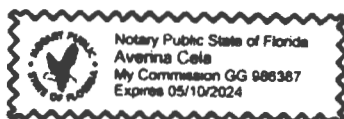
Signed, sealed and delivered in our presence:

Witness [Signature]
 Printed Name Justin Neuge
 Witness [Signature]
 Printed Name Aurelia Celsa

[Signature] (Seal)
 5350 Colonade Ct, LLC, a Florida limited liability company
 BY: Carl A. Prescott, Manager
 Address: 2231 Lasalle Blvd., Sudbury Ontario, Canada P3A2A9
[Signature] (Seal)
 5350 Colonade Ct, LLC, a Florida limited liability company
 BY: Tracy Degagne, Manager
 Address: 2231 Lasalle Blvd., Sudbury Ontario, Canada P3A2A9

State of Florida
 County of Lee

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this 17 day of February, 2021, by Carl A. Prescott, Manager and Tracy Degagne, Manager of 5350 Colonade Ct, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.



[Signature]
 Notary Public
 Print Name Aurelia Celsa
 My Commission Expires: 5/10/24

Quit Claim Deed

STATE OF WYOMING * SECRETARY OF STATE
EDWARD A. BUCHANAN
BUSINESS DIVISION

Herschler Bldg East, Ste.100 & 101, Cheyenne, WY 82002-0020

Phone 307-777-7311

Website: <https://sos.wyo.gov> · Email: business@wyo.gov

Filing Information



Please note that this form **CANNOT** be submitted in place of your Annual Report.

Name	CT LENDING SOLUTIONS, LIMITED PARTNERSHIP		
Filing ID	2020-000904924		
Type	Limited Partnership	Status	Active

General Information

Old Name	Sub Status	Current
Fictitious Name	Standing - Tax	Good
	Standing - RA	Good
Sub Type	Standing - Other	Good
Formed in Wyoming	Filing Date	03/10/2020 12:58 PM
Term of Duration Expires - 99 years	Delayed Effective Date	
	Inactive Date	

Principal Address

2231 LASALLE BLVD
SUDBURY ONTARIO
Canada

Mailing Address

2231 LASALLE BLVD
SUDBURY ONTARIO
Canada

Registered Agent Address

AAA Corporate Services, Inc.
1620 Central Ave Ste 202
Cheyenne, WY 82001

Parties

Type	Name / Organization / Address
General Partner	KHYLA CORP 2231 LASALLE BLVD, SUDBURY ONTARIO, CANADA, P3A 2A9
Limited Partner	CARL PRESCOTT REV TRUST 2231 LASALLE BLVD, SUDBURY ONTARIO, CANADA P3A 2A9
Limited Partner	TRACY DEGAGNE REV TRUST 2231 LASALLE BLVD, SUDBURY ONTARIO, CANADA P3A 2A9

Notes

Date	Recorded By	Note
------	-------------	------

Filing Information



Please note that this form CANNOT be submitted in place of your Annual Report.

Name	CT LENDING SOLUTIONS, LIMITED PARTNERSHIP		
Filing ID	2020-000904924		
Type	Limited Partnership	Status	Active

Most Recent Annual Report Information

Type	Original	AR Year	2021
License Tax	\$50.00	AR Exempt	N
AR Date	1/7/2021 12:39 PM		
Web Filed	Y		
		AR ID	06056462

Officers / Directors

Type	Name / Organization / Address
------	-------------------------------

Principal Address

2231 LASALLE BLVD
SUDBURY ONTARIO
Canada

Mailing Address

2231 LASALLE BLVD
SUDBURY ONTARIO
Canada

Annual Report History

Num	Status	Date	Year	Tax
06056462	Original	01/07/2021	2021	\$50.00

Amendment History

ID	Description	Date
See Filing ID	Initial Filing	03/10/2020



Real Property Information



Account

[18-45-24-C4-00027.0580](#)

Original Account

18-45-24-C4-00027.0580

Owner

CT LENDING SOLUTIONS

Physical Address

5302 MALALUKA CT
CAPE CORAL FL 33904

Tax Year Status

2020 [PAID](#)

Instrument No

2021000063034

Mailing Address

2231 LASALLE BLVD
SUDBURY ON P3A 2A9
CANADA**Legal Description**

CAPE CORAL UNIT 1 PART 2 BLK 27 PB 11 PG 31 LOTS 58 + 59

Outstanding Balance as of 4/12/2021 \$0.00

Additional Options:

- [eNotify](#)
- [Tax Detail](#)
- [Payments Made](#)
- [All Unpaid Taxes](#)
- [Tax History](#)
- [Property Appraiser's Property Data](#)
- [Property Appraiser's Tax Estimator](#)

AS-BUILT SURVEY OF
**LOTS 58 & 59,
 BLOCK 27, CAPE CORAL,
 UNIT ONE, PART TWO,**
 (PLAT BOOK 11, PAGES 29-36)
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA

SURVEY NOTES:

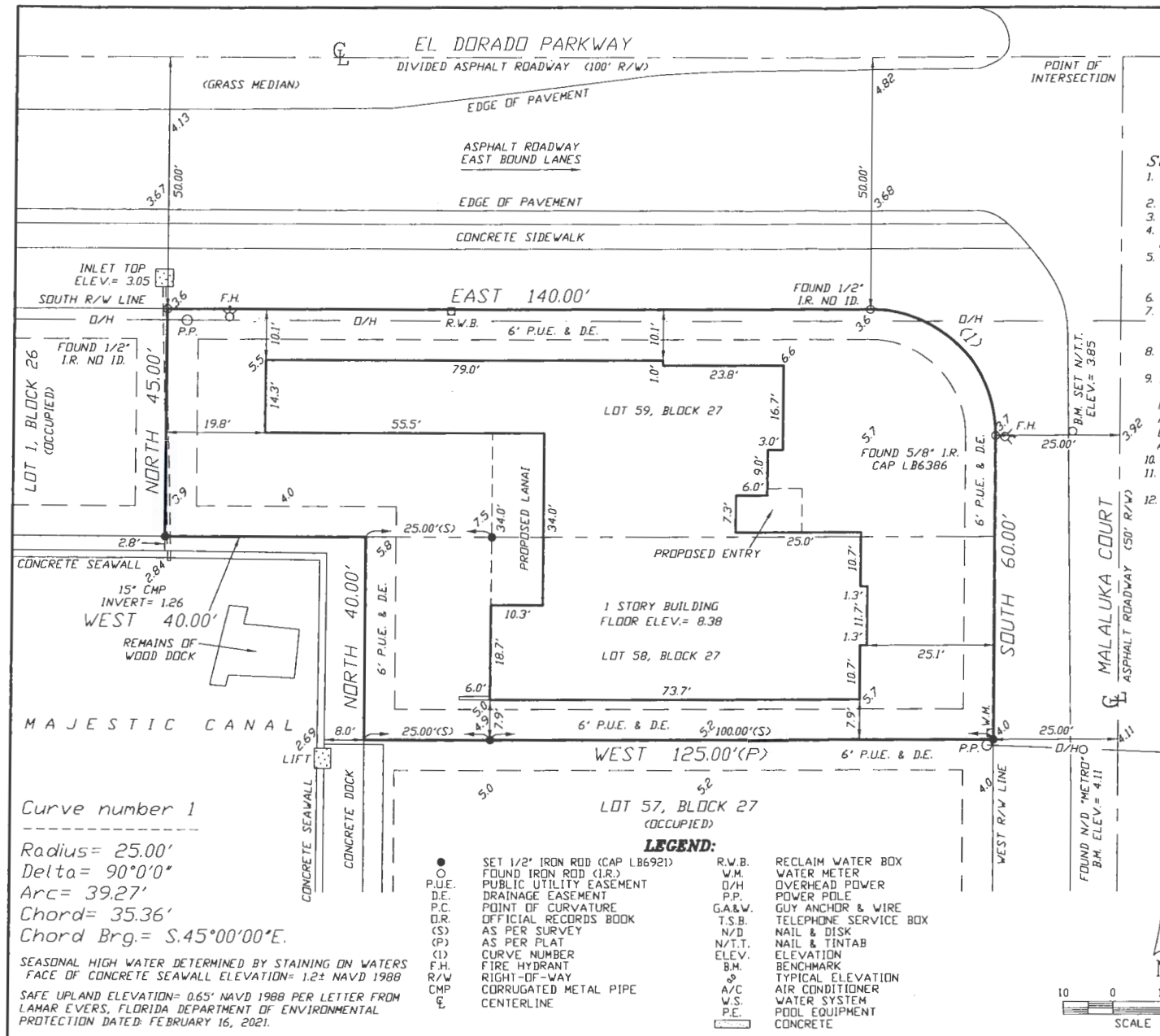
1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE WEST RIGHT-OF-WAY LINE OF MALALUKA COURT, AS BEING SOUTH.
2. FIELD NOTES IN CAPE CORAL, BLOCK 27.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR 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 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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.
10. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 11X17, 20 SCALE DRAWING.
11. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
12. BENCHMARK DERIVED FROM CAPE CORAL BENCHMARK NUMBER 433-62-03, ELEVATION 4.83 NAVD 1929, 3.65 NAVD 1988.

FLOOD ZONE: "AE" ELEVATION: 7' NAVD 1988
 COMMUNITY No.: 125095 PANEL No.: 0415
 SUFFIX --- F REVISION DATE: 8/28/08
 MAP NUMBER: 12071C0415F

THIS SURVEY IS CERTIFIED TO:
 CT LENDING SOLUTIONS

Phillip M. Mould
 PHILLIP M. MOULD
 PROFESSIONAL SURVEYOR AND MAPPER
 LS6515 - STATE OF FLORIDA
 HARRIS-JORGENSEN, L.L.C.
 3048 DEL PRADO BLVD. S., SUITE 100
 CAPE CORAL, FLORIDA 33904
 PHONE: (239) 257-2624
 FAX: (239) 257-2921

REVISED	DESCRIPTION	BY
DATE OF LAST FIELD WORK: 2/17/21		
DRAWN: RBH	CHECK: PMH	SCALE 1"=20'
SURVEY DATE 2/17/21		PROJ. # CC-UI-27-58
FILE NO. 45-24-18		SHT.- 1 OF - 1
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921		





Lee County Electric Cooperative, Inc.
Post Office Box 3455
North Fort Myers, FL 33918-3455
(239) 995-2121 • Fax (239) 995-7904
www.lcec.net

March 26, 2021

Mr. Carl Prescott
c/o CT Lending Solutions
2231 LaSalle Boulevard
Sudbury, Ontario, Canada 93A 2A9

Re: Letter of No Objection to Vacation of Rear Property Line to Canal Right of Way; Address: 5302 Malauka Ct., Cape Coral, 33904; Owners: CT Lending Solutions, a Wyoming limited partnership; Strap: 184524C400027.0580.

