



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

For Internal Use Only
Case VAC23-00020
Date _____

VAC23-20

Tel. (239) 574-0776
Fax (239) 574-0591
P.O. Box 150027
Cape Coral, FL 33915-0027

NOV 14 2023 PM 12:27

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

VACATIONS REQUIREMENTS

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

LCEC (Electric)	Century Link (Telephone) ✓	Comcast (Cable) ✓
Russell Goodman	Bill Paul	Chris Plank
Design and Engineering Coordinator	Network Infrastructure Services	Construction Supervisor
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	christopher_plank@cabel.comcast.com
PH: (239) 656-2112	PH: (727) 449-3544	PH: (574) 808-8943 <i>K</i>

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



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VACATIONS OF PLAT REQUEST TO THE HEARING EXAMINER AND CITY COUNCIL

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

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

PROPERTY INFORMATION	
Project Name:	<u>5982 SW 1st Ct</u>
Location/Address	<u>5982 SW 1st Ct.</u>
Strap Number	<u>23-45-23-C3-00205-0370</u> Unit <u>3</u> Block <u>205</u> Lot (s) <u>34+35</u>
Strap Number	_____ Unit _____ Block _____ Lot (s) _____
Plat Book	<u>16</u> Page <u>137</u> Future Land Use _____ Current Zoning _____
PROPERTY OWNER (S) INFORMATION	
Owner	<u>Costamore, LLC</u> Address <u>1411 SE 10th St</u>
Phone	<u>239-340-0040</u> City <u>Cape Coral</u>
Email	<u>sara@costalotllc.com</u> State <u>FL</u> Zip <u>33990</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>Carlos Costa</u> Address <u>1411 SE 10th St</u>
Phone	<u>239-340-0040</u> City <u>Cape Coral</u>
Email	<u>ccosta0509@gmail.com</u> State <u>FL</u> Zip <u>33990</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.

Costamore, LLC
CORPORATION/COMPANY NAME (IF APPLICABLE)

Carlos Costa
OWNER'S NAME (TYPE OR PRINT)

Sara Costa
OWNER'S NAME (TYPE OR PRINT)

APPLICANT NAME (TYPE OR PRINT)

[Signature]
OWNER'S SIGNATURE

[Signature]
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 FLORIDA

COUNTY OF LEE

Sworn to (or affirmed) and subscribe before me, by means of physical presence or online notarization, this 10th day of NOVEMBER, 2023 by CARLOS COSTA SARA COSTA who is personally known to me or produced _____ as identification.

Exp Date: 07/24/2027 Commission Number: HH 392993



Sally Spalletta
Comm.: HH 392993
Expires: July 24, 2027
Notary Public - State of Florida

Signature of notary Public: [Signature]

Printed Name of Notary Public: SALLY SPALLETTA



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AUTHORIZATION TO REPRESENT PROPERTY OWNER(S)

PLEASE BE ADVISED THAT Carlos "Charlie" Costa
(Name of person giving presentation)

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

UNIT 3 BLOCK 205 LOT(S) 34 + 35 SUBDIVISION Cape Coral

OR LEGAL DESCRIPTION

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

Carlos Costa
PROPERTY OWNER (Please Print)

Sara Costa
PROPERTY OWNER (Please Print)

[Signature]
PROPERTY OWNER (Signature & title)

[Signature]
PROPERTY OWNER (Signature & title)

STATE OF FLORIDA

COUNTY OF LEE

Sworn to (or affirmed) and subscribe before me, by means of [X] physical presence or [] online notarization, this 10th day of NOVEMBER, 2023 by CARLOS COSTA SARA COSTA who is personally known to me or produced as identification.

Exp Date: 07/24/2027 Commission Number: HH392993



Sally Spalletta
Comm.: HH 392993
Expires: July 24, 2027
Notary Public - State of Florida

Signature of notary Public: [Signature]

Printed Name of Notary Public: SALLY SPALLETTA

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



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ACKNOWLEDGEMENT FORM

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

I acknowledge that I, or my representative, must attend any applicable meetings scheduled for the Hearing Examiner and City Council.

I will have the opportunity at the hearing to present information pertaining to my request that may not be included in my application.

I understand any decision rendered by the CITY shall be subject to a thirty (30) day appeal period. Any work performed within the thirty (30) day time frame or during the APPEAL process will be completed at the applicant's risk.

I understand I am responsible for all fees, including advertising and recording costs. All fees are to be submitted to the City of Cape Coral with the application.

By submitting this application, I acknowledge and agree that I am authorizing the City of Cape Coral to inspect the subject property and to gain access to the subject property for inspection purposes reasonably related to this application and/or the permit for which I am applying.

I hereby acknowledge that I have read and understood the above affidavit on the 10 Day of November, 2023.

Costamore, LLC
CORPORATION/COMPANY NAME

Carlos Costa
OWNER'S NAME (TYPE or PRINT)

[Signature]
OWNER'S SIGNATURE

STATE OF FLORIDA

COUNTY OF LEE

Sworn to (or affirmed) and subscribe before me, by means of [X] physical presence or [] online notarization, this 10th day of NOVEMBER, 2023 by CARLOS COSTA who is personally known to me or produced as identification.

Exp Date: 07/24/2027 Commission Number: HH392993

Signature of notary Public: [Signature]

Printed Name of Notary Public: SALLY SPALLETTA





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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.

Costamore, LLC
OWNER/APPLICANT
(PLEASE TYPE OR PRINT)

[Signature]
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, this 10th day of NOVEMBER, 2023 by CARLOS COSTA who is personally known to me or produced _____ as identification.

Exp Date: 07/24/2027 Commission Number: HH 392993



Sally Spalletta
Comm.: HH 392993
Expires: July 24, 2027
Notary Public - State of Florida

Signature of Notary Public: [Signature]

Printed Name of Notary Public: SALLY SPALLETTA



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.

City of Cape Coral - Department of Community Development Planning Division
PO Box 150027
Cape Coral, FL 33915
239-574-0776

Re: Letter of Support & No Objection

11/21/2023

To whom it may concern,

We/I, Froitzheim Helmut
Froitzheim Elvira
Coopy LLC the owner(s) of property address 5973 SW 1st Ct
Cape Coral, 33914 located to the North of 5982 SW 1st Ct Cape Coral are in *Full Support* of and have *No Objection* the request to Vacate the Right-of-Way/Easement submitted by Costamore, LLC and Carlos Costa.

Please approve the Vacate Request so that they may start building their new home.

Sincerely,



5973 SW 1st Ct
Cape Coral, FL 33914



COSTAMORE, LLC 5982 SW 1st Ct Cape Coral, FL 33914

October 12, 2023

City of Cape Coral
Department of Development Services City Planning Department
P.O. Box 150027
Cape Coral, FL 33915-0027

Property Address: 5982 SW 1st Ct – LOTS 34 & 35, BLOCK 205, CAPE CORAL, UNIT THREE, PART ONE
STRAP #23-45-23-C3-00205.0340

RE: Letter of Intent – Vacation of Right-of-Way/Easement

To Whom It May Concern,

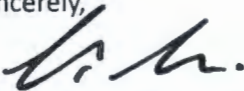
We COSTAMORE, LLC the owners of 5982 SW 1st Ct Cape Coral, FL 33914 would like to request the vacation of the Right-of-Way/Easement as described in Exhibit B of the attached sketch. We will be building a new home on this site and ownership of the ROW will allow us to improve the safety and ease of entry/exiting of the new structure for our family.

Attached please find our application and supporting documents.

We do understand that the westward inlet pipe will need to be relocated and/or extended and the cost of doing so will be our responsibility. It is also our understanding that the City Council may look for us to provide esthetic improvements along with maintaining the cul-de-sac, all to which we would happily accept.

Thank you in advance for your consideration of this vacation of-right-away request.

Sincerely,



Charlie Costa, Owner/MBR

COSTAMORE, LLC
5982 SW 1st Ct
Cape Coral, FL 33914
239-340-0040

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L23000380676

Entity Name: COSTAMORE, LLC

Current Principal Place of Business:

1411 SE 10TH ST
CAPE CORAL, FL 33990

Current Mailing Address:

1411 SE 10TH ST
CAPE CORAL, FL 33990

FEI Number: 93-3027751

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

COSTA, SARA A
1411 SE 10TH ST
CAPE CORAL, FL 33990 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title	AMBR	Title	AMBR
Name	COSTA, CARLOS T JR	Name	COSTA, SARA A
Address	1411 SE 10TH ST	Address	1411 SE 10TH ST
City-State-Zip:	CAPE CORAL FL 33990	City-State-Zip:	CAPE CORAL FL 33990

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SARA COSTA

AMBR

02/05/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000262375

Entity Name: COOPY, LLC

Current Principal Place of Business:

2050 MCGREGOR BOULEVARD
FORT MYERS, FL 33901

Current Mailing Address:

2050 MCGREGOR BOULEVARD
FORT MYERS, FL 33901 US

FEI Number: 32-0583591

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

JACKMAN, RITA
2050 MCGREGOR BOULEVARD
FORT MYERS, FL 33901 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	FROITZHEIM, HELMUT	Name	FROITZHEIM, ELVIRA
Address	2050 MCGREGOR BOULEVARD	Address	2050 MCGREGOR BOULEVARD
City-State-Zip:	FORT MYERS FL 33901	City-State-Zip:	FORT MYERS FL 33901

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: HELMUT FROITZHEIM

MGR

02/15/2023

_____ Electronic Signature of Signing Authorized Person(s) Detail

_____ Date

Prepared by and return to:

Taylor Pudlin
All American Title Services, LLC
2002 Del Prado Boulevard South
Ste 205
Cape Coral, FL 33990
(239) 242-2020
File No 2023-2202

Parcel Identification No 23-45-23-C3-00205.0340

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 30th day of August, 2023 between Carol Ann Avard-Hicks, a single woman, whose post office address is 1837 Concordia Lake Cir, Unit 1203, Cape Coral, FL 33909, of the County of Lee, State of Florida, Grantor, to Costamore, LLC, a Florida Limited Liability Company, whose post office address is 1411 Southeast 10th Street, Cape Coral, FL 33990, of the County of Lee, State of Florida, Grantee:

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

Lots 34 and 35, Block 205, Cape Coral Subdivision, Unit 3, Part 1, according to the Plat thereof, recorded in Plat Book 16, Page(s) 137, of the Public Records of Lee County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1837 Concordia Lake Cir, Unit 1203, Cape Coral, FL 33909.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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 set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Debra Goodwin
WITNESS
PRINT NAME: Debra Goodwin

Carol Ann Avard-Hicks
Carol Ann Avard-Hicks

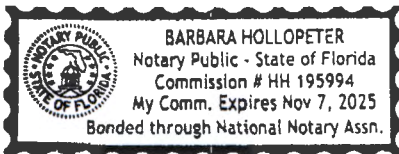
Kimberly Cook
WITNESS
PRINT NAME: Kimberly Cook

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 24 day of August, 2023, by Carol Ann Avard-Hicks.

Barbara Hollopeter
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification: _____
Type of Identification
Produced: _____



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Corporate Warranty Deed

This Indenture, made this 8 day of JAN., 2021
A.D.

Between *
FASTCOURT LIMITED, a Private Limited Company, Incorporated in
the United Kingdom,
whose post office address is: 7 FOLGATE RD NORTH WALDHAM
NORFOLK NR28 0AJ UNITED KINGDOM, , Grantor, and

COOPY, LLC, a Florida Limited Liability Company,
whose post office address is: 12381 S. CLEVELAND AVENUE, SUITE
200, Fort Myers, Florida 33907, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it
in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the
said Grantee forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to
wit: * **SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF.**

Lots 1 and 2, Block 203, CAPE CORAL UNIT THREE, PART ONE, a Subdivision, according to the
plat thereof, as recorded in Plat Book 16, Page(s) 137 through 139, inclusive, of the Public Records of
Lee County, Florida.

