

Planning Division Case Report

VAC25-000007

Review Date: October 5, 2025

Property Owners: Richard L. Blackwell and Brigitte Belanger

Property Location: 909 Dolphin Drive
Cape Coral, Florida, 33904
Lots 9 and 10, Block 14, Unit 1 Part 2, Cape Coral Subdivision
Strap Number: 19-45-24-C1-00014.0090

Requests: The owners request vacating:

1. 1,559 sq. ft. of unexcavated canal right-of-way (ROW) and underlying easements adjacent to Lots 9 and 10, Block 14, Unit 1 Part 2, Cape Coral Subdivision.
2. 408 sq. ft. of platted easements occupying Lots 9 and 10, Block 14, Unit 1 Part 2, Cape Coral Subdivision.

Prepared By: Patrick Carlton White, AICP, Senior Planner

Approved By: Amy Yearsley, AICP, City Planning Manager

Recommendation: Approval with conditions

Urban Service: Infill

Property Description:

The applicants own a two-lot platted site in southeastern Cape Coral. The property has street frontage on Dolphin Drive and is about 400 feet northwest of the intersection of Dolphin Drive and Driftwood Parkway. The property has canal frontage on the saltwater, direct-access Dolphin Canal.

The site is in a residential area of the City that is built out with single-family homes. The site has a Single-Family (SF) Future Land Use Classification and Single Family Residential (R-1) zoning. All sites to the north and west within 500 feet share the same future land use and zoning classifications. Properties to the east (across Driftwood Parkway) and to the south have Commercial zoning (C) and Parks and Recreation (PK) Future Land Use Classifications, and support the Yacht Club Community Park.

City GIS records report the subject property is approximately 10,000 sq.ft. in size. According to the Lee County Property Appraiser, the existing single-family home was constructed in 1972.

Request:

The applicants request to vacate unexcavated canal right-of-way (ROW) and platted easements adjacent to Dolphin Canal. The vacation is sought to provide additional room for a future expansion. The applicants are seeking to vacate 1,559 sq. ft. of unexcavated canal ROW, and 408 sq. ft. of platted easements, to extend the new rear property line of the site northward to the edge of the Dolphin Canal. A six-foot wide easement will be retained by the City to provide a continuous perimeter easement around the expanded site.

Zoning History of the Site:

The subject property's Future Land Use (FLU) classification has not been amended from its original designation of Single Family (SF) in the 1989 Comprehensive Plan. The property's zoning designation of Single Family Residential (R1) has not been amended since the adoption of the Land Use and Development Regulations in 1990.

Minimum Standards:

The owners are eligible to file this vacation request as this application provides the following:

- Color of title or ownership of the site by the owners for which the vacation is sought.
- Letters of no objection from Comcast, CenturyLink, and Lee County Electric Cooperative (LCEC).
- Survey sketches and accompanying legal descriptions describing the ROW and platted easements that will be vacated.

Analysis:

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

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

1. *Whether the plat, easements, or rights-of-way are required by the City for any future transportation, access, water management, or public utility purposes.*
 - The ROW consists of an unexcavated strip of land, which lies between the rear property line and the Dolphin canal. This ROW is not part of the functioning canal system and therefore does not support the navigability of boats or provide a transportation benefit. This ROW does not have any foreseeable value for transportation purposes, access, water management, or utility functions.
 - Easements underlying the unexcavated canal right-of-way as well as platted easements requested to be vacated are not needed to provide drainage or utility

functions for the site, as the City will retain a six-foot-wide perimeter easement around the expanded site.

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

- Sufficient easements underlying the unexcavated canal ROW will be retained by the City for providing a continuous perimeter easement around the site. No additional easements will be necessary.

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

- The canal ROW proposed to be vacated is not part of any functioning waterway system; therefore, navigability and visibility will not be affected. This vacation will not cause any adverse impacts to surrounding properties.

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

- The ROW requested to be vacated involves a strip of land between the applicant's north property line and the existing seawall. The vacation will not result in the closure or alteration of a canal and will therefore have no effect on the movement of boats traveling in the Dolphin Canal.

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

- All three utility providers have issued letters of no objection regarding the requested vacation.

Consistency with the Comprehensive Plan

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

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

- This table identifies the R-1 District as being consistent with the Single Family FLUC.

Policy 1.15: Single Family Residential: Sites of 10,000 square feet and greater, with densities not to exceed 4.4 units per acre.

- This request is also consistent with Policy 1.15.a as the site will be \pm 11,599 sq. ft. following the ROW vacation. Following the vacation, this site will have a density of 3.8 dwelling units (DU) per acre, less than the maximum density of 4.4 DU per acre allowed in this FLUC.