Dear Mr. Prescott:

You have opened up negotiations on behalf of yourself concerning the vacation of a particular easement located on your property. We have reviewed the sketch, the request submitted, and our internal records. LCEC has **no objection** to the request. The company services the parcel from the road side.

However, LCEC requires a continuous perimeter easement surrounding your property in order to serve you. Therefore, in the after situation to the vacation, you will have to provide to the appropriate local jurisdiction, and impose a six-foot wide easement along the seawall as a continuous perimeter easement located upon the parcel and adjusting the side easements by such necessary distance to complete the continuous perimeter.

In the event no definitive action, or no approval by local jurisdiction be received by the petitioner, this letter will terminate upon six months from the date listed above.

Should there be any questions please call me at 239-656-2112, or, if you prefer, I can be reached by email at russel.goodman@lcec.net.

Very truly yours,

Russ Goodman, Digitally signed by Russ
SR/WA Goodman, SR/WA
Date: 2021.03.26 16:07:31
-04'00'

Russel Goodman, SR/WA
Design & Engineering Coordinator – Land Rights

3/9/2021

CT Lending Solutions
c/o LUX Development Group



No Reservations/No Objection

SUBJECT: The proposed site is in Cape Coral Unit one Part Two, Lots 58 & 59 Block 27. According to the plat recorded in Plat Book 11, Page 29 of the Public Records of Lee County.

To Whom It May Concern:

Embarq Florida, Inc., d/b/a CENTURYLINK ("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 Bill Paul at 727-449-3544 / william.d.paul@centurylink.com

Sincerely yours,

Tommy Sassone
Network Infrastructure Services
CenturyLink
P835717



March 8, 2021

Attn:
Justin

RE: Letter of Review and Recommendation – Vacation Utility Easements
STRAP No.: 18-45-24-C4-00027.0580
5302 Malaluka Ct, Cape Coral, FL 33904

Dear Mr. Justin,

Thank you for contacting Comcast regarding your proposed vacation. This is to inform you that Comcast Cable does not have facilities in the proposed 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.

If you have any further question or concerns, please do not hesitate to contact me at (239)707-3998.

Sincerely,

Timothy Green
Construction Specialist II

12600 Westlinks Dr. Suite #4
Fort Myers, FL 33913
Cell (239) 707-3998
Office (239) 318-1524
Timothy_Green@Comcast.com

Planning Division Case Report

VP 21-0004

Review Date: April 19, 2021

Property Owner: CT Lending Solutions, LP

Rep: Justin, Negip, Lux Development Group

Owner Address: 2231 Lasalle, Boulevard
Sudbury, Ontario P3A 2A9

Request: The owner requests to vacate:

1. ± 487.09 sq. ft. of canal right-of-way (ROW) and all underlying easements for a portion of the Majestic Canal.
2. ± 383.1 sq. ft. of platted easements associated with Lots 58 and 59, Block 27, Unit 1, Part 2, Cape Coral Subdivision.

Property Location: 5302 Malaluka Court
Cape Coral, FL 33904
Lots 58 and 59, Block 27, Unit 1, Part 2, Cape Coral Subdivision
Strap number: 18-45-24-C4-00027.0580

Prepared By: Mike Struve, AICP, LEED Green Associate, Planning Team Coordinator

Approved By: Robert H. Pederson, AICP, Planning Manager

Recommendation: **Approval with conditions**

Urban Service Infill

Property Description:

The $\pm 12,290$ sq. ft. site is in southeast Cape Coral and has frontage along El Dorado Parkway and Malaluka Court. The Majestic Canal is to the rear or west of the site. This canal is a saltwater canal with a platted width of 80 feet.

A single-family dwelling and pool that was constructed in 1964 was demolished in 2014. A concrete seawall remains along the water frontage line. A permit for a single-family dwelling (B20-30992) was issued on December 22, 2020. Permits have also been issued for a pool (B21-02787), and a wood dock (WEB21-07492).

The site has a Single-Family Future Land Use Classification (FLUC) and Single Family Residential (R1) Zoning and all properties within 1,500 feet share the same FLUC and zoning.

Requests

A sketch of the site shows that unexcavated canal right-of-way exists at the rear of the site between the property line and the seawall. For most platted water-front sites in the City, property lines with water frontage extend to the edge of the canal. The owner requests to vacate ±487.09 sq. ft. of canal ROW and all underlying easements for a portion of the Majestic Canal to extend the site to the edge of the seawall. The owner also requests to vacate ±383.1 sq. ft. of platted easements in Lots 58 and 59. New replacement easements are proposed by the owner for maintaining a continuous perimeter easement around the expanded site.

Zoning History of Block 27

The site 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 Century Link, Comcast, and Lee County Electric Cooperative (LCEC). LCEC as a condition of approval, requires a continuous, six-foot wide perimeter easement around the site.
- Survey sketches and accompanying legal descriptions describing the ROW and easements that will be vacated. The owner has also provided a sketch and legal description of a new perimeter easement that will be provided to the City.

Analysis:

Staff analyzed this request with the Land Development Code (LDC), Section 3.4.5, “*Vacation of Plats, Easements, and Rights-of-way.*” The Comprehensive Plan was also reviewed for policies on vacations.

The owner requests vacating ±487.09 sq. ft. of canal ROW and all underlying easements associated with the Majestic Canal. The owner also requests vacating ±383.1 sq. ft. of platted easements occupying Lots 58 and 59.