Subject To taxes for the calendar year 2021, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 23-45-23-C3-00203.0010,

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

To Have and to Hold, the same in fee simple forever.

And, the said Grantor does hereby fully warrant the title to said land, and will defend the same against the
lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly
authorized officer and caused its corporate seal to be affixed the day and year first above written.

* Signed and Sealed in Our Presence:
TWO Separate Witnesses Required

FASTCOURT LIMITED, a Private Limited
Company, Incorporated in the United Kingdom

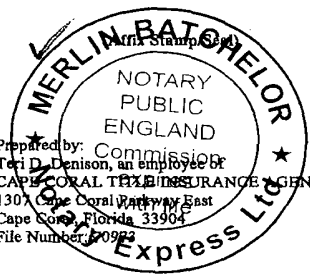
✓ Trishan Scott
Witness
Printed Name: TRISTAN SCOTT

By: ✓ Richard Mark Pratt
Richard Mark Pratt
Its, Director

✓ Samantha Stokes
Witness
Printed Name: SAMANTHA STOKES

(Corporate Seal)

✓ NORWICH
State of
County of ENGLAND
✓ ENGLAND
The foregoing instrument was acknowledged before me by means of physical presence or
online notarization, this 08 day of JANUARY, 2021, by Richard Mark Pratt, Director of
FASTCOURT LIMITED, a Private Limited Company, Incorporated in the United Kingdom, on behalf of the
corporation. He/She is personally known to me or has produced a U.K. PASSPORT as
identification.



Prepared by: Commission
Teri D. Denison, an employee of
CAPE CORAL TITLE INSURANCE AGENCY, INC.,
1307 Cape Coral Parkway East
Cape Coral, Florida 33904
File Number: 170923

✓ Merlin Batchelor
Notary Public Signature
Notary
Printed Name: MERLIN BATCHELOR
My Commission Expires: WITH LIFE

Notary Express

Law Firm



Protocol Number 03478C

Destination FLORIDA (U.S.A.)

NOTARIAL CERTIFICATE VERIFYING EXECUTION OF A DEED BY COMPANY

TO ALL TO WHOM these presents shall come I, Merlin Batchelor, of the City of Norwich, England, NOTARY PUBLIC duly admitted and sworn, authorised to practise throughout England and Wales, DO HEREBY CERTIFY that on the day of the date hereof I was present and did see Richard Mark Pratt, of Manor Farm, The Moor, Reepham, Norwich, NR10 4NL, England identified to me by production of current United Kingdom passport number 561378124, Director of Fastcourt Limited, a United Kingdom company duly organised and existing, registered with the Registrar of Companies for England and Wales under number 02879143 (hereinafter "the Company"), sign and as and for the act and deed of the Company in due form of law deliver the instrument hereunto annexed, that the signature thereto subscribed for and on behalf of the Company is of the own, true and proper handwriting of the said Director and that the signature subscribed to the attestation at foot thereof is in the own, true and proper handwriting of me the said notary as witness to the due execution of the said warranty deed.

AND THAT the said instrument being so signed and delivered pursuant to a WRITTEN resolution passed by the board of Directors of the Company on 05 January 2021, a duly authenticated copy of the minutes containing such resolution having been this day unto me produced, is duly executed as a DEED and is binding on the Company in accordance with the law of England and Wales.

IN FAITH AND TESTIMONY whereof I the said notary have subscribed my name and set and affixed my seal of office at Norwich, England, this 05 January 2021.



Merlin Batchelor
Notary public of England & Wales
Commission expires with life

Notary Express Limited
114b Prince of Wales Road,
Norwich, NR1 1NS.

Website: www.notaryexpress.co.uk
Email: contact@notaryexpress.co.uk
Telephone: 03333 122 221
Fax: 0207 183 5669

Notarial Services
Wills and Probate
Conveyancing

COMPANIES FORM No. 12

G

Statutory Declaration of compliance with requirements on application for registration of a company

12

EXHIBIT A

Please do not write in this margin

Pursuant to section 12(3) of the Companies Act 1985

Please complete legibly, preferably in black type, or bold block lettering

To the Registrar of Companies

For official use

For official use

[] [] [] []

[]

Name of company:

* FASTCOURT LIMITED

*Insert full name of company

I, MICHAEL JOHN HOPE, signing on behalf of London Law Secretarial Limited of 84 Temple Chambers, Temple Avenue, London EC4Y OHP

do solemnly and sincerely declare that I am a person named as secretary of the company in the statement delivered to the registrar under section 10(2) and that all the requirements of the above Act in respect of the registration of the above company and of matters precedent and incidental to it have been complied with, And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

Declared at Temple Chambers, Temple Avenue, in the City of London.

Declarant to sign below

the 1st day of December

MJ Hope

One thousand nine hundred and ninety three

before me

J.J.A. [Signature]

A Commissioner for Oaths/

~~A Solicitor having the powers conferred on a Commissioner for Oaths~~

Presenter's name address and reference (if any):

The London Law Agency Limited 84 Temple Chambers, Temple Avenue, London, EC4Y OHP Telephone: 071-353 9471 Telex: 23553

For official use New Companies Section Post room



THE LAW SERVICES ASSOCIATION

The London Law Agency Limited Company Registration Agents, Printers and Publishers TEMPLE CHAMBERS, TEMPLE AVENUE, LONDON EC4Y OHP Tel: 071-353 9471 (10 lines)

London Law

TEMPLE CHAMBERS, TEMPLE AVENUE
LONDON EC4Y 0HP
TELEPHONE 071-353 9471
FAX 071-583 1531
DX 1053 LONDON/CHANCERY LANE

10

**Statement of first directors and
secretary and intended situation
of registered office**

This form should be completed in black.

Company name (in full)

CN

FASTCOURT LIMITED

For official use

Registered office of the company on
incorporation.

RO

84 Temple Chambers

Temple Avenue

Post town London

County/Region —

Postcode EC4Y OHP

If the memorandum is delivered by an
agent for the subscribers of the
memorandum mark 'X' in the box
opposite and give the agent's name
and address.

X

Name The London Law Agency Limited

RA

84 Temple Chambers

Temple Avenue

Post town London

County/Region —

Postcode EC4Y OHP

Number of continuation sheets attached

To whom should Companies House
direct any enquiries about the
information shown in this form?

The London Law Agency Limited

84 Temple Chambers

Temple Avenue, London Postcode ~~40269~~ EC4Y OHP

Telephone 071-353 9471

Our Ref:

Company Secretary

Name

CS

London Law Secretarial Limited

Address

AD

84 Temple Chambers

Temple Avenue

Post town London

County/Region —

Postcode EC4Y OHP Country England

I consent to act as secretary of the company named on page 1

Signed

M. J. Hope

(Authorised Signatory)

Date 1st November 1993

Consent signature

Directors

Name

CD

London Law Services Limited

Address

AD

84 Temple Chambers

Temple Avenue

Post town London

County/Region —

Postcode EC4Y OHP Country England

Nationality NA English Registered

Business occupation

OC

Limited Company

Other directorships

OD

None

* Voluntary details

I consent to act as director of the company named on page 1

Signed

R. Ugham

(Authorised Signatory)

Date 1st November 1993

Consent signature

Agents for and on behalf of the Company
The London Law Agency Limited

M. J. Hope

(Authorised Signatory)

Delete if the form is signed by the subscribers.

CHA 5

Signature of agent on behalf of all subscribers Date 1st November 1993

100

THE COMPANIES ACT 1985
AND
THE COMPANIES ACT 1989



2879143

A PRIVATE COMPANY LIMITED BY SHARES

MEMORANDUM OF ASSOCIATION
OF
FASTCOURT LIMITED

1. The Company's name is "FASTCOURT LIMITED".
2. The Company's Registered Office is to be situated in England and Wales.
3. The Company's objects are:-

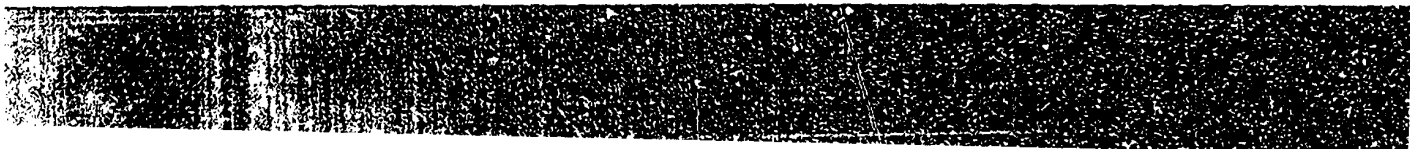
(A) To carry on all or any of the businesses of general engineers, designers, manufacturers, assemblers, maintainers, importers, exporters, repairers, installers, hirers, letters on hire, distributors and agents for the sale of, and dealers in engineering equipment, plant, machinery, appliances, components, accessories, tools, jigs, dies and fixtures of all kinds, electrical, electronics, motor, aeronautical, hydraulic, marine, computer and civil engineers, engineering consultants, production planners, prototype designers, and technicians, designers, distributors, factors, manufacturers and merchants of, and dealers in mouldings, shapings, weldings, pressings, assemblies, repetition work and machined castings, metal foundries, converters and moulders, millwrights, metallurgists, boilermakers, smiths and fitters, wiredrawers, tube makers, tin-plate workers, sheet metal manufacturers, workers and dealers, tanners, galvanisers, platers, painters, sprayers, plastic workers and moulders, garage and petrol filling station proprietors, haulage and transport contractors, railway, forwarding, passenger and freight agents, insurance and general commission agents and general merchants; to buy, sell, manufacture, repair, alter, manipulate, and otherwise deal in vehicles, fittings, furnishings, materials, products, articles and things capable of used for the purpose of the foregoing businesses or any of them, or likely to be required by customers of, or persons having dealings with the Company.

OB018

566246

Presented By : THE LONDON LAW AGENCY LIMITED
TEMPLE CHAMBERS, TEMPLE AVE, LONDON EC4Y 0HP

Our Ref : 46269



(B) To carry on any other trade or business which may seem to the Company capable of being conveniently carried on in connection with the objects specified in Sub-Clause (A) hereof or calculated directly or indirectly to enhance the value of or render profitable any of the property or rights of the Company.

(C) To purchase, take on lease or in exchange, hire or otherwise acquire and hold for any estate or interest any lands, buildings, easements, rights, privileges, concessions, patents, patent rights, licences, secret processes, machinery, plant, stock-in-trade, and any real or personal property of any kind necessary or convenient for the purposes of or in connection with the Company's business or any branch or department thereof.

(D) To erect, construct, lay down, enlarge, alter and maintain any roads, railways, tramways, sidings, bridges, reservoirs, shops, stores, factories, buildings, works, plant and machinery necessary or convenient for the Company's business, and to contribute to or subsidise the erection, construction and maintenance of any of the above.

(E) To borrow or raise or secure the payment of money in such manner as the Company shall think fit for the purposes of or in connection with the Company's business, and for the purposes of or in connection with the borrowing or raising of money by the Company to become a member of any building society.

(F) For the purposes of or in connection with the business of the Company to mortgage and charge the undertaking and all or any of the real and personal property and assets, present and future, and all or any of the uncalled capital for the time being of the Company, and to issue at par or at a premium or discount, and for such consideration and with and subject to such rights, powers, privileges and conditions as may be thought fit, debentures or debenture stock, either permanent or redeemable or repayable, and collaterally or further to secure any securities of the Company by a trust deed or other assurances. To issue and deposit any securities which the Company has power to issue by way of mortgage to secure any sum less than the nominal amount of such securities, and also by way of security for the performance of any contracts or obligations of the Company or of its customers or other persons or corporations having dealings with the Company, or in whose businesses or undertakings the Company is interested, whether directly or indirectly.