Recommendation:

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

Conditions of Approval

1. The vacation of the 1,559 sq. ft. of canal ROW and underlying easements shall be consistent with that shown in the sketch and accompanying legal description prepared by Harris-Jorgensen, LLC. identified as "Exhibit A".
2. The vacation of 408 sq. ft. of platted easements shall be consistent with that show in the sketch and accompanying legal description prepared by Harris-Jorgensen, LLC. identified as "Exhibit B".
3. The City shall retain easements sufficient for maintaining a six-foot wide perimeter easement, totaling 642 square feet, around the site as depicted in the accompanying sketch and legal description prepared by Harris-Jorgensen, LLC. identified as "Exhibit C".
4. The Petitioners shall pay to the City of Cape Coral the cost of recording this resolution with the Office of the Lee County Clerk of Court.
5. The City shall record this resolution with the Office of the Lee County Clerk of Court following the receipt of the recording fees from the Petitioners.

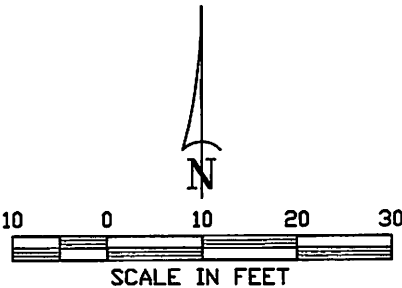
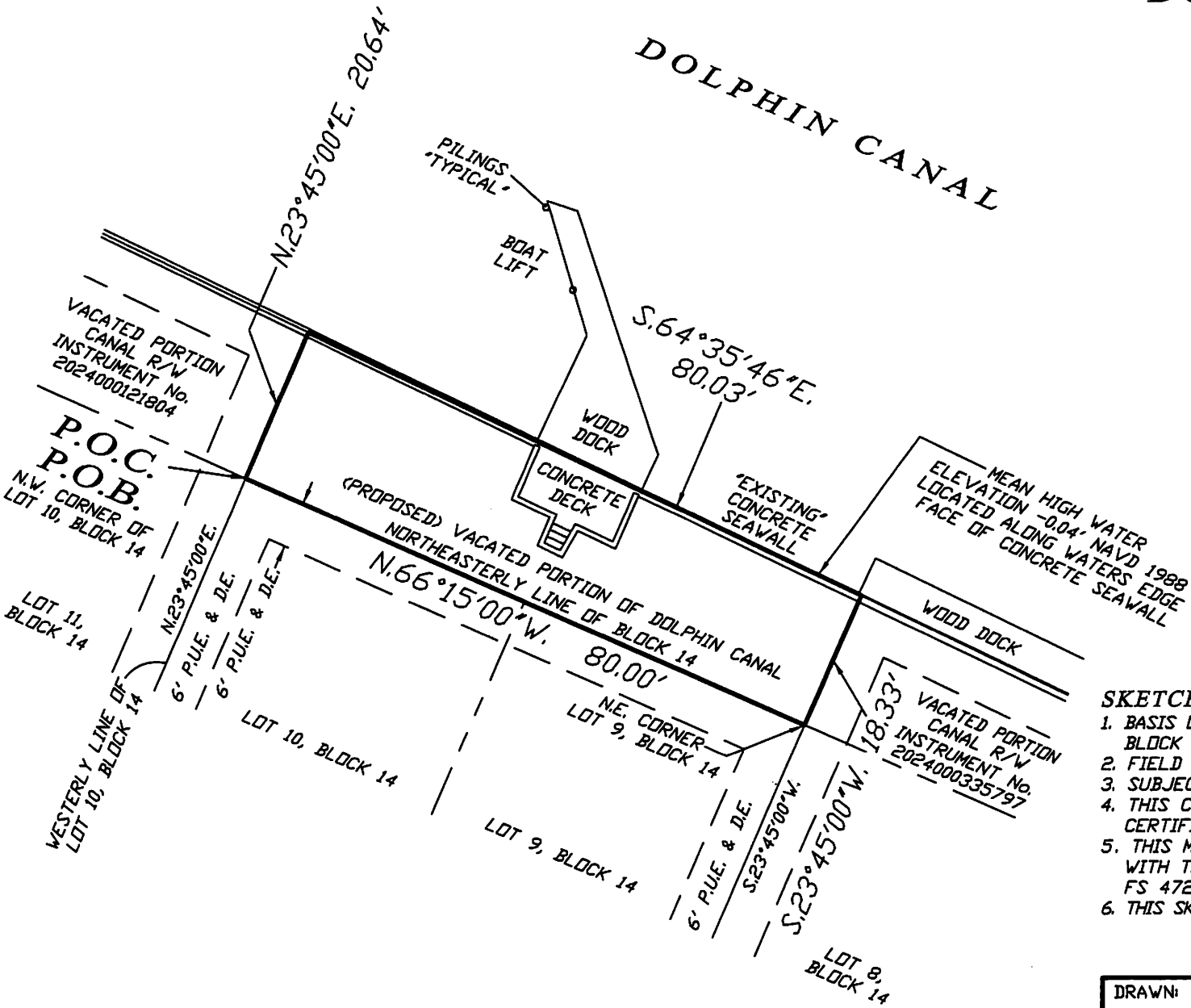
Patrick Carlton White, AICP, Senior Planner
pwhite@capecoral.gov ph. 239-574-0605

SKETCH TO ACCOMPANY DESCRIPTION:
(PROPOSED) VACATION OF A PORTION OF
**DOLPHIN CANAL, CAPE CORAL,
UNIT ONE, PART TWO,**

(PLAT BOOK 11, PAGES 29-36)
SECTION 19, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

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

THIS IS NOT A BOUNDARY SURVEY



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

- SKETCH / DESCRIPTION NOTES:
1. BASIS OF BEARING SHOWN HEREDON TAKEN FROM THE WESTERLY LINE OF LOT 10, BLOCK 14, AS BEING N.66°15'00"W.
 2. FIELD NOTES IN CAPE CORAL, BLOCK 14.
 3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREDON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
 5. 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.
 6. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 20 SCALE DRAWING.