LDC, Section 3.4.5B state vacations shall be reviewed in accordance with the following criteria:

1. Whether the plat, easements, or rights-of-way are required by the City for any future transportation, access, water management, or public utility purposes. ***Staff response: The canal ROW consists of a relatively narrow, uneven strip of land between the seawall and the site. This ROW width ranges from about four to nine feet. This unexcavated area was originally intended to be part of the Majestic Canal. As this ROW was platted to serve as part of a waterway, this unexcavated area does not appear to have any foreseeable value to the public for transportation or access purposes.***

Easements underlying the ROW area as well as platted easements occupying portions of Lots 58 and 59 are requested to be vacated. These easements will no longer be needed because the owner will provide the City with a new replacement easement along the perimeter of the expanded site to accommodate future utility installation and drainage.

2. Whether any required easements are necessary to accommodate the vacation of any plat, easement, or right-of-way. **Staff response:** *As a condition of approval, the owner will grant to the City new easements that will be sufficient for maintaining a continuous public utility and drainage easement around the site.*
3. If alternate routes are required or available that do not cause adverse impacts to surrounding areas. **Staff response:** *While a small area of canal ROW will be vacated, this ROW consists of unexcavated land. Boaters traveling in the Majestic Canal will therefore not be adversely affected by this vacation. The vacation will have no negative effect on boater navigability, maneuverability, or visibility.*
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 a small unexcavated area of canal ROW and platted easements. These vacations will not result in the closure or alteration of a canal and will therefore have no effect on boaters in either 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 no objection regarding the requested vacations. LCEC does require a continuous easement around the perimeter of the site. The owner has provided a sketch and a legal description for the replacement easements requested by LCEC that staff will require as a condition of approval.*

Consistency with the Comprehensive Plan

The City lacks specific policies in the Comprehensive Plan for vacations involving residential-zoned lands.

Staff comment: This request is consistent with Table 1 appearing in Policy 1.15 of the Future Land Use Element that identifies the R1 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 also consistent with Policy 1.15.a as the site will be ±12,777 sq. ft. after the ROW vacation. When a single-family dwelling is constructed, the site will have a density of 3.41 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 all requested vacations with the following conditions.

Conditions of Approval

1. The vacation of the 487.09 sq. ft. of ROW and underlying easements shall be consistent with that shown in the sketch and accompanying legal description prepared by Harris-Jorgensen, LLC entitled *"Portion of Majestic Canal, Cape Coral Unit One, Part Two"*, dated March 2, 2021 appearing in Exhibit "A".
2. The vacation of the 383.1 sq. ft. of platted easements in Lots 58 and 59, Block 27, Cape Coral Unit 1, Part 2 shall be consistent with that shown in the sketch and accompanying legal description prepared by Harris-Jorgensen, LLC entitled *"Vacation of a Portion of a Public Utility and Drainage Easement Lying in Lots 58 & 59, Block 27, Cape Coral Unit One, Part Two"*, dated March 2, 2021 appearing in Exhibit "B".
3. Within 60 days from the date of adoption of this vacation, the Petitioner shall provide to the City an easement deed for a six-foot wide public utility and drainage easement consistent with that shown in the sketch and accompanying legal description prepared by Harris-Jorgensen, LLC, dated March 2, 2021, entitled *"A Public Utility and Drainage Easement Lying in a Portion of Majestic Canal, Cape Coral Unit One, Part Two"*, appearing in Exhibit "C". This deed shall be approved by the City Property Broker prior to execution.
4. The Petitioner shall pay to the City of Cape Coral the cost of recording this resolution with the Office of the Lee County Clerk of Court.
5. 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 Petitioner.

Staff Contact Information

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

PH: 239-242-3255

Email: mstruve@capecoral.net

"EXHIBIT A"

DESCRIPTION TO ACCOMPANY SKETCH:

**PORTION OF MAJESTIC CANAL,
CAPE CORAL UNIT ONE, PART TWO,
(PLAT BOOK 11, PAGES 29-36)
PUBLIC RECORDS OF
LEE COUNTY, FLORIDA**

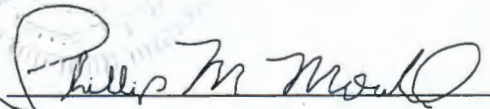
****NOT A BOUNDARY SURVEY****

DESCRIPTION:

A PORTION OF MAJESTIC CANAL RIGHT OF WAY, CAPE CORAL UNIT ONE, PART TWO, AS RECORDED IN PLAT BOOK 11, PAGES 29-36, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PORTION BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 58, BLOCK 27 OF THE AFORESAID CAPE CORAL UNIT ONE, PART TWO, FOR A POINT OF BEGINNING; THENCE RUN WEST TO A POINT ALONG THE WATERS EDGE FACE OF A CONCRETE SEAWALL FOR 9.05 FEET; THENCE RUN N.00°13'36"E. ALONG SAID SEAWALL FOR 35.70 FEET; THENCE RUN N.89°19'47"W. ALONG SAID SEAWALL FOR 31.09 FEET; THENCE RUN NORTH TO THE SOUTHWEST CORNER OF LOT 59, SAID BLOCK 27, FOR 3.94 FEET; THENCE RUN EAST FOR 40.00 FEET; THENCE RUN SOUTH TO THE AFORESAID SOUTHWEST CORNER OF LOT 58, BLOCK 27 FOR 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 487.09 SQUARE FEET, MORE OR LESS.



PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA
3/02/2021

CC-U1-27-58

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FL. 33904
239-257-2624

SKETCH NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE WEST
2. RIGHT-OF-WAY LINE OF MALALUKA COURT, AS BEING SOUTH.
3. FIELD NOTES IN CAPE CORAL, BLOCK 27.
4. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
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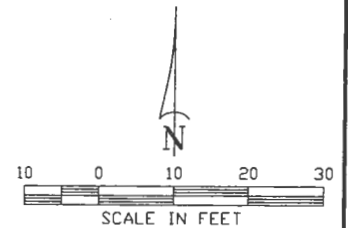
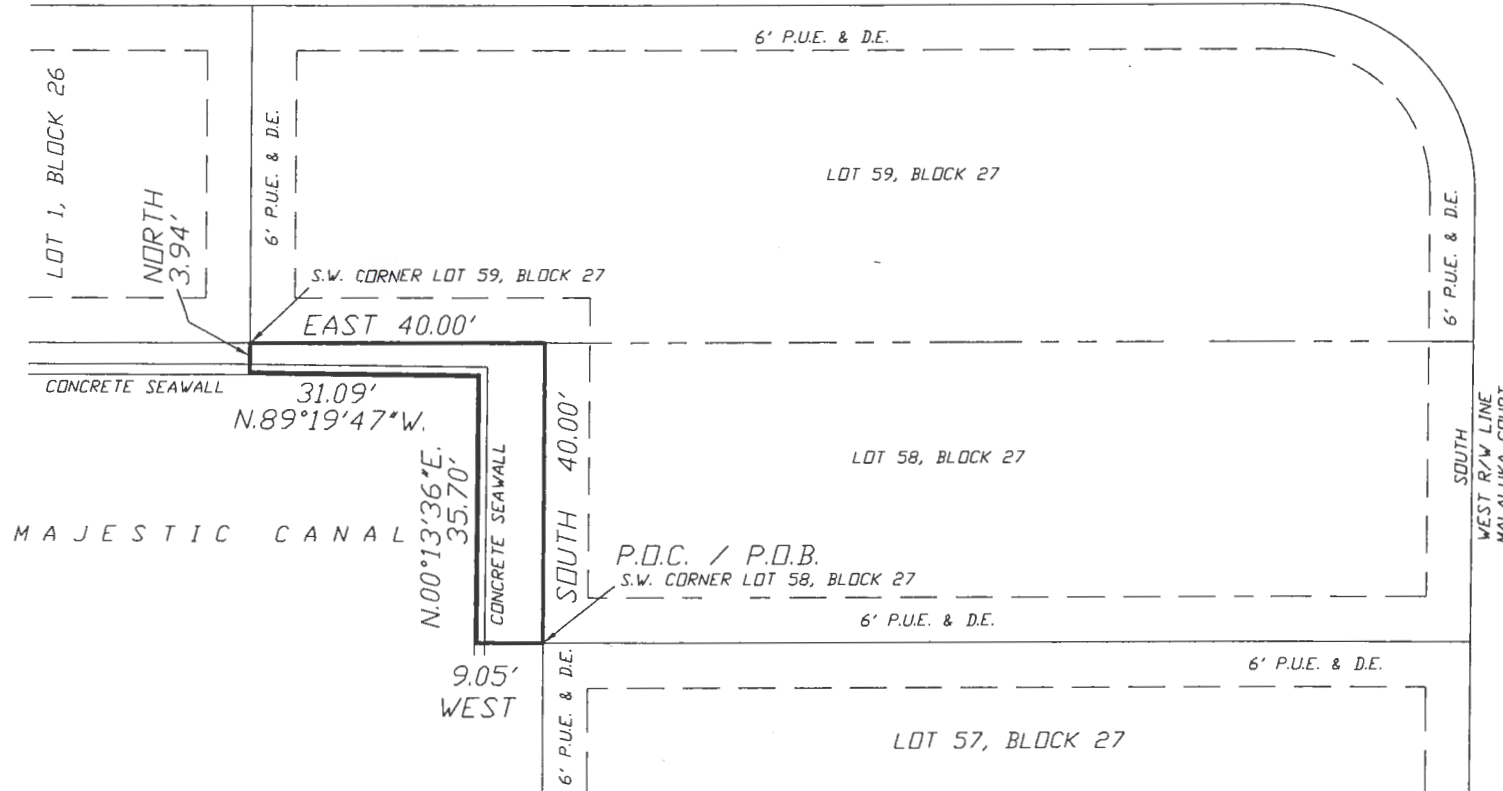
SKETCH TO ACCOMPANY DESCRIPTION:

PORTION OF MAJESTIC CANAL,
CAPE CORAL UNIT ONE, PART TWO,
(PLAT BOOK 11, PAGES 29-36)
PUBLIC RECORDS OF
LEE COUNTY, FLORIDA

SEE "EXHIBIT A" SHEET 2 OF 2
FOR DESCRIPTION TO ACCOMPANY THIS SKETCH

NOT A BOUNDARY SURVEY

SOUTH R/W LINE
EL DORADO PARKWAY

**LEGEND:**

P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
C	CENTERLINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

CC-U1-27-58

HARRIS-JORGENSEN, L.L.C.
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FL. 33904
239-257-2624

"EXHIBIT B"

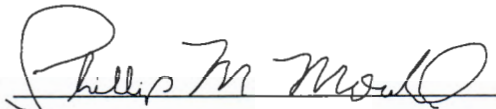
DESCRIPTION TO ACCOMPANY SKETCH:

*VACATION OF A PORTION OF PUBLIC UTILITY
AND DRAINAGE EASEMENT LYING IN LOTS 58 & 59, BLOCK 27,
CAPE CORAL UNIT ONE, PART TWO,
(PLAT BOOK 11, PAGES 29-36)
PUBLIC RECORDS OF
LEE COUNTY, FLORIDA*

****NOT A BOUNDARY SURVEY****

DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 58, BLOCK 27, OF THE
AFDRESAID CAPE CORAL UNIT ONE, PART TWO, THENCE RUN NORTH 6.00
FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 35.59 FEET;
THENCE RUN WEST FOR N.89°19'47"W. FOR 34.00 FEET; THENCE RUN
NORTH FOR 4.00 FEET; THENCE RUN EAST FOR 40.00 FEET; THENCE RUN
SOUTH FOR 40.00 FEET; THENCE RUN WEST TO THE AFDRESAID
SOUTHWEST CORNER OF LOT 58, BLOCK 27 FOR 6.00 FEET TO THE POINT
OF BEGINNING.
CONTAINING: 383.1 SQUARE FEET, MORE OR LESS.



PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA
3/02/2021

CC-U1-27-58

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FL. 33904
239-257-2624

SKETCH NOTES:

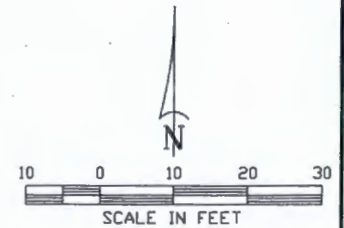
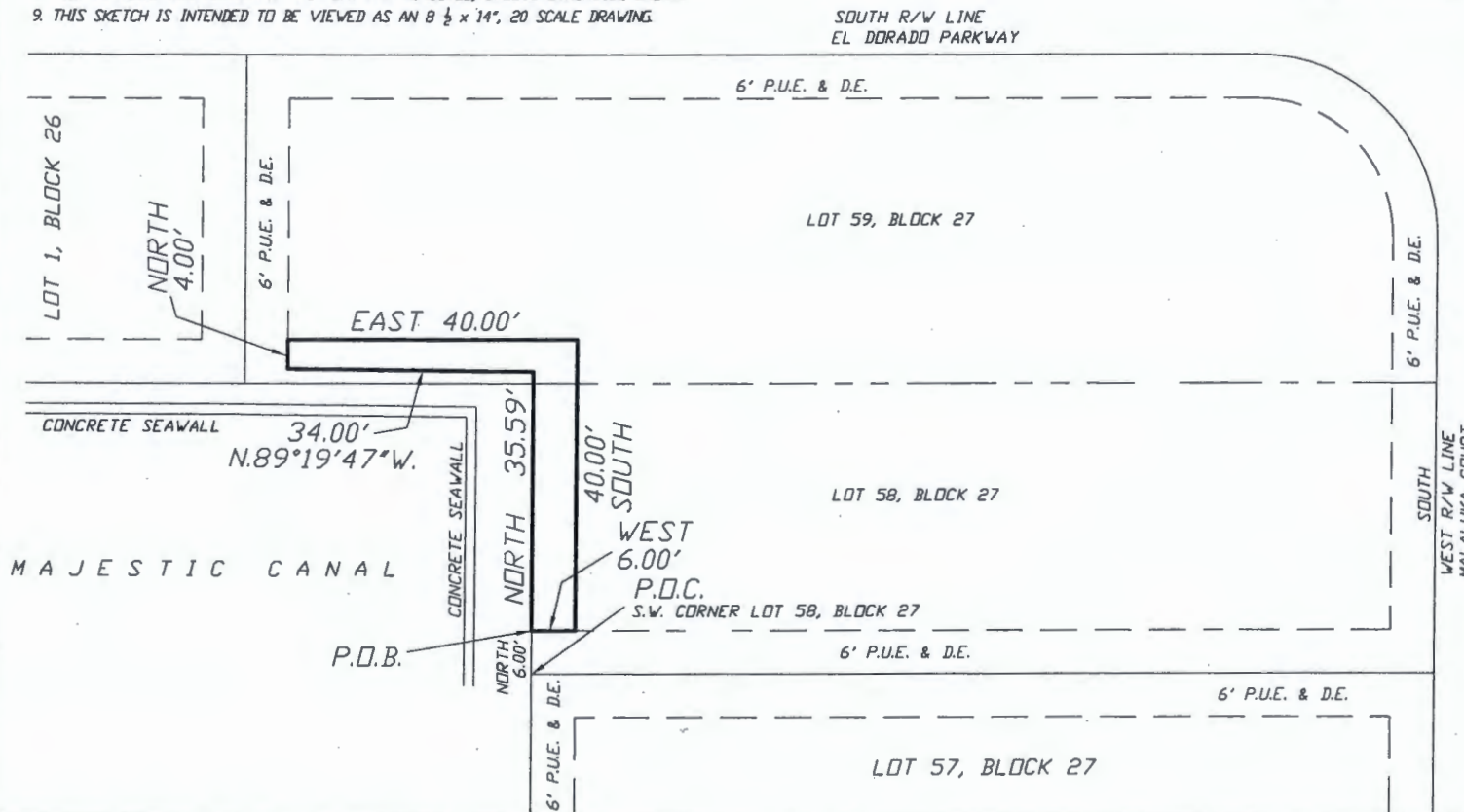
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3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
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SKETCH TO ACCOMPANY DESCRIPTION:

**VACATION OF A PORTION OF PUBLIC UTILITY
AND DRAINAGE EASEMENT LYING IN LOTS 58 & 59, BLOCK 27,
CAPE CORAL UNIT ONE, PART TWO,
(PLAT BOOK 11, PAGES 29-36)
PUBLIC RECORDS OF
LEE COUNTY, FLORIDA**

SEE "EXHIBIT B" SHEET 2 OF 2
FOR DESCRIPTION TO ACCOMPANY THIS SKETCH

NOT A BOUNDARY SURVEY



LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
CL	CENTERLINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

CC-U1-27-58

HARRIS-JORGENSEN, L.L.C.
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FL. 33904
239-257-2624

"EXHIBIT C"

DESCRIPTION TO ACCOMPANY SKETCH:

*A PUBLIC UTILITY AND DRAINAGE EASEMENT
LYING IN A PORTION OF MAJESTIC CANAL,
CAPE CORAL UNIT ONE, PART TWO,
(PLAT BOOK 11, PAGES 29-36)
PUBLIC RECORDS OF
LEE COUNTY, FLORIDA*

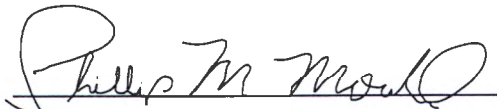
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CONTAINING: 386.42 SQUARE FEET, MORE OR LESS.



PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA
3/02/2021

CC-U1-27-58

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FL. 33904
239-257-2624

SKETCH NOTES:

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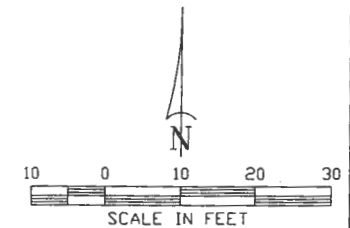
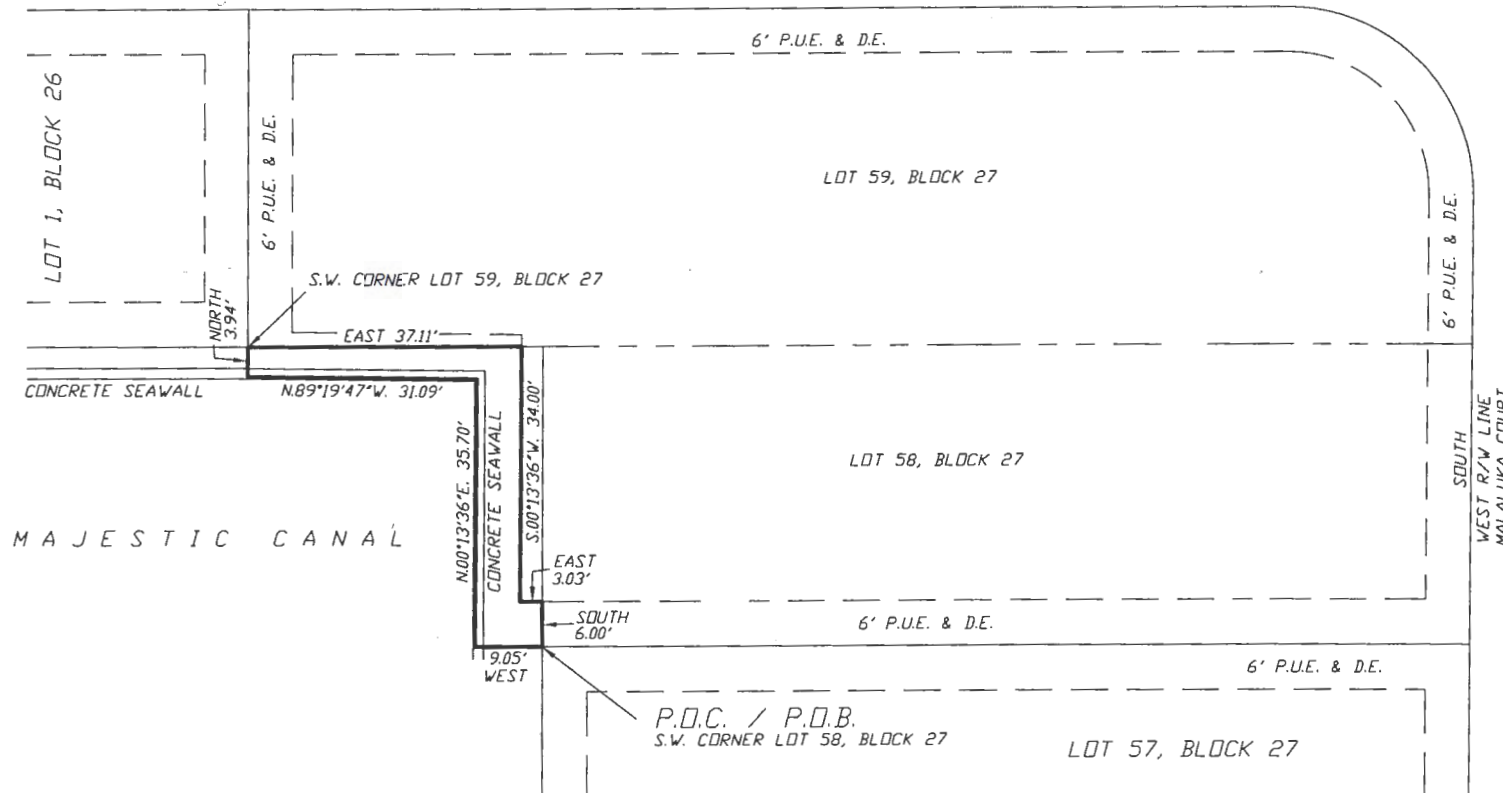
SKETCH TO ACCOMPANY DESCRIPTION:

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LYING IN A PORTION OF MAJESTIC CANAL,
CAPE CORAL UNIT ONE, PART TWO,
(PLAT BOOK 11, PAGES 29-36)
PUBLIC RECORDS OF
LEE COUNTY, FLORIDA**

SEE "EXHIBIT C" SHEET 2 OF 2
FOR DESCRIPTION TO ACCOMPANY THIS SKETCH

****NOT A BOUNDARY SURVEY****

SOUTH R/W LINE
EL DORADO PARKWAY

**LEGEND:**

P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
CL	CENTERLINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

CC-U1-27-58

HARRIS-JORGENSEN, L.L.C.
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FL. 33904
239-257-2624

SUBJECT PARCEL

EL DORADO PKWY E

CALUSA CT

GLADE CT

VERSAILE CT

WISTERIA CT

MAJESTIC CT

MALALUKA CT

CITY OF CAPE CORAL

Department of
Community Development
Planning Division

AERIAL MAP

CASE NO. VP21-0004

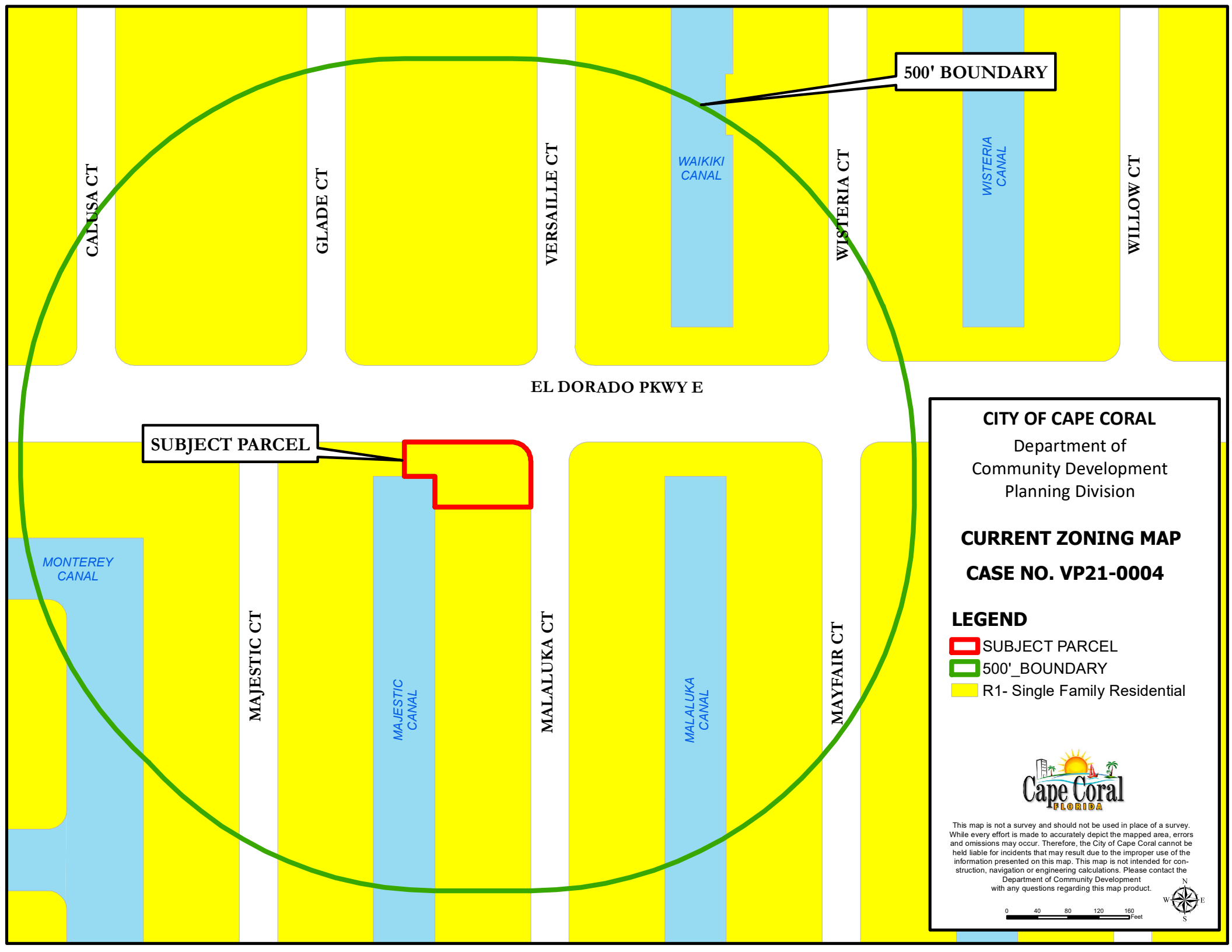
LEGEND

 **SUBJECT PARCEL**



0 30 60 90 120 Feet

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 Community Development with any questions regarding this map product.



500' BOUNDARY

SUBJECT PARCEL




CITY OF CAPE CORAL

Department of
Community Development
Planning Division

CURRENT ZONING MAP

CASE NO. VP21-0004

LEGEND

-  SUBJECT PARCEL
-  500' BOUNDARY
-  R1- Single Family Residential



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