(G) To receive money on deposit or loan upon such terms as the Company may approve.

(H) To lend money to any company, firm or person and to give all kinds of indemnities and either with or without the Company receiving any consideration or advantage, direct or indirect, for giving any such guarantee, and whether or not such guarantee is given in connection with or pursuant to the attainment of the objects herein stated to guarantee either by personal covenant or by mortgaging or charging all or any part of the undertaking, property and assets present and future and uncalled capital of the Company or by both such methods, the performance of the obligations and the payment of the capital or principal (together with any premium) of and dividends or interest on any debenture, stocks, shares or other securities of any company, firm or person and in particular (but without limiting the generality of the foregoing) any company which is for the time being the Company's Holding or Subsidiary company or otherwise associated with the Company in business.

(I) To establish and maintain or procure the establishment and maintenance of any non-contributory or contributory pension or superannuation funds for the benefit of, and give or procure the giving of donations, gratuities, pensions, allowances, or emoluments to any persons who are or were at any time in the employment or service of the Company, or of any company which is for the time being the Company's Holding or Subsidiary company or otherwise associated with the Company in business or who are or were at any time Directors or officers of the Company or of any such other company as aforesaid, and the wives, widows, families and dependants of any such persons, and also to establish and subsidise or subscribe to any institutions, associations, clubs or funds calculated to be for the benefit of or to advance the interests and well-being of the Company or of any such other company as aforesaid, or of any such persons as aforesaid, and to make payments for or towards the insurance of any such persons as aforesaid, and to subscribe or guarantee money for charitable or benevolent objects or for any exhibition or for any public, general or useful object; and to establish, set up, support and maintain share purchase schemes or profit sharing schemes for the benefit of any employees of the Company, or of any company which is for the time being the Company's Holding or Subsidiary company and to do any of the matters aforesaid either alone or in conjunction with any such other company as aforesaid.

(J) To draw, make, accept, endorse, negotiate, discount and execute promissory notes, bills of exchange and other negotiable instruments.

(K) To invest and deal with the moneys of the Company not immediately required for the purposes of its business in or upon such investments or securities and in such manner as may from time to time be determined.

(L) To pay for any property or rights acquired by the Company, either in cash or fully or partly paid-up shares, with or without preferred or deferred or special rights or restrictions in respect of dividend, repayment of capital, voting or otherwise, or by any securities which the Company has power to issue, or partly in one mode and partly in another, and generally on such terms as the Company may determine.

(M) To accept payment for any property or rights sold or otherwise disposed of or dealt with by the Company, either in cash, by instalments or otherwise, or in fully or partly paid-up shares of any company or corporation, with or without deferred or preferred or special rights or restrictions in respect of dividend, repayment of capital, voting or otherwise, or in debentures or mortgage debentures or debenture stock, mortgages or other securities of any company or corporation, or partly in one mode and partly in another, and generally on such terms as the Company may determine, and to hold, dispose of or otherwise deal with any shares, stock or securities so acquired.

(N) To enter into any partnership or joint-purse arrangement or arrangement for sharing profits, union of interests or co-operation with any company, firm or person carrying on or proposing to carry on any business within the objects of this Company, and to acquire and hold, sell, deal with or dispose of shares, stock or securities of any such company, and to guarantee the contracts or liabilities of, or the payment of the dividends, interest or capital of any shares, stock or securities of and to subsidise or otherwise assist any such company.



(O) To establish or promote or concur in establishing or promoting any other company whose objects shall include the acquisition and taking over of all or any of the assets and liabilities of this Company or the promotion of which shall be in any manner calculated to advance directly or indirectly the objects or interests of this Company, and to acquire and hold or dispose of shares, stock or securities and guarantee the payment of dividends, interest or capital of any shares, stock or securities issued by or any other obligations of any such company.

(P) To purchase or otherwise acquire and undertake all or any part of the business, property, assets, liabilities and transactions of any person, firm or company carrying on any business which this Company is authorised to carry on or possessed of property suitable for the purposes of the Company, or which can be carried on in conjunction therewith or which is capable of being conducted so as directly or indirectly to benefit the Company.

(Q) To sell, improve, manage, develop, turn to account, exchange, let on rent, grant royalty, share of profits or otherwise, grant licences, easements and other rights in or over, and in any other manner deal with or dispose of the undertaking and all or any of the property and assets for the time being of the Company for such consideration as the Company may think fit.

(R) To amalgamate with any other company whose objects are or include objects similar to those of this Company, whether by sale or purchase (for fully or partly paid-up shares or otherwise) of the undertaking, subject to the liabilities of this or any such other company as aforesaid, with or without winding up, or by sale or purchase (for fully or partly paid-up shares or otherwise) of all or a controlling interest in the shares or stock of this or any such other company as aforesaid, or by partnership, or any arrangement of the nature of partnership, or in any other manner.

(S) To subscribe for, purchase or otherwise acquire, and hold shares, stock, debentures or other securities of any other company.

(T) To distribute among the members in specie any property of the Company, or any proceeds of sale or disposal of any property of the Company, but so that no distribution amounting to a reduction of capital be made except with the sanction (if any) for the time being required by law.

(U) To give such financial assistance directly or indirectly for the purpose of the acquisition of shares in the Company or the Company's Holding company or for the purpose of reducing or discharging any liability incurred by any person for the purpose of the acquisition of shares in the Company or the Company's Holding company as may be lawful.

(V) To do all or any of the above things in any part of the world, and either as principals, agents, trustees, contractors or otherwise, and either alone or in conjunction with others, and either by or through agents, trustees, sub-contractors or otherwise.

(W) To do all such things as are incidental or conducive to the above objects or any of them.

And it is hereby declared that, save as otherwise expressly provided, each of the paragraphs of this Clause shall be regarded as specifying separate and independent objects and accordingly shall not be in anywise limited by reference to or inference from any other paragraph or the name of the Company and the provisions of each such paragraph shall, save as aforesaid, be carried out in as full and ample a manner and construed in as wide a sense as if each of the paragraphs defined the objects of a separate and distinct company.

4. The liability of the Members is limited.
5. The Company's share capital is £100 divided into 100 shares of £1 each.

We, the Subscribers to this Memorandum of Association, wish to be formed into a Company pursuant to this Memorandum; and we agree to take the number of Shares shown opposite our respective names.

NAMES AND ADDRESSES OF SUBSCRIBERS	Number of Shares taken by each Subscriber
<p style="text-align: center;"><i>R. Ugham</i></p> <p>For and on behalf of LONDON LAW SERVICES LIMITED, Temple Chambers, Temple Avenue, London EC4Y 0HP.</p>	One
<p style="text-align: center;"><i>M. J. Hope</i></p> <p>For and on behalf of LONDON LAW SECRETARIAL LIMITED, Temple Chambers, Temple Avenue, London EC4Y 0HP.</p>	One
Total Shares taken	Two

Dated the 1st day of November, 1993.

Witness to the above Signatures:-

Colin A Lay

COLIN A LAY,
Temple Chambers,
Temple Avenue,
London EC4Y 0HP.

THE COMPANIES ACT 1985
AND
THE COMPANIES ACT 1989
—
A PRIVATE COMPANY LIMITED BY SHARES
—
ARTICLES OF ASSOCIATION
OF
FASTCOURT LIMITED
—
PRELIMINARY

1. The Regulations contained in Table A in the Schedule to the Companies (Tables A to F) Regulations 1985 as amended by the Companies (Tables A to F) (Amendment) Regulations 1985 (such Table being hereinafter referred to as "Table A") shall apply to the Company save in so far as they are excluded or varied hereby: that is to say, Clauses 8 and 64 of Table A shall not apply to the Company; and in addition to the remaining Clauses of Table A, as varied hereby, the following shall be the Articles of Association of the Company.

SHARES

2. (A) Subject to Sub-Article (B) hereof all Shares shall be under the control of the Directors and the Directors may allot, grant options over, or otherwise deal with or dispose of the same to such persons and generally on such terms and in such manner as they think fit.

(B) The Directors are generally and unconditionally authorised for the purposes of Section 80 of the Act to allot relevant securities (as defined in Section 80 of the Act) provided that the aggregate nominal value of such securities allotted pursuant to this authority shall not exceed the amount of the authorised share capital with which the Company is incorporated; and that this authority shall expire on the fifth anniversary of the incorporation of the Company unless varied or revoked or renewed by the Company in General Meeting.

(C) The Directors shall be entitled under the authority conferred by this Article to make at any time before the expiry of such authority any offer or agreement which will or may require relevant securities to be allotted after the expiry of such authority.

(D) In accordance with Section 91 of the Act, Section 89(1) and Section 90(1) to (6) of the Act shall not apply to any allotment of equity securities (as defined in Section 94 of the Act) by the Company.

3. The Company shall have a first and paramount lien on every Share (whether or not it is a fully paid Share) for all moneys (whether presently payable or not) called or payable at a fixed time in respect of that Share and the Company shall also have a first and paramount lien on all Shares (whether fully paid or not) standing registered in the name of any person whether solely or as one of two or more joint holders for all moneys presently payable by him or his estate to the Company; but the Directors may at any time declare any Share to be wholly or in part exempt from the provisions of this Article. The Company's lien on a Share shall extend to any dividend or other amount payable in respect thereof.

GENERAL MEETINGS

4. A notice convening a General Meeting shall in the case of special business specify the general nature of the business to be transacted; and Clause 38 of Table A shall be modified accordingly.

5. All business shall be deemed special that is transacted at an Extraordinary General Meeting, and also all that is transacted at an Annual General Meeting, with the exception of declaring a dividend, the consideration of the accounts, balance sheets, and the reports of the Directors and Auditors, the election of Directors in the place of those retiring and the appointment of, and the fixing of the remuneration of, the Auditors.

6. Clause 41 of Table A shall be read and construed as if the last sentence ended with the words ", and if at the adjourned Meeting a quorum is not present within half an hour from the time appointed for the Meeting, the Meeting shall be dissolved".

DIRECTORS

7. Unless and until the Company in General Meeting shall otherwise determine, there shall not be any limitation as to the number of Directors. If and so long as there is a sole Director, he may exercise all the powers and authorities vested in the Directors by these Articles or Table A; and Clause 89 of Table A shall be modified accordingly.

8. If the resolution or instrument by which a Director is appointed so provides, he shall be a Permanent Director and not subject to retirement by rotation; and Clauses 73 to 75 (inclusive) of Table A shall not apply to any Permanent Director.

9. The Directors may exercise all the powers of the Company to borrow money, and to mortgage or charge its undertaking, property, and uncalled capital, or any part thereof, and to issue Debentures, Debenture Stock, and other Securities whether outright or as security for any debt, liability or obligation of the Company or of any third party.

10. A Director may vote as a Director on any resolution concerning any contract or arrangement in which he is interested or upon any matter arising thereout, and if he shall so vote his vote shall be counted and he shall be reckoned in estimating a quorum when any such contract or arrangement is under consideration; and Clause 94 of Table A shall be modified accordingly.

INDEMNITY

11. Subject to the provisions of the Act and in addition to such indemnity as is contained in Clause 118 of Table A, every Director, officer or official of the Company shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities incurred by him in or about the execution and discharge of the duties of his office.

TRANSFER OF SHARES

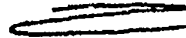
12. The Directors may, in their absolute discretion, and without assigning any reason therefor, decline to register any transfer of any Share, whether or not it is a fully paid Share; and Clause 24 of Table A shall be modified accordingly.