SHEET 1 OF 2

DRAWN: RBH	CHECK: PMM	SCALE 1"=20'	PROJ. # CC-UI-14-9	HARRIS-JORGENSEN, LLC. 3048 DEL PRADO BLVD. S., SUITE 100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921
SKETCH DATE 8/15/25		FILE NO. 45-24-19	SHT.- 1 OF - 2	
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921				

MHW= MEAN HIGH WATER (-0.04' NAVD 1988)
PER LETTER FROM ERIC SELLERS, FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION DATED: JULY 18, 2025.

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CONTAINING 1,559 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID WESTERLY LINE OF LOT 10, BLOCK 14, AS BEING N.23°45'00"E.

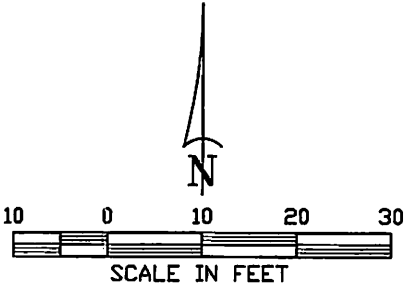
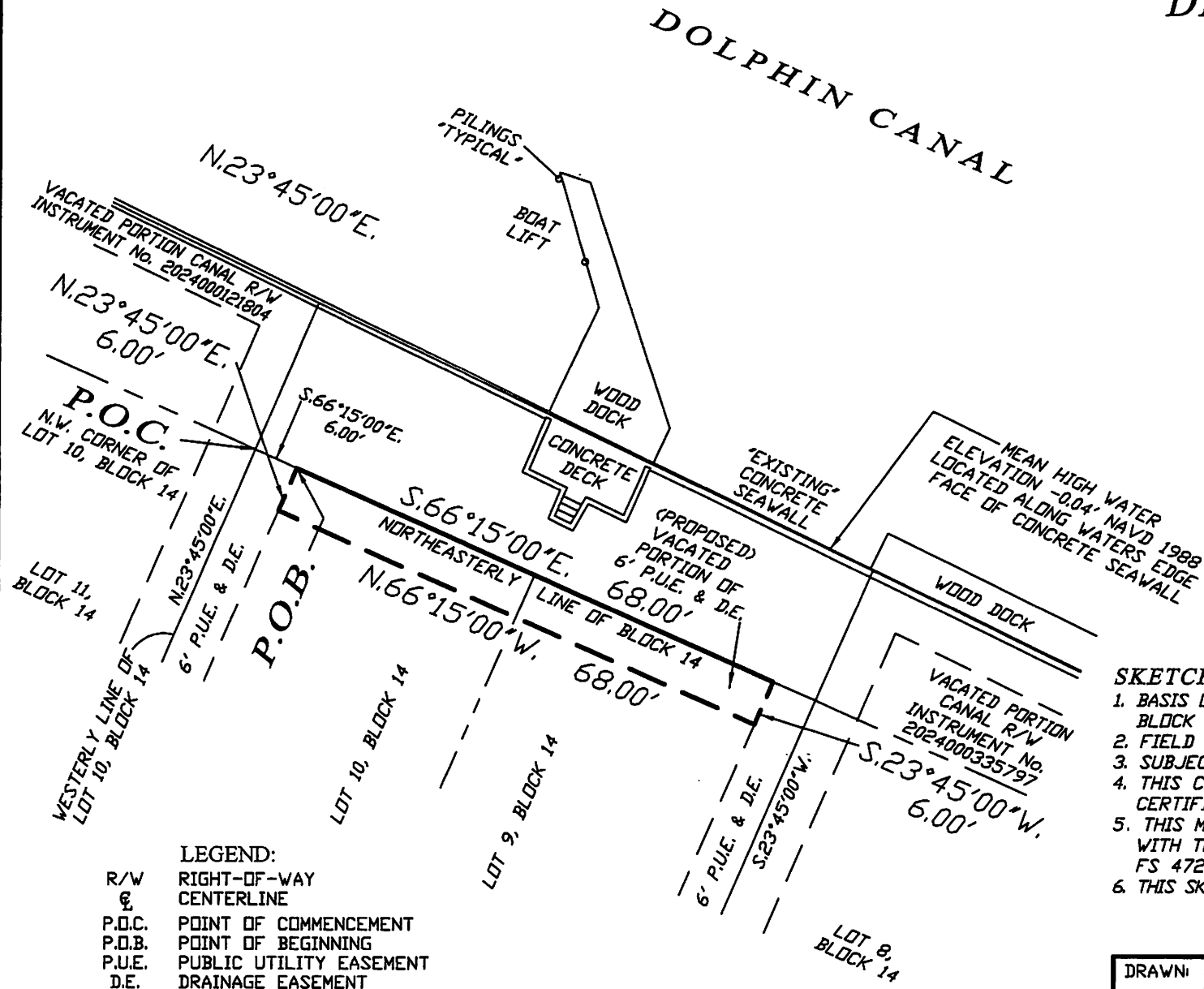


PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER, LS6515
AUGUST 15, 2025

SKETCH TO ACCOMPANY DESCRIPTION:
(PROPOSED) VACATION OF A PORTION OF
**6 FOOT PUBLIC UTILITY AND
DRAINAGE EASEMENT LYING IN
LOTS 9 & 10, CAPE CORAL,
UNIT ONE, PART TWO,**

(PLAT BOOK 11, PAGES 29-36)
SECTION 19, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
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SEE EXHIBIT "B",
SHEET 2 OF 2 FOR DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY



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DRAWN: RBH	CHECK: PMM	SCALE 1"=20'	PROJ. # CC-UI-14-9	HARRIS-JORGENSEN, L.L.C. 3048 DEL PRADO BLVD. S., SUITE 100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921
SKETCH DATE 8/15/25	FILE NO. 45-24-19	SHT.- 1 OF - 2		
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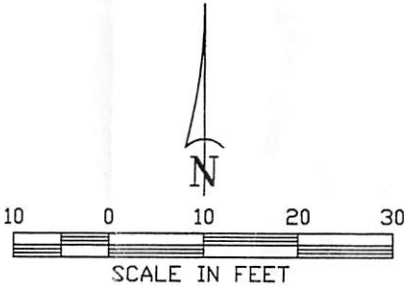
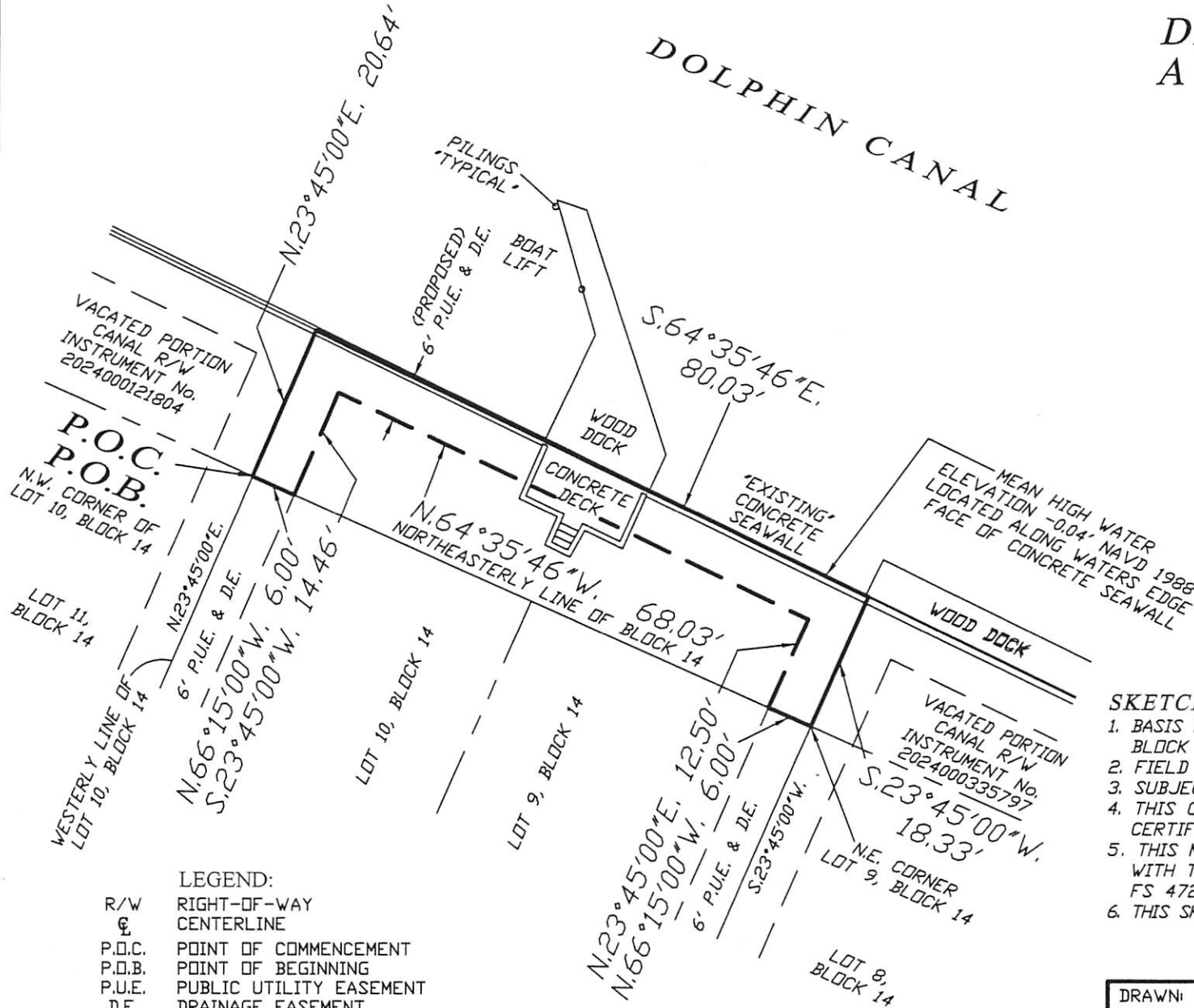
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PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER, LS6515
AUGUST 15, 2025

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CONTAINING 642 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID WESTERLY LINE OF LOT 10, BLOCK 14, AS BEING N.23°45'00"E.



PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER, LS6515
AUGUST 15, 2025



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

For Internal Use Only

Case _____

Date _____

Tel. (239) 574-0553

Fax (239) 574-0591

P.O. Box 150027

Cape Coral, FL 33915-0027

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

VACATIONS REQUIREMENTS

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

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

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

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



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

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

VACATIONS OF PLAT REQUEST TO THE HEARING EXAMINER AND CITY COUNCIL

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

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

PROPERTY INFORMATION	
Project Name:	Residence
Location/Address	909 Dolphin Drive, Cape Coral Florida 33904
Strap Number	19-45-24-C1-00014.0090 Unit 1 Block 14 Lot (s) 9/10
Strap Number	Unit Block Lot (s)
Plat Book	11 Page 29 - 36 Future Land Use SF Current Zoning R1
PROPERTY OWNER (S) INFORMATION	
Owner	Richard Lee Blackwell Address 909 Dolphin Drive
Phone	(910)523-0597 City Cape Coral
Email	richblackwell2253@gmail.com State FL Zip 33904
Owner	Brigitte Belanger Address 909 Dolphin Drive
Phone	(727)772-3557 City Cape Coral
Email	brigitte.belanger21@gmail.com State FL Zip 33904
APPLICANT INFORMATION (If different from owner)	
Applicant	Address
Phone	City
Email	State Zip
AUTHORIZED REPRESENTATIVE INFORMATION (If Applicable)	
Representative	Address
Phone	City
Email	State Zip



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

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

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

(SIGNATURE MUST BE NOTARIZED)

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

CORPORATION/COMPANY NAME (IF APPLICABLE)

Richard Lee Blackwell

OWNER'S NAME (TYPE OR PRINT)

Brigitte Belanger

OWNER'S NAME (TYPE OR PRINT)

OWNER'S SIGNATURE

OWNER'S SIGNATURE

APPLICANT NAME (TYPE OR PRINT)

APPLICANT SIGNATURE

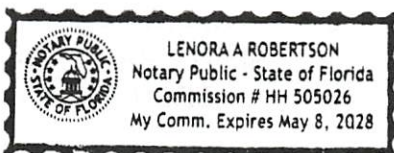
I have read and understand the above instructions. Hearing date(s) will be confirmed when I receive a copy of the Notice of Public Hearing stipulating the day and time of any applicable hearings.

STATE OF Florida

COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online
notarization, on this 20th day of July, ²⁰²⁵ 2020 by Richard Lee Belanger
Brigitte Belanger
know is personally known to me or produced FL Driver License as identification.

Exp Date: 5-8-28 Commission Number: HH 505026



Signature of Notary Public:

Printed Name of Notary Public:

Lenora A. Robertson
Lenora A. Robertson



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

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

ACKNOWLEDGEMENT FORM

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

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

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

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

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

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

I hereby acknowledge that I have read and understood the above affidavit on the 20th Day of July, 2025.

CORPORATION/COMPANY NAME

Richard Lee Belanger

OWNER'S SIGNATURE

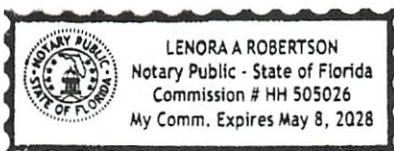
OWNER'S NAME (TYPE or PRINT)

Brigitte Belanger

STATE OF Florida

COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online notarization, on this 20th day of July, ²⁰²⁵ 2020 by Richard Lee Belanger Brigitte Belanger know is personally known to me or produced FL Drivers license as identification.