NAMES AND ADDRESSES OF SUBSCRIBERS

R. Ugham

For and on behalf of
LONDON LAW SERVICES LIMITED,
Temple Chambers,
Temple Avenue,
London EC4Y 0HP.

M. J. Hore



For and on behalf of
LONDON LAW SECRETARIAL LIMITED,
Temple Chambers,
Temple Avenue,
London EC4Y 0HP.

Dated the 1st day of November, 1993.

Witness to the above Signatures:-

Colin A Lay

COLIN A LAY,
Temple Chambers,
Temple Avenue,
London EC4Y 0HP.

FILE COPY



**CERTIFICATE OF INCORPORATION
OF A PRIVATE LIMITED COMPANY**

No. 2879143

I hereby certify that

FASTCOURT LIMITED

is this day incorporated under the Companies Act 1985 as
a private company and that the Company is limited.

Given under my hand at the Companies Registration Office,
Cardiff the 9 DECEMBER 1993

P. Bevan
P. BEVAN

an authorised officer



Lee County Tax Collector

Noelle Branning

2023 Paid Real Estate Tax Notice

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

Account Number:
23-45-23-C3-00205.0340
Alternate Key:
2100437369
Millage Code:
057

Site Address / Legal Description:
5982 SW 1ST CT

CAPE CORAL UNIT 3 PT 1 BLK 205 PB 16 PG
138 LOTS 34 + 35

Exemptions/Values:
Assessed Value 1,305,650.00

* See message below

COSTAMORE LLC
1411 SE 10TH ST
CAPE CORAL, FL 33990

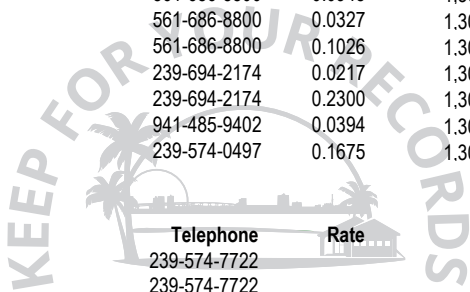
Paid 12/29/2023 INT-00-01957617 \$20,832.30

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	1,305.650	0	1,305.650	4,912.25
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	1,305.650	0	1,305.650	2,935.10
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.1820	1,305.650	0	1,305.650	4,154.58
CITY OF CAPE CORAL	239-574-0497	5.3694	1,305.650	0	1,305.650	7,010.56
LEE COUNTY ALL HAZARDS - MSTU	239-533-2221	0.0693	1,305.650	0	1,305.650	90.48
LEE COUNTY LIBRARY FUND	239-533-2221	0.4714	1,305.650	0	1,305.650	615.48
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	1,305.650	0	1,305.650	123.78
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	1,305.650	0	1,305.650	42.69
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	1,305.650	0	1,305.650	133.96
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0217	1,305.650	0	1,305.650	28.33
LEE COUNTY MOSQUITO CONTROL	239-694-2174	0.2300	1,305.650	0	1,305.650	300.30
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	1,305.650	0	1,305.650	51.44
CITY OF CAPE CORAL PARKS VOTED DEBT SVC	239-574-0497	0.1675	1,305.650	0	1,305.650	218.70

Non-Ad Valorem Assessments Levying Authority

	Telephone	Rate	Amount
CITY OF CAPE CORAL FIRE SERVICE ASSESSMENT	239-574-7722		341.58
CITY OF CAPE CORAL SOLID WASTE ASSESSMENT	239-574-7722		304.37
CITY OF CAPE CORAL STORMWATER ANNUAL	239-574-7722		213.00



2023 Combined Total Ad Valorem and Non-Ad Valorem: \$21,476.60

2023 Paid Real Estate

Tax Notice

Account: 23-45-23-C3-00205.0340
Site Address: 5982 SW 1ST CT, CAPE CORAL, 33914
Alternate Key: 2100437369

PAY ONLY ONE AMOUNT

If Received By:	Amount Due:
Dec 31, 2023	\$0.00

Phone/Email Contact: _____

* If the address below is not correct, visit LeePA.org to update your address.
COSTAMORE LLC
1411 SE 10TH ST
CAPE CORAL, FL 33990

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

Paid 12/29/2023 INT-00-01957617 \$20,832.30

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 which includes assessed values, exemptions, legal description, assessed owner(s) name 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.

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**

Payment Options

PAY ONLINE



Note: A convenience fee is charged when using a credit or debit card and is subject to service provider rates which may vary. No portion of this fee is retained by the Tax Collector's office.

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.

Visit LeeTC.com

Other ways to pay:

Mail: Check or money order.

Phone: 239.533.6000.

In Person: Cash, check, money order, debit card (PIN required), and all major credit cards.

Delinquent Taxes

Payment of delinquent taxes must be made in certified U.S. funds drawn on a U.S. bank. The amount due is determined by the date payment is received. 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.

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

Confirm Payment

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.

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.

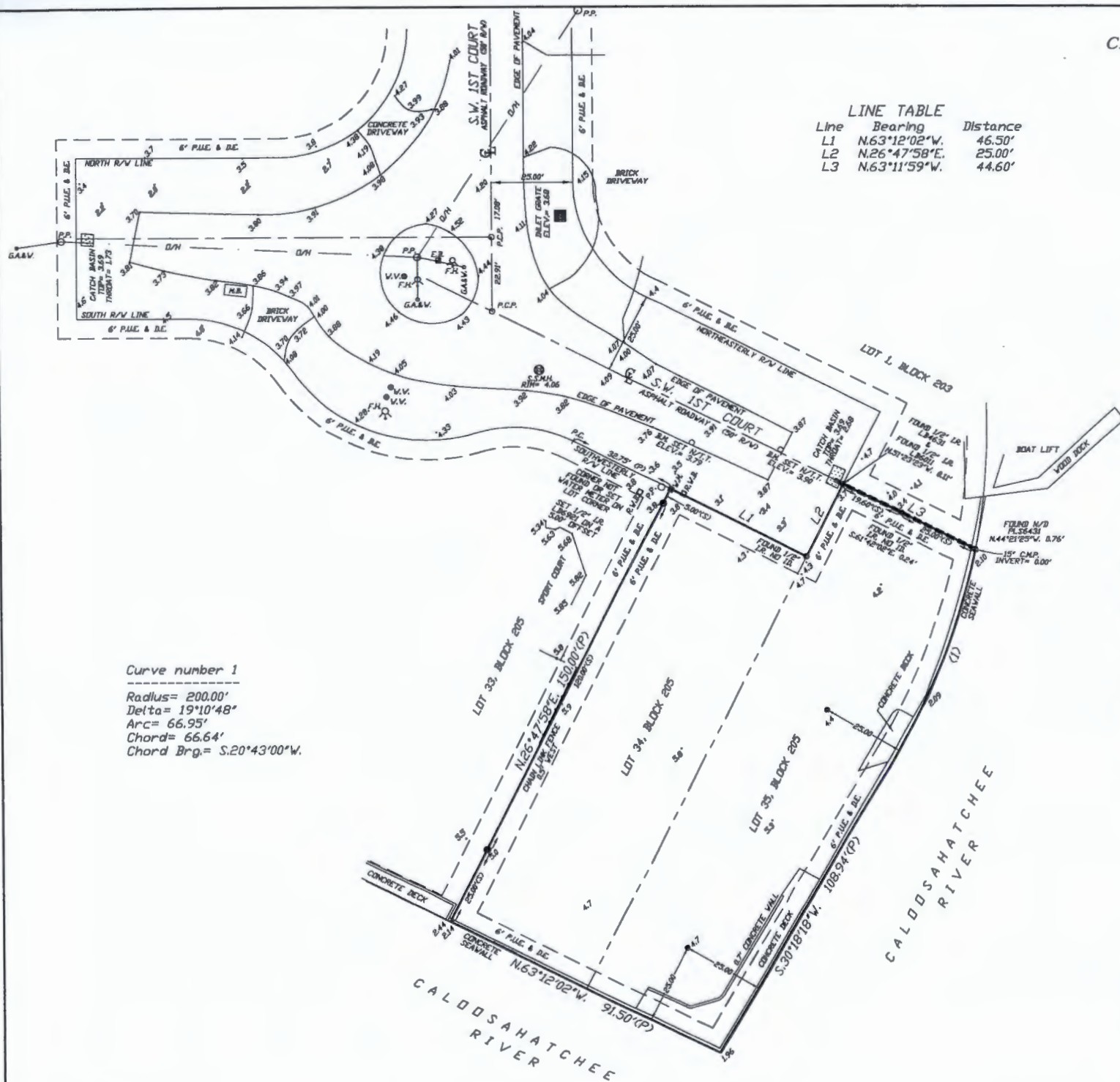
Our Mission: Deliver 5-Star service quickly and efficiently through an organizational culture that values customers, team, and community.

BOUNDARY SURVEY OF
LOTS 34 & 35, BLOCK 205,
CAPE CORAL, UNIT THREE, PART ONE,

PLAT BOOK 18, PAGES 197-199
 SECTION 22, TOWNSHIP 43 SOUTH, RANGE 23 EAST,
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA

LINE TABLE

Line	Bearing	Distance
L1	N.63°12'02"W.	46.50'
L2	N.26°47'58"E.	25.00'
L3	N.63°11'59"W.	44.60'



Curve number 1
 Radius= 200.00'
 Delta= 19°10'48"
 Arc= 66.95'
 Chord= 66.64'
 Chord Brg.= S.20°43'00"W.

LEGEND:

●	SET 1/2" IRON ROD (CAP L1692)	R.W.S.	RECLAIM WATER BOX
○	FOUND IRON ROD (C.A.)	V.M.	WATER METER
□	CONCRETE MONUMENT (C.M.)	O/H	OVERHEAD POWER
P.R.M.	PERMANENT REFERENCE MONUMENT	P.P.	POWER POLE
P.U.E.	PUBLIC UTILITY EASEMENT	G.A.B.V.	GUY ANCHOR & WIRE
D.E.	DRAINAGE EASEMENT	T.S.B.	TELEPHONE SERVICE BOX
P.C.	POINT OF CURVATURE	N.T.I.	NAIL & TINTAD
O.B.	OFFICIAL RECORDS BOOK	ELEV.	ELEVATION
CP	AS PER PLAT	B.M.	BENCHMARK
CD	COMPUTED	⊙	TYPICAL ELEVATION
CJ	CURVE NUMBER	A/C	AIR CONDITIONER
L1	LINE NUMBER	V.S.	WATER SYSTEM
R/W	RIGHT-OF-WAY	P.E.	POOL EQUIPMENT
C.L.	CENTERLINE	CMF	CORRUGATED METAL PIPE
F.H.	FIRE HYDRANT	CONCRETE	CONCRETE
V.V.	WATER VALVE	DRAINAGE ARROW	DRAINAGE ARROW
E.B.	ELECTRIC BOX		
M.B.	MAIL BOX		
S.S.M.	SANITARY SEWER MANHOLE		

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.W. 1ST COURT, AS BEING S.63°12'02"W.
2. FIELD NOTES IN CAPE CORAL, BLOCK 205.
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 668.00; FS 478.025; 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 CAPE CORAL BENCHMARK NUMBER 318-49-01, ELEVATION 582 NAVD 1985, 464 NAVD 1988.