Exp Date: 5-8-28 Commission Number: HH 505026

Signature of Notary Public:

Lenora A. Robertson

Printed Name of Notary Public:

Lenora A. Robertson



DEPARTMENT OF DEVELOPMENT SERVICES
CITY PLANNING DIVISION

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

DOCUMENTARY EVIDENCE (LDC, Section 3.1.11F.6)

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

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

Richard Lee Blackwell

OWNER/APPLICANT
(PLEASE TYPE OR PRINT)


OWNER/APPLICANT SIGNATURE

(SIGNATURE MUST BE NOTARIZED)

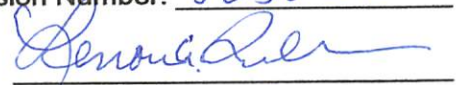
STATE OF Florida

COUNTY OF Lee

Sworn to (or affirmed) and subscribe before me, by means of ☒ physical presence or ☐ online
notarization, on this 20th day of July, ²⁰²⁵2020 by Richard Lee Belanger,
know is personally known to me or produced FL Drivers License as identification.

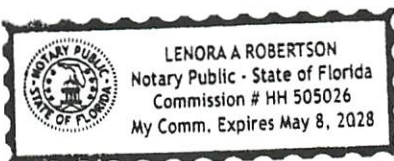
Exp Date: 5-8-28 Commission Number: ^{HH}505026

Signature of Notary Public:



Printed Name of Notary Public:

Lenora A. Robertson



AUG 20 '25 PM10:47

**Richard L Blackwell
909 Dolphin Drive
Cape Coral, FL 33904
(910)523-0597**

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

Request for Vacation of a Plat

To Whom It May Concern,

I request a Vacation of a Plat connected to my property at 909 Dolphin Drive, Cape Coral, located along Dolphin Canal. The purpose of my request is to gain constructable space for expansion of my residential occupied space and construction of flood protection/privacy walls.

My property is indicated in Lee County Records as Lots 9 and 10, Block 14, Unit 1, Part 2, Cape Coral. The plat I am requesting be vacated is indicated in the Office of the Clerk of the Circuit Court, Lee County, Florida, in Plat Book 11, Pages 29 through 36, and occupies the north boundary of my property adjacent to Dolphin Canal. The Plat includes all property adjacent to the North boundary of my property , a distance of 80 feet along a line indicated as S66°15'00" E, and extending forward to the canal seawall, a distance of 18.17 feet on the East boundary of the property and a distance of 20.64 feet on the West boundary.

The plat and associated easements and rights of way are currently unused. There are no structures or utility lines within the plat boundaries. The similar plats on both sides of my property have been previously vacated.

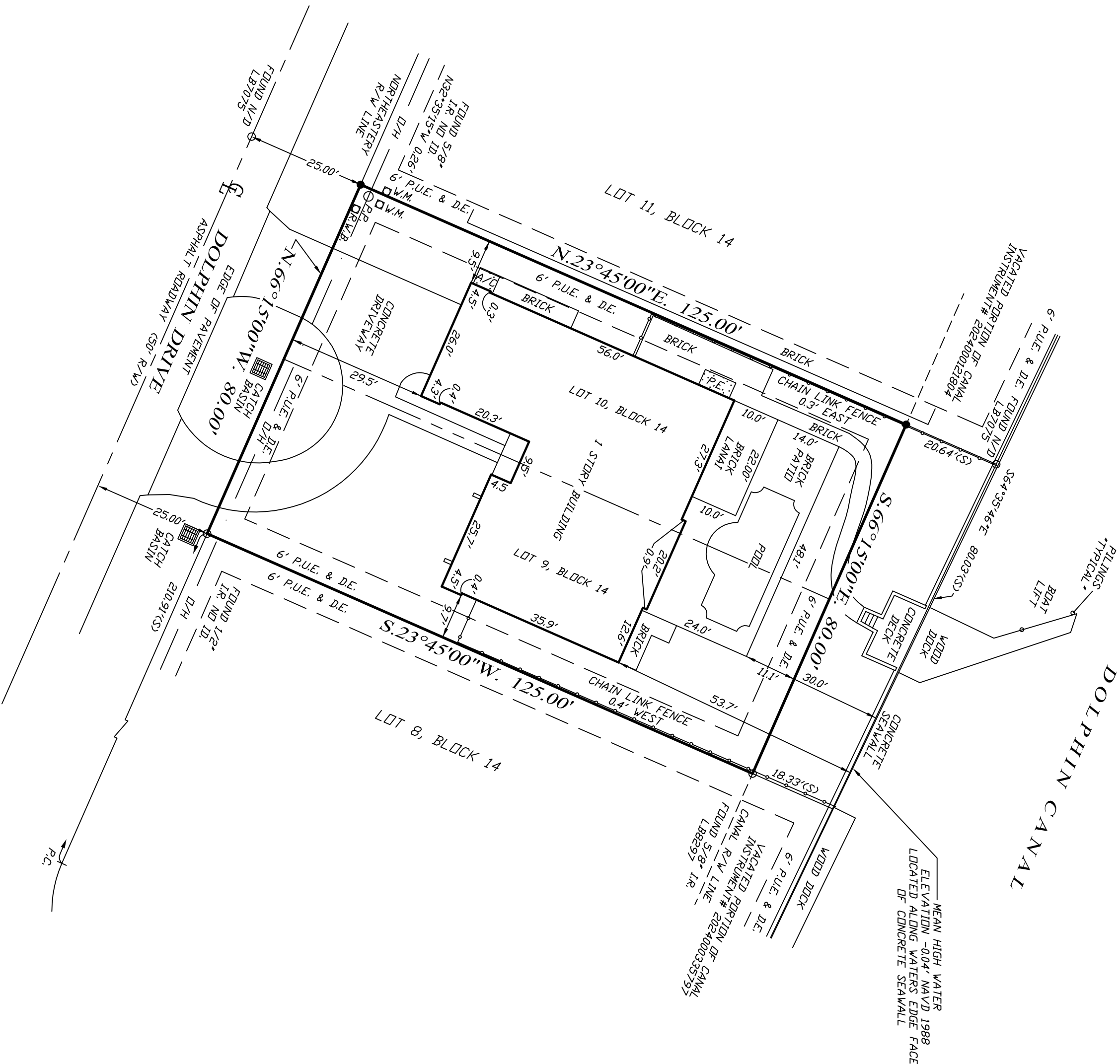
Thank you for your consideration.