FLOOD ZONE: "A" ELEVATION 6' NAVD 1988 & "V" ELEVATION 11' NAVD 1988
 COMMUNITY No. 125930 PANEL No. 0411
 SUFFICIENCY - G REVISION DATED 11/17/2002
 MAP NUMBER: 187102M11G

THIS SURVEY IS CERTIFIED TO CHARLIE COSTA

REVISED	DESCRIPTION	BY	DATE
		Phillip M	Digitally signed by Phillip M. Mould, LS6515, State of Florida. Date: 2023.10.13 14:38:20 -0400
		Phillip M. Mould	PROFESSIONAL SURVEYOR AND MAPPER L16615 - STATE OF FLORIDA
DATE OF LAST FIELD WORK	9/11/23		
DRAWN	CHECK	SCALE	PROJ. #
GSN	PM	1"=80'	CC-03-205-34
SURVEY DATE	FILE NO.	SHT. -	
9/11/23	43-23-23	1F - 1	

FLORIDA CERTIFICATE OF AUTHORIZATION L16615

October 27, 2023

Charlie Costa
Costamore LLC
1411 SE 10th St
Cape Coral FL 33990

Re: Letter of No Objection to Vacation of a Portion of the Public Utility and Drainage Easement;
Address: **5982 SW 1ST CT CAPE CORAL FL 33914**; STRAP No. **23-45-23-C3-00205.0340**;
Owner: Costamore LLC, a Florida Limited Liability Company

Dear Mr. Costa:

We are in receipt of your request to ask LCEC for a letter for PROPOSED VACATION OF A PORTION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT, IN A PORTION OF LOT 34 AND 35, BLOCK 205, CAPE CORAL, UNIT THREE, PART ONE, AS RECORDED IN OFFICIAL RECORDS BOOK 16 PAGES 137-139; SECTION 23, TOWNSHIP 45 SOUTH RANGE 23 EAST, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

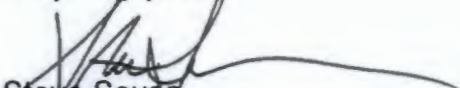
We have reviewed your request, with the submitted related documents, Specifically Exhibit B, and our internal files.

LCEC has **no objection** to the requested proposed vacation of easements.

However, should there be any substantial changes to the plans as submitted, LCEC reserves its rights to additional, and further review and comment with 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 upon six months 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 can be reached by email at steve.sousa@lcec.net.

Very truly yours,


Steve Sousa
Right-of-Way Agent

REFERENCE: 400841177



October 26th, 2023

Attn: Charlie Costa

RE- Letter of Review and Recommendation – Vacation Utility Easement
STRAP No. #23-45-23-C3-00205.0340 5982 SW 1st Ct Cape Coral FL 33914

Dear Mr. Ruiz,

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. We have no objection to your plans at this location.

If you have any further question or concerns, please do not hesitate to contact me at (574) 808-8943.

Sincerely,

Christopher Plank
Supervisor, Construction SWFL

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

LUMEN

Attention:

Charlie Costa

COSTAMORE, LLC

Subject: No Objection to Vacation Request

Site Address: 5982 SW 1st Ct Cape Coral, FL 33914

To Whom it may concern:

Regarding the property referenced above, Lumen has **No Objection** to this vacation request.

Sincerely

Brian Williams

Network Implementation Engineer II

Port Charlotte District

4195 Kings Hwy

Port Charlotte FL 33980

Office: 863-668-1013

Brian.williams@lumen.com

City of Cape Coral - Department of Community Development Planning Division
PO Box 150027
Cape Coral, FL 33915
239-574-0776


Re: Letter of Support & No Objection

11/21/2023

To whom it may concern, *Froitzheim Helmut*
Froitzheim Elvira
We, *Coopy LLC* the owner(s) of property address 5973 SW 1st Ct
Cape Coral, 33914 located to the North of 5982 SW 1st Ct Cape Coral are in *Full Support* of and have *No*
Objection the request to Vacate the Right-of-Way/Easement submitted by Costamore, LLC and Carlos
Costa.

Please approve the Vacate Request so that they may start building their new home.

Sincerely,



5973 SW 1st Ct
Cape Coral, FL 33914



2395440617

Elvira & Helmut Froitzheim

Mobil: 01149 151 84508850

5973 SW 1st Ct

Cape Coral, FL 33914

Review Date: March 4, 2024

Property Owners: Costamore, LLC (Applicant) Coopy, LLC
Sara A. and Carlos T. Costa, Jr., AMBR Elvira and Helmut Froitzheim, MGR

Owner Addresses: 1411 SE 10th Street 5973 SW 1st Court
Cape Coral, FL 33990 Cape Coral, FL 33990

Request: Costamore, LLC request vacating:
1. ±2,325 sq. ft. of street right-of-way (ROW) along with all underlying easements associated with SW 1st Court.
2. ±393 sq. ft. of platted easements in Lots 34 and 35, Block 205, Part 1, Unit 3, Cape Coral Subdivision.

Property Locations: 5982 SW 1st Court 5973 SW 1st Street
Cape Coral, FL 33914 Cape Coral, FL 33914
Lots 34-35, Block 205, Part 1, Unit 3 Lots 1-2, Block 203, Part 1, Unit 3
Strap No: 23-45-23-C3-00205.0340 Strap No: 23-45-23-C3-00205.0010

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

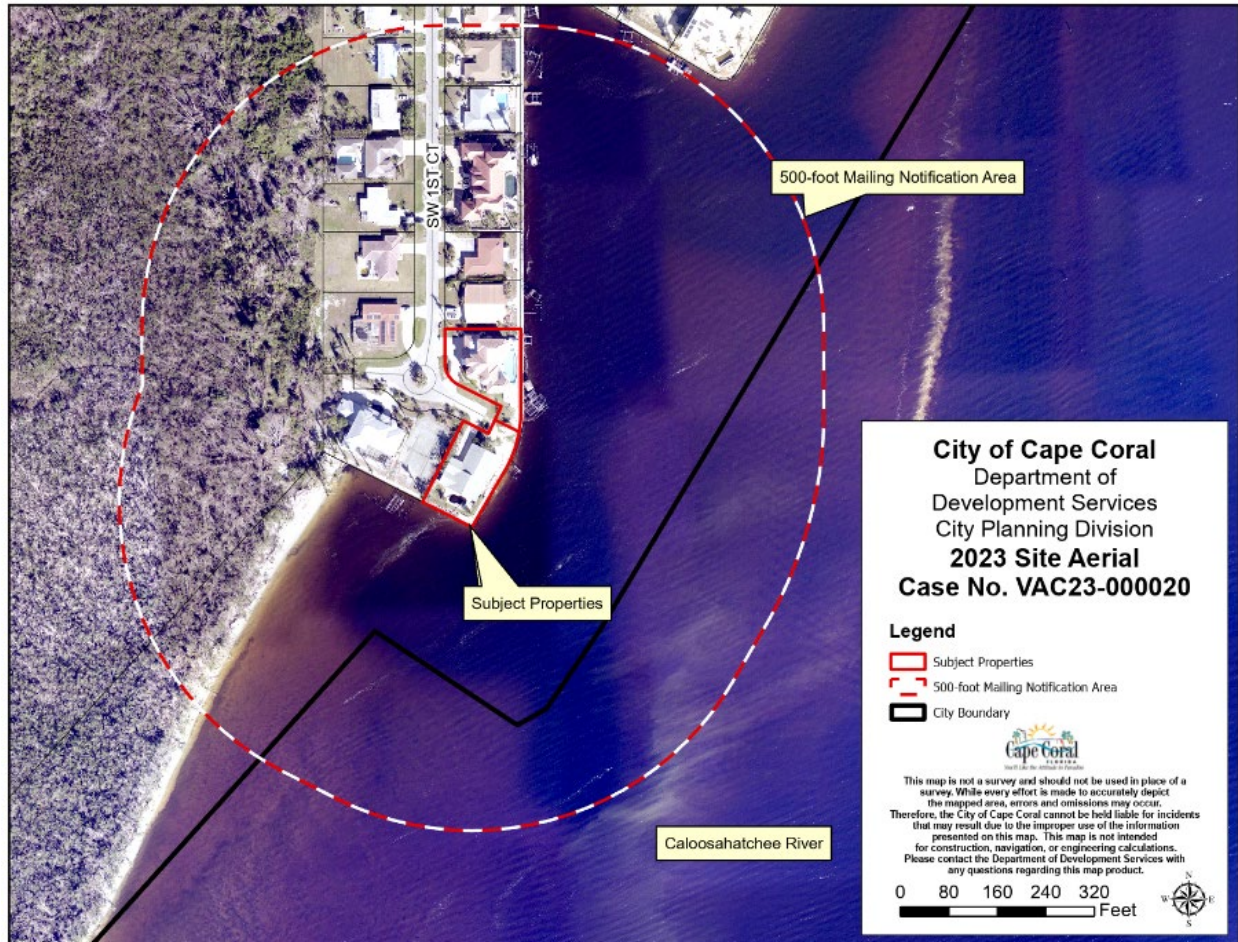
Property Description:

Costamore, LLC and Coopy, LLC own abutting two-lot, platted sites in southern Cape Coral, about 0.8 miles south of the intersection of El Dorado Parkway West and SW 1st Court (Figure 1). The Coopy and Costamore sites are ±14,923 and ±15,526 sq. ft., respectively. Both properties have water frontage along the Caloosahatchee River. These two properties have a Single-Family Future Land Use Classification (FLUC) and Single Family Residential (R-1) zoning as do all adjacent sites. Sites to the north and west consist of platted lots developed with single-family dwellings. About 200 feet to the west, a 223-acre parcel has a Natural Resources/Preservation FLUC.

The lead petitioner requesting this vacation is Costamore, LLC. Until this past year, the Costamore site had a single-family home. However, a demolition permit (DEMO23-000059) was issued by the City for razing this dwelling on April 5, 2023, and the site passed a final inspection on August 17.

The site to the north of the subject right-of-way is owned by Coopy, LLC. While the authorized officials associated with Coopy, LLC are not a signatory to the vacation application, two of the members have provided the City with a signed letter expressing support of the requested vacation. The City accepts a signed letter from another party or parties potentially affected by a vacation in lieu of the owner or owners becoming a signatory to the application.

Figure 1. Aerial of the sites at 5973 (north) and 5982 (south) SW 1st Court outlined in red. The dwelling shown on the aerial at 5982 SW 1st Court was demolished this past summer. Street right-of-way between these two sites is requested to be vacated.



Request

Costamore, LLC requests vacating ±2,325 sq. ft. of right-of-way (ROW) along with underlying easements associated with SW 1st Court adjacent to Lot 1 in Block 203 and Lots 34 and 35 in Block 205. In addition, the petitioner requests vacating ±393 sq. ft. of platted easements in Lots 34 and 35, Block 205. Based on sketches provided by the project surveyor, Costamore, LLC will obtain the entire vacated ROW area. In vacation cases, staff does not determine how vacated ROW will be allotted between owners. Land gained from a vacation request is to be allocated consistent with Florida Statutes with the guidance of an attorney, when sought by one or more parties. Staff responsibilities are to evaluate such requests to ensure that standards for vacations codified in the Land Development Code (LDC) are met.

Zoning History of the site

The two sites, as well as all of Blocks 203 and 205, have 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 two sites by the owners for which the vacation is sought.
- Letters of no objection from Century Link, Comcast, and Lee County Electric Cooperative (LCEC).
- Sketches and accompanying legal descriptions of the ROW and easements that will be vacated.

Analysis:

Staff analyzed this request consistent LDC, Section 3.4.5, “*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.

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 street ROW that will be vacated is 2,325 sq. ft (Exhibit “A”). This 50-foot-wide ROW has pavement with a width of about 20 feet with the remainder being vegetated. SW 1st Court terminates (or dead ends) about 65 feet west of the Caloosahatchee River between the Costamore and Coopy sites. The Coopy property has a circular driveway located well outside of the vacated area; thus, access to the Coopy site will not be affected by this vacation. The Costamore site will be redeveloped, and the vacation will provide an increase in land area, and greater flexibility towards achieving this goal.***

Platted easements totaling 393 sq. ft. in Lots 34 and 35, Block 205, will be vacated (Exhibit “B”). These easements are not needed as selected easements underlying the vacated ROW will be retained by the City for providing a six-foot-wide perimeter easement around the enlarged Costamore site following the vacation (Exhibit “B”). Except for the easements retained by the City, the remainder of these easements will serve no foreseeable public purpose.