Regards,

A handwritten signature in blue ink, appearing to read "R L Blackwell", written in a cursive style.

Richard L. Blackwell

MMW= MEAN HIGH WATER (-0.04' NAVD 1988)
 PER LETTER FROM ERIC SELLERS, FLORIDA DEPARTMENT OF
 ENVIRONMENTAL PROTECTION DATED: JULY 18, 2025.
 SATE UPLAND ELEVATION= 0.50' NAVD 1988 PER LETTER FROM
 ERIC SELLERS, FLORIDA DEPARTMENT OF ENVIRONMENTAL
 PROTECTION DATED: JULY 18, 2025.



1. SURVEY NOTES:
2. BASIS OF BEARING SHOWN HEREIN TAKEN FROM THE NORTHEASTERLY
3. RIGHT-OF-WAY LINE OF OLD PALM DRIVE, AS BEING N66°15'00"W,
4. FIELD NOTES IN CASE CORRAL, BLOCK 14.
5. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
6. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREIN. IT IS NOT A
7. CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
8. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS
9. BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION
10. IN THE FIELD.
11. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
12. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE
13. WITH THE APPLICABLE STATE LAWS AND STATUTES FS 666.001-006, FS 666.80
14. FS 476.0201, 5-1-17066, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA,
15. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
16. IN ASSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER
17. AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES,
18. DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO
19. COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATION
20. AND/OR SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST OR APPLY.
21. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 18X24" 20 SCALE DRAWING.
22. FLOODED ZONE: "46" ELEVATION, 8' MAYD 1988
23. COMMUNITY NO. 120905 PANEL NO. 0412
24. SURVEY -- G. REVISION DATE 11/17/2022
25. MAP NUMBER 1201041246
26. RICHARD BLACKWELL

REVISED:	DESCRIPTION:	BY:
DATE OF LAST FIELD WORK:	7/31/25	
DRAWN:	CHECK:	SCALE:
GSW	PMW	1"=20'
SURVEY DATE	FILE NO.	PROJ. #
7/31/25	45-24-19	CC-WI-14-9
		SHT. - 1
		OF - 1

PULPIT M. HOLLIDAY PROFESSIONAL SURVEYOR AND MAPPER LS6515 - STATE OF FLORIDA	HARRIS-JORGENSEN, LLC 3048 DEL FRUITO BLVD S, SUITE 100 CAPE CORRAL, FLORIDA 33904 PHONE (239) 257-2844 FAX (239) 257-2921
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FLORIDA CERTIFICATE OF AUTHORIZATION LB9291

5/13/2025

Rich Blackwell
909 Dolphin Drive
Cape Coral, FL 33904
richblackwell2253@gmail.com

P866017
No Reservations/No Objection

SUBJECT: The intent of this request appears to be for the vacation of 6' easement. Strap # 19-45-24-C1-00014.0090.

To Whom It May Concern:

CenturyLink of Florida, Inc., ("CenturyLink") has reviewed the request. CenturyLink Engineering has no Reservations with this request. See the attached survey.

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

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the abandonment area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Bill Paul 727-449-3544 or bill.paul@lumen.com.

Sincerely yours,

Network Infrastructure Services
CenturyLink of Florida, Inc.
P866017



April 15th, 2025

Attn: Rich Blackwell

RE- Letter of No Objection- Release of Easement for 909 Dolphin Dr Cape Coral FL 33904

Dear Rich Blackwell

Thank you for contacting Comcast regarding your request to vacate the easement. This is to inform you that Comcast has no facilities within the site's development area. We currently have no objection to your plans at this location.

If Comcast facilities are found and/or damaged within the area as described, the applicant will bear the cost of repairs or relocation of said facilities. If you have any further question or concerns, please do not hesitate to contact me at (574) 808-8943.

Sincerely,

Christopher Plank
Construction Manager SWFL

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



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

March 14, 2025

Richard Blackwell
909 Dolphin Drive
Cape Coral, FL 33904

Re: Letter of No Objection to Vacation of utility easements located at 909 Dolphin Drive Cape Coral, FL 33904
STRAP: 19-45-24-C1-00014.0090
Owners: Richard Blackwell and Brigitte Belanger of same address above.