2. Whether any required easements are necessary to accommodate the vacation of any plat, easement, or right-of-way. **Staff response: *The City will retain about 693 sq. ft. of easements underlying the vacated ROW to provide a continuous perimeter easement around the enlarged Costamore site (Exhibit “C”). An existing stormwater inlet will need to be relocated by the owner to a point westward of its current location to the City ROW. Depending on the new location of the inlet and connecting drainage pipe, new easements may need to be granted by the owner to the City for future maintenance.***
3. If alternate routes are required or available that do not cause adverse impacts to surrounding areas. **Staff response: *Alternative routes are not needed. While a short segment of SW 1st Court will be vacated, this street segment does not allow for two-way traffic as the ROW dead ends near the Caloosahatchee River. This ROW provides access solely to the Costamore site.***
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 request will vacate ROW about 40 feet to the east of a cul-de-sac. This vacation will not diminish the cul-de-sac and will therefore not adversely affect the movement of vehicles traveling on this part of the street.***

5. Whether local utility providers have given consent to the vacation of the plat, easements, or rights-of-way. The local utility providers may require additional easements or relocation of existing utilities facilities to complete the vacation. **Staff response: All three utility providers have issued letters of no objection regarding the requested vacations.**

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 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 sq. ft. 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 is ±17,851 sq. ft. following the ROW vacation and the property will have one single-family dwelling. This equates to a density of 2.44 dwelling units (DU) per acre, less than the maximum density of 4.4 DU/acre allowed in this FLUC.

Recommendation:

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

Conditions of Approval

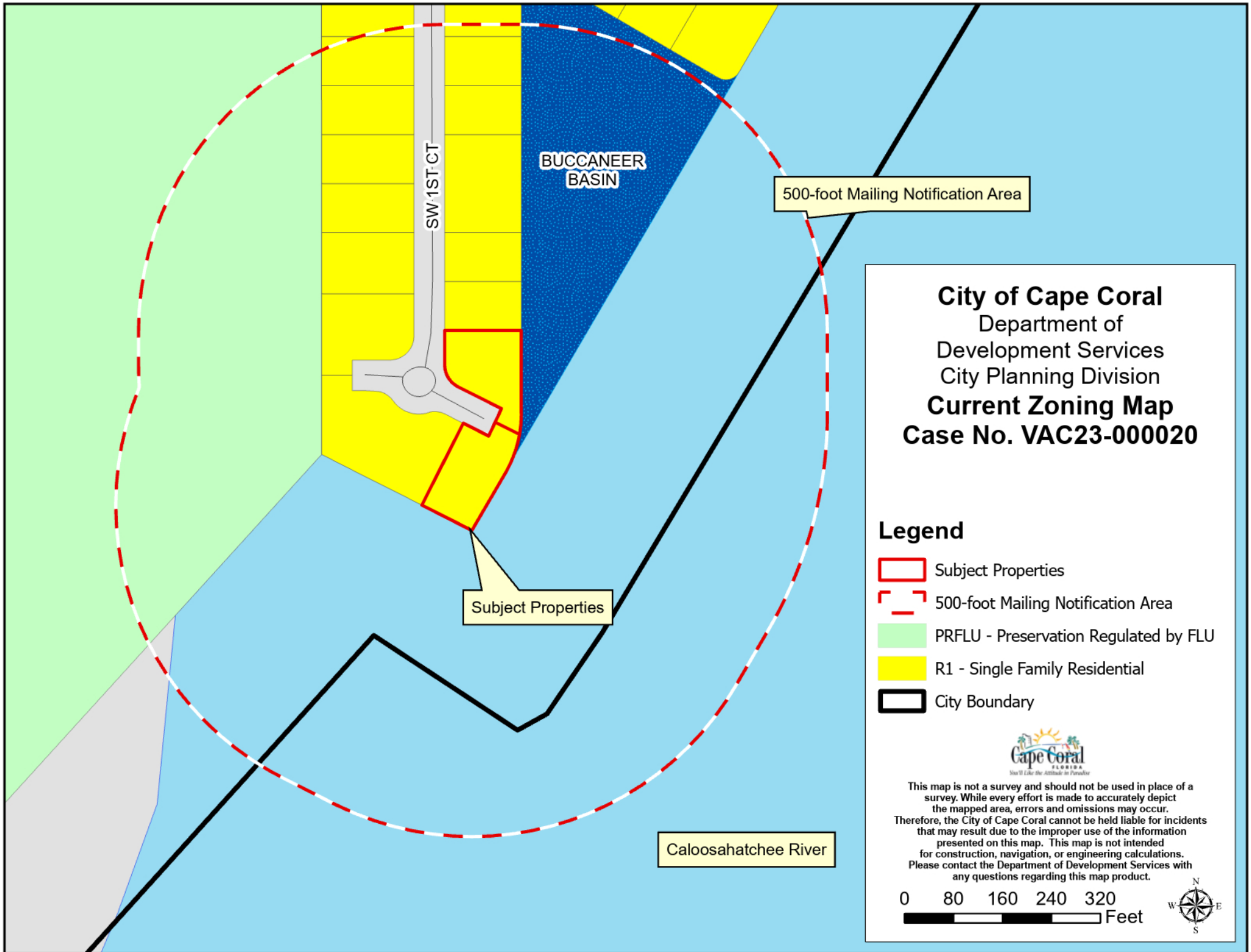
1. The vacation of SW 1st Court right-of-way and underlying easements adjacent to Lot 1, Block 203, Unit 3, Part 1, Cape Coral Subdivision and Lots 34 and 35, Block 205, Unit 3, Part 1, Cape Coral Subdivision, shall be consistent with that shown in the sketch and accompanying legal description prepared by Harris-Jorgensen, LLC, entitled "Vacation of Right of Way and Any and All Underlying Easements, in a Portion of S.W. 1st Court, Cape Coral Unit 3, Part 1, dated October 13, 2023, that appears in Exhibit "A".
2. The vacation of platted easements lying in Lots 34 and 35, Block 205, Unit 3, Part 1, Cape Coral Subdivision, 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 of Lot 34 and 35, Block 205, Cape Coral Unit 3, Part 1", dated October 13, 2023, that appears in Exhibit "B".
3. The City shall retain easements sufficient for maintaining a minimum six-foot-wide public utility and drainage easement coincident with the perimeter of the site involving Lots 34 and 35 in Block 205 following the vacation as depicted in the sketch and accompanying legal description prepared

by Harris-Jorgensen, LLC, entitled *“Public Utility and Drainage Easement, in a Portion of S.W. 1st Court Cape Coral Unit 3, Part 1”*, dated October 4, 2023, that appears in Exhibit “C”.

4. The vacated right-of-way will be private property and shall no longer be maintained by the City. All publicly maintained infrastructure must be removed and/or relocated to City right-of-way or public utility easements within 180 days of approval of this vacation request as further described below.
 - a. The owners of Lots 34 and 35 shall remove the pavement associated with the vacated street that occupies their site. The area shall be sodded following the removal of this pavement or may be improved as permitted by the Land Development Code. The cost of these improvements shall be borne by the owner of Lots 34 and 35.
 - b. The owners of Lots 34 and 35 shall obtain the necessary permits to relocate the existing stormwater inlet to the west of its current location to the City right-of-way and install the necessary pipe to connect this inlet with the discharge point of this pipe into the Caloosahatchee River. At the sole discretion of the City, the owner shall grant all necessary easements for any new or modified stormwater system if required. All improvement shall be permitted through and inspected by the City. The cost of all improvements identified in this condition shall be borne by the owner of Lots 34 and 35.
 - c. Improvements described in Condition #4a. and #4b. shall be completed within 180 days following the approval of this vacation. The owner may request a time extension that may be approved by the Public Works Director at the sole discretion of the Director. Factors that the Director may consider shall include, but not be limited to, the time required to complete construction of a single-family dwelling on the site, and remaining time required to complete said improvements.
5. In order to ensure that this vacation request complies with the City’s duty to hold certain platted lands in trust for the public interest, the Owners will make a one-time, nonrefundable contribution totaling a minimum of \$2,800.00 into the General Tree Fund. The City may use these funds to acquire and plant two black (*Avicennia germinans*) or red (*Rhizophora mangle*) mangrove trees on property owned by the City of Cape Coral to enhance water quality, or any other appropriate purposes in accordance with the City of Cape Coral Land Development Code. The General Tree Fund contribution must be completed prior to advertising the adoption of the resolution approving this vacation request.
6. The owners of Lots 34 and 35 shall reimburse the City of Cape Coral 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 owners of Lots 34 and 35.

Staff Contact Information

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








500-foot Mailing Notification Area

Subject Properties

Caloosahatchee River

City of Cape Coral
 Department of
 Development Services
 City Planning Division
Current Zoning Map
Case No. VAC23-000020

Legend

-  Subject Properties
-  500-foot Mailing Notification Area
-  PRFLU - Preservation Regulated by FLU
-  R1 - Single Family Residential
-  City Boundary



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.

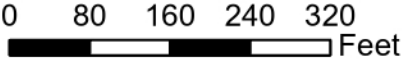


EXHIBIT "A"

DESCRIPTION TO ACCOMPANY SKETCH

(SEE SHEET 1 OF 2 FOR SKETCH TO ACCOMPANY DESCRIPTION)

VACATION OF RIGHT OF WAY AND ANY AND ALL UNDERLYING
EASEMENTS, IN A PORTION OF S.W 1ST COURT,
CAPE CORAL UNIT THREE, PART ONE,

(PLAT BOOK 16, PAGES 137-139)
SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY

DESCRIPTION:

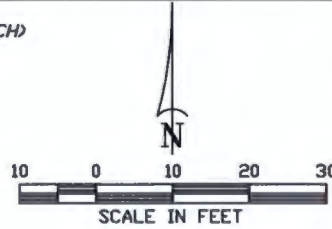
A PLOT OR PORTION OF LAND LYING IN A PORTION OF THE RIGHT OF WAY OF S.W. 1ST COURT, CAPE CORAL UNIT THREE, PART ONE, AS RECORDED IN PLAT BOOK 16, PAGES 137-139, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PORTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 34, BLOCK 205, SAID CAPE CORAL UNIT THREE, PART ONE, AND LYING ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID S.W. 1ST COURT (50 FEET WIDE), FOR A POINT OF BEGINNING; THENCE RUN N.26°47'58"E. TO A POINT ALONG THE NORTHEASTERLY RIGHT OF WAY LINE SAID S.W. 1ST COURT, FOR 50.00 FEET; THENCE RUN S.63°12'02"E. ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE FOR 46.50 FEET; THENCE RUN S.26°47'58"W. ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE SAID S.W. 1ST COURT FOR 50.00 FEET; THENCE RUN N.63°12'02"W. ALONG THE AFORESAID SOUTHWESTERLY RIGHT OF WAY OF S.W. 1ST COURT (50' WIDE), TO THE NORTHWEST CORNER OF LOT 34, BLOCK 205, CAPE CORAL UNIT THREE, PART ONE, AS RECORDED IN PLAT BOOK 16, PAGES 137-139, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR 46.50 FEET, TO THE POINT OF BEGINNING. CONTAINING: 2,325.0 SQUARE FEET, MORE OR LESS.

Phillip M Mould, LS6515, State of Florida		Digitally signed by Phillip M Mould, LS6515, State of Florida Date: 2023.10.13 14:43:47 -04'00'	
PHILLIP M. MOULD PROFESSIONAL SURVEYOR AND MAPPER LS6515 - STATE OF FLORIDA			
HARRIS-JORGENSEN, LLC 3048 DEL PRADO BLVD. S. #100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921			
DRAWN: PMH	CHECK: FBH	PROJ. # CC-U3-205-34	
SKETCH DATE: 10/4/2023	FILE NO. 45-23-23	SHT.-2 OF - 2	

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

SKETCH TO ACCOMPANY DESCRIPTION (PROPOSED)
 VACATION OF RIGHT OF WAY AND ANY AND ALL UNDERLYING
 EASEMENTS, IN A PORTION OF S.W 1ST COURT,
 CAPE CORAL UNIT THREE, PART ONE,
 (PLAT BOOK 16, PAGES 137-139)
 SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA
 NOT A BOUNDARY SURVEY

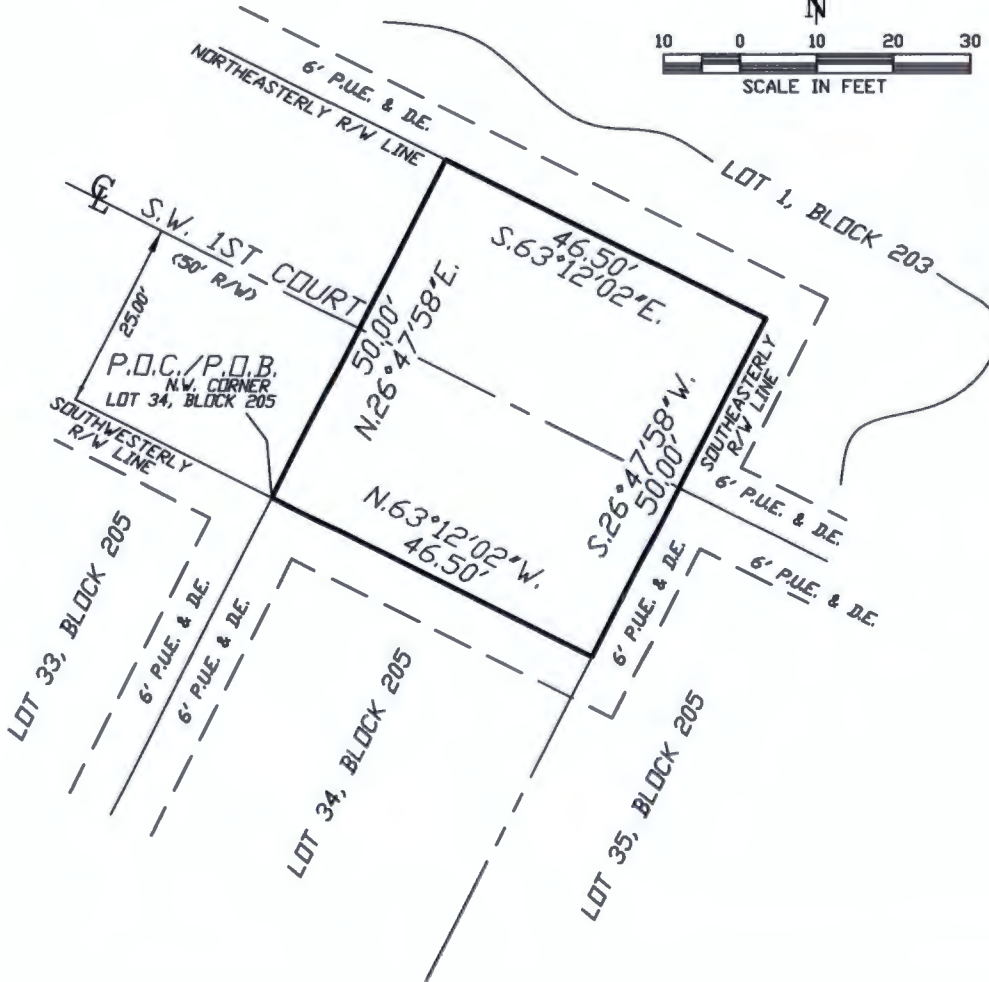


LEGEND:

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

SKETCH / DESCRIPTION NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.W. 1ST COURT, AS BEING S.63°12'02"E.
2. FIELD NOTES IN CAPE CORAL, BLOCK 305.
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 SKETCH 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; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. THE SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 20 SCALE DRAWING.



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

CERTIFICATE OF AUTHORIZATION LB6921			
DRAWN: PMH	CHECKED: FBH	SCALE: 1"=20'	PROJ. # CC-US-205-34
SKETCH DATE 10/4/2023	FILE NO. 45-23-23	SHT.- 1 OF - 2	

EXHIBIT "B"

DESCRIPTION TO ACCOMPANY SKETCH

(SEE SHEET 1 OF 2 FOR SKETCH TO ACCOMPANY DESCRIPTION)

VACATION OF A PORTION OF PUBLIC UTILITY AND DRAINAGE
EASEMENT, IN A PORTION OF LOT 34 AND 35, BLOCK 205,
CAPE CORAL UNIT THREE, PART ONE,

(PLAT BOOK 16, PAGES 137-139)
SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY

DESCRIPTION:

A PLOT OR PORTION OF LAND LYING IN LOTS 34 AND 35, BLOCK 205, CAPE CORAL UNIT THREE, PART ONE, AS RECORDED IN PLAT BOOK 16, PAGES 137-139, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PORTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 34, BLOCK 205, SAID CAPE CORAL UNIT THREE, PART ONE, AND LYING ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.W. 1ST COURT (50 FEET WIDE), SAID CAPE CORAL UNIT THREE, PART ONE; THENCE RUN S.63°12'02"E. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE FOR 6.00 FEET, TO THE POINT OF BEGINNING; THENCE RUN S.63°12'02"E. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE FOR 40.50 FEET; THENCE RUN N.26°47'58"E. ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID S.W. 1ST COURT (50' WIDE) FOR 19.00 FEET; THENCE RUN S.63°12'02"E. FOR 6.00 FEET; THENCE RUN S.26°47'58"W. FOR 25.00 FEET; THENCE RUN N.63°12'02"W. FOR 46.50 FEET; THENCE RUN N.26°47'58"E. TO A POINT ALONG THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE, S.W. 1ST COURT (50 FEET WIDE), FOR 6.00 FEET, TO THE POINT OF BEGINNING.

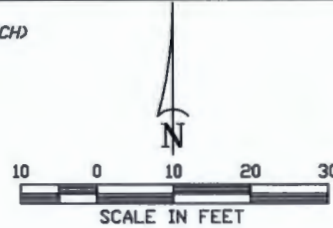
CONTAINING: 393.0 SQUARE FEET, MORE OR LESS.

Phillip M Mould, LS6515, State of Florida		Digitally signed by Phillip M Mould, LS6515, State of Florida Date: 2023.10.13 14:44:28 -04'00'	
PHILLIP M. MOULD PROFESSIONAL SURVEYOR AND MAPPER LS6515 - STATE OF FLORIDA			
HARRIS-JORGENSEN, LLC 3048 DEL PRADO BLVD. S. #100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921			
DRAWN: PMN	CHECK: FBH	PROJ. # CC-U3-205-34	
SKETCH DATE: 10/4/2023	FILE NO. 45-23-23	SHT.-2 OF - 2	

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

SKETCH TO ACCOMPANY DESCRIPTION (PROPOSED)
 VACATION OF A PORTION OF PUBLIC UTILITY AND DRAINAGE
 EASEMENT, IN A PORTION OF LOT 34 AND 35, BLOCK 205,
 CAPE CORAL UNIT THREE, PART ONE,

(PLAT BOOK 16, PAGES 137-139)
 SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA
 NOT A BOUNDARY SURVEY

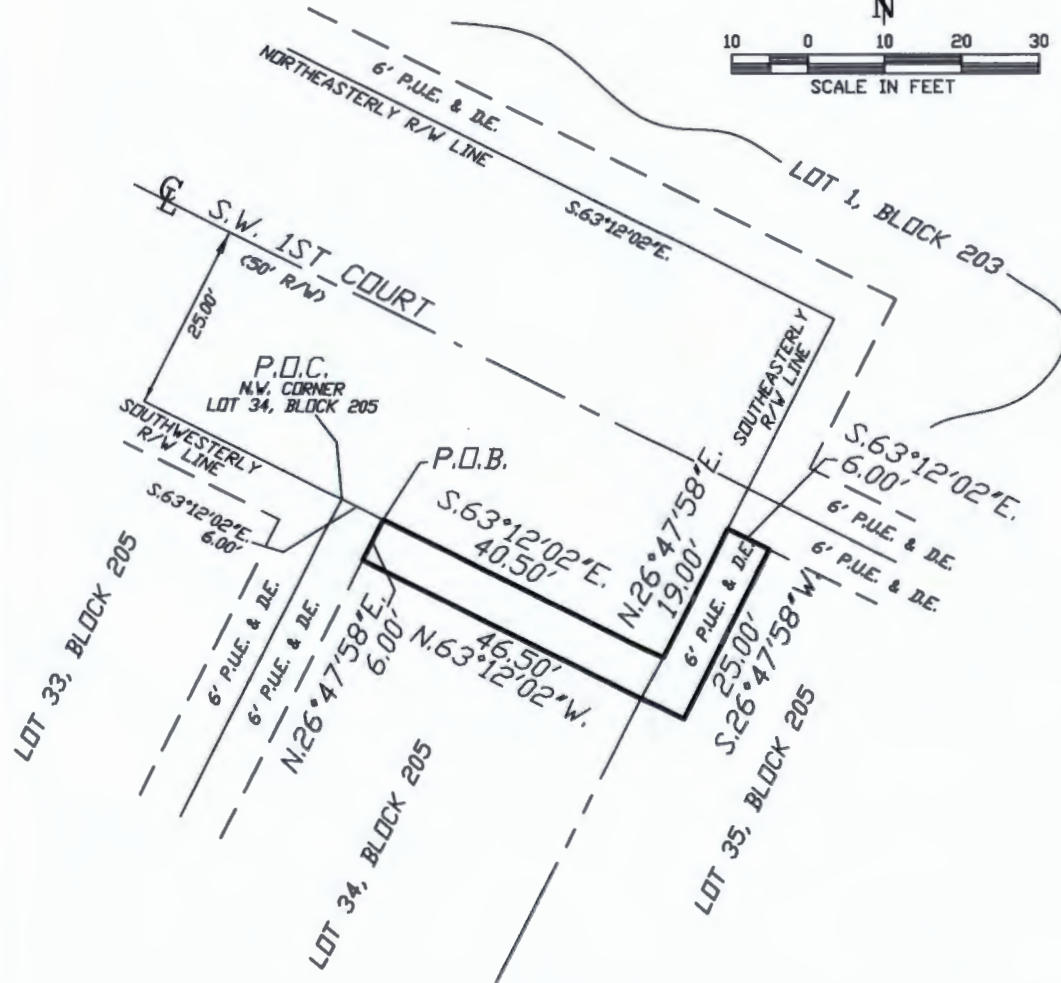


LEGEND:

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

SKETCH / DESCRIPTION NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.W. 1ST COURT, AS BEING S.63°12'02"E.
2. FIELD NOTES IN CAPE CORAL, BLOCK 305.
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 SKETCH 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; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. THE SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 20 SCALE DRAWING.



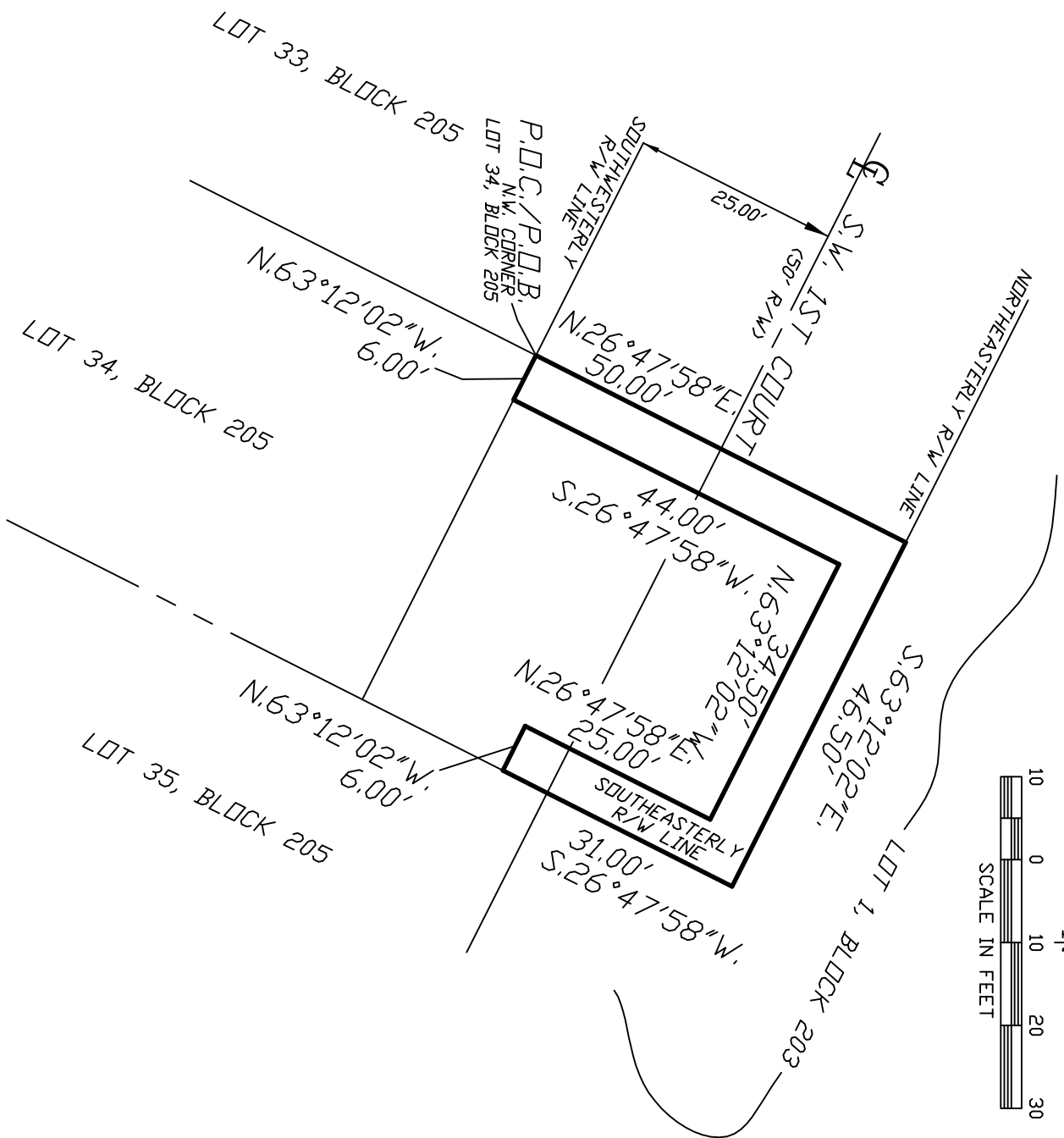
HARRIS-JORGENSEN, LLC
 3048 DEL PRADO BLVD. S. #100
 CAPE CORAL, FLORIDA 33904
 PHONE: (239) 257-2624
 FAX: (239) 257-2921

CERTIFICATE OF AUTHORIZATION LB6921

DRAWN PMH	CHECKED FBH	SCALE 1"=20'	PROJ. # CC-U3-205-34
SKETCH DATE 10/4/2023	FILE NO. 43-23-23	SHT.- 1 OF - 2	

Exhibit “C”

(two total pages, identified by the
project surveyor as Exhibit “F”)



SKETCH TO ACCOMPANY DESCRIPTION (PROPOSED)
PUBLIC UTILITY AND DRAINAGE
 EASEMENT, IN A PORTION OF S.W. 1ST COURT RIGHT OF WAY,
 CAPE CORAL UNIT THREE, PART ONE,

(PLAT BOOK 16, PAGES 137-139)
 SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA
 NOT A BOUNDARY SURVEY

LEGEND:

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

- SKETCH / DESCRIPTION NOTES:**
1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTH-EASTERLY RIGHT-OF-WAY LINE OF S.W. 1ST COURT, AS BEING S.63°12'02"E.
 2. FIELD NOTES IN CAPE CORAL, BLOCK 305.
 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 SKETCH 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. THE SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 20 SCALE DRAWING.

HARRIS-JORGENSEN, LLC 3048 DEL PRADO BLVD, S. #100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921			
CERTIFICATE OF AUTHORIZATION: LB6921			
DRAWN:	CHECK:	SCALE:	PRD. #
PMM	FBH	1"=20'	CC-U3-205-34
SKETCH DATE	FILE NO.	SHT. - 1	DF - 2
10/4/2023	45-23-23		

EXHIBIT "F"

DESCRIPTION TO ACCOMPANY SKETCH

(SEE SHEET 1 OF 2 FOR SKETCH TO ACCOMPANY DESCRIPTION)

PUBLIC UTILITY AND DRAINAGE EASEMENT, IN A PORTION OF S.W. 1ST COURT RIGHT OF WAY, CAPE CORAL UNIT THREE, PART ONE,

(PLAT BOOK 16, PAGES 137-139)
SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY

DESCRIPTION:

A PLOT OR PORTION OF LAND LYING IN THE S.W. 1ST COURT RIGHT OF WAY (50' WIDE), CAPE CORAL UNIT THREE, PART ONE, AS RECORDED IN PLAT BOOK 16, PAGES 137-139, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PORTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

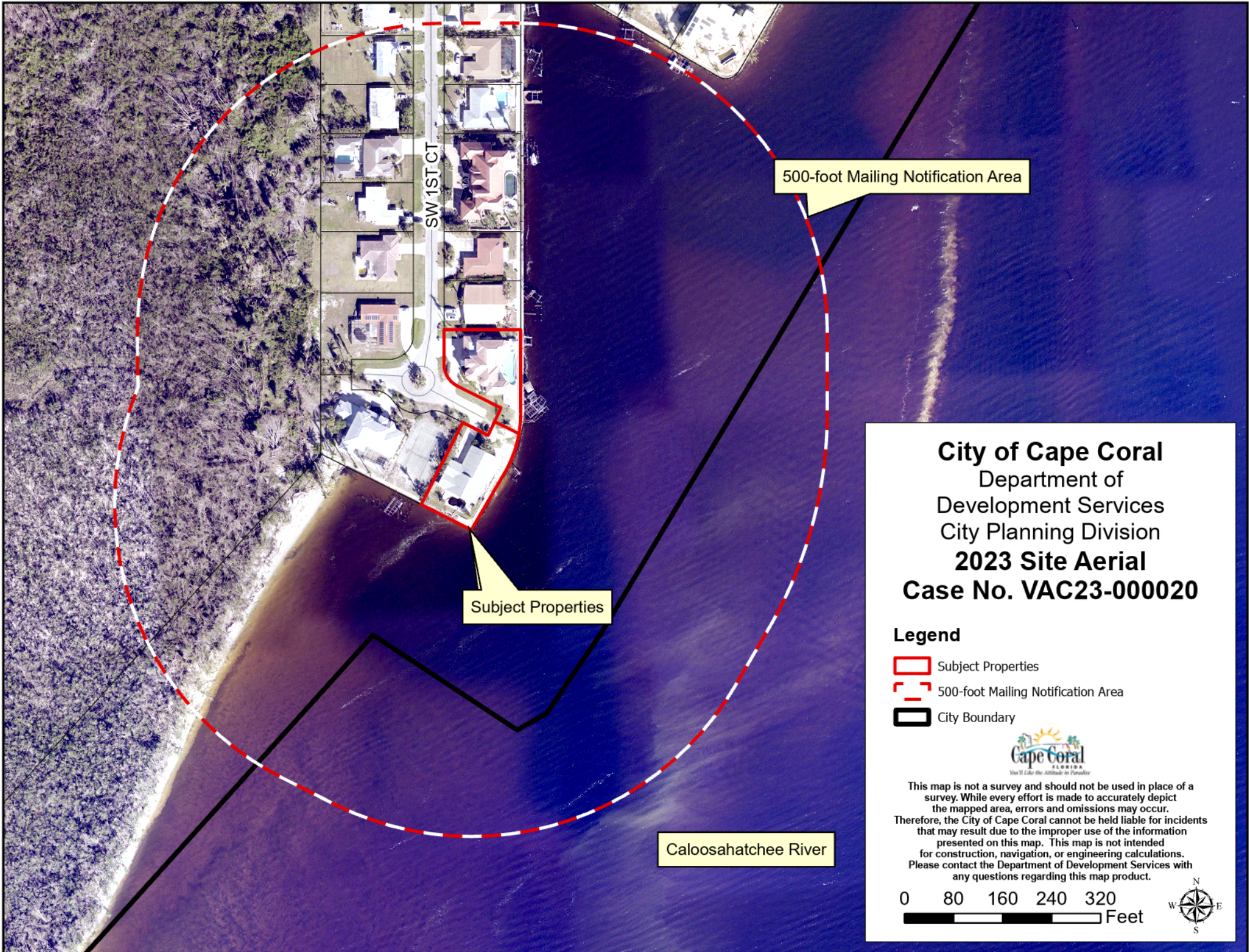
COMMENCING AT THE NORTHWEST CORNER OF LOT 34, BLOCK 205, SAID CAPE CORAL UNIT THREE, PART ONE, AND LYING ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.W. 1ST COURT (50 FEET WIDE), SAID CAPE CORAL UNIT THREE, PART ONE, FOR A POINT OF BEGINNING; THENCE RUN N.26°47'58"E. TO A POINT ALONG THE NORTHEASTERLY RIGHT OF WAY LINE SAID S.W. 1ST COURT, FOR 50.00 FEET; THENCE RUN S.63°12'02"E. ALONG SAID RIGHT OF WAY LINE FOR 46.50 FEET; THENCE RUN S.26°47'58"W. ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE SAID S.W. 1ST COURT, FOR 31.00 FEET; THENCE RUN N.63°12'02"W. FOR 6.00 FEET; THENCE RUN N.26°47'58"E. FOR 25.00 FEET; THENCE RUN N.63°12'02"W. FOR 34.50 FEET; THENCE RUN S.26°47'58"W. TO A POINT ALONG THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE S.W. 1ST COURT, FOR 44.00 FEET; THENCE RUN N.63°12'02"W. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 34, BLOCK 205, SAID CAPE CORAL UNIT THREE, PART ONE, FOR 6.00 FEET, TO THE POINT OF BEGINNING

CONTAINING: 693.0 SQUARE FEET, MORE OR LESS.

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA

HARRIS-JORGENSEN, LLC
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FLORIDA 33904
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DRAWN: PMM	CHECKED: FBH	PROJ. # CC-U3-205-34
SKETCH DATE: 10/4/2023	FILE NO. 45-23-23	SHT.-2 OF - 2



SW 1ST CT




500-foot Mailing Notification Area

Subject Properties

Caloosahatchee River

City of Cape Coral
Department of
Development Services
City Planning Division
2023 Site Aerial
Case No. VAC23-000020

Legend

-  Subject Properties
-  500-foot Mailing Notification Area
-  City Boundary



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.