We received your request regarding the vacation of easements for the following lots:

Cape Coral Unit 1, Block 14, Lots 9 & 10, Section 19, Township 45, Range 24 East, according to Plat Book 11, Page 36, inclusive, of the Public Records of Lee County, Florida.

After reviewing your request and related documents, we confirm that LCEC has no objection to the vacation of the easements as submitted on the site plan.

Please note that if there are any substantial changes to the submitted plans, LCEC reserves the right to further review and impose additional conditions as necessary. Additionally, this letter will terminate one year from the date above if no definitive action or approval from the local jurisdiction is received by the petitioner. This letter is non-assignable, non-recordable, and will become void upon recordation.

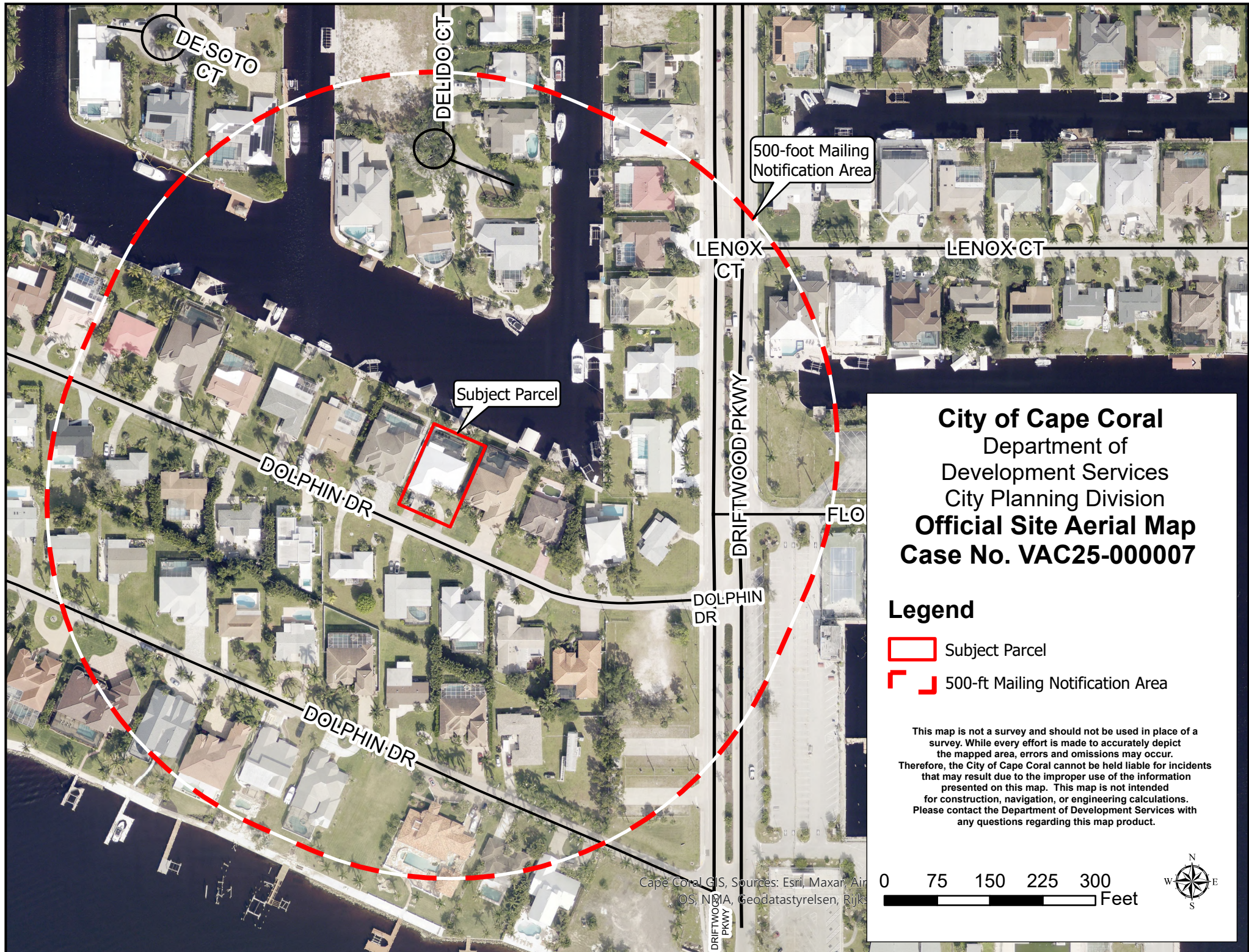
If you have any questions, please feel free to contact me at 239-656-2228 or via email at Steve.Sousa@lcec.net.

Very truly yours,

Steve Sousa
Right of Way Agent

LEE COUNTY ELECTRIC COOPERATIVE, INC.

RE:401089396



City of Cape Coral
Department of
Development Services
City Planning Division
Official Site Aerial Map
Case No. VAC25-000007

Legend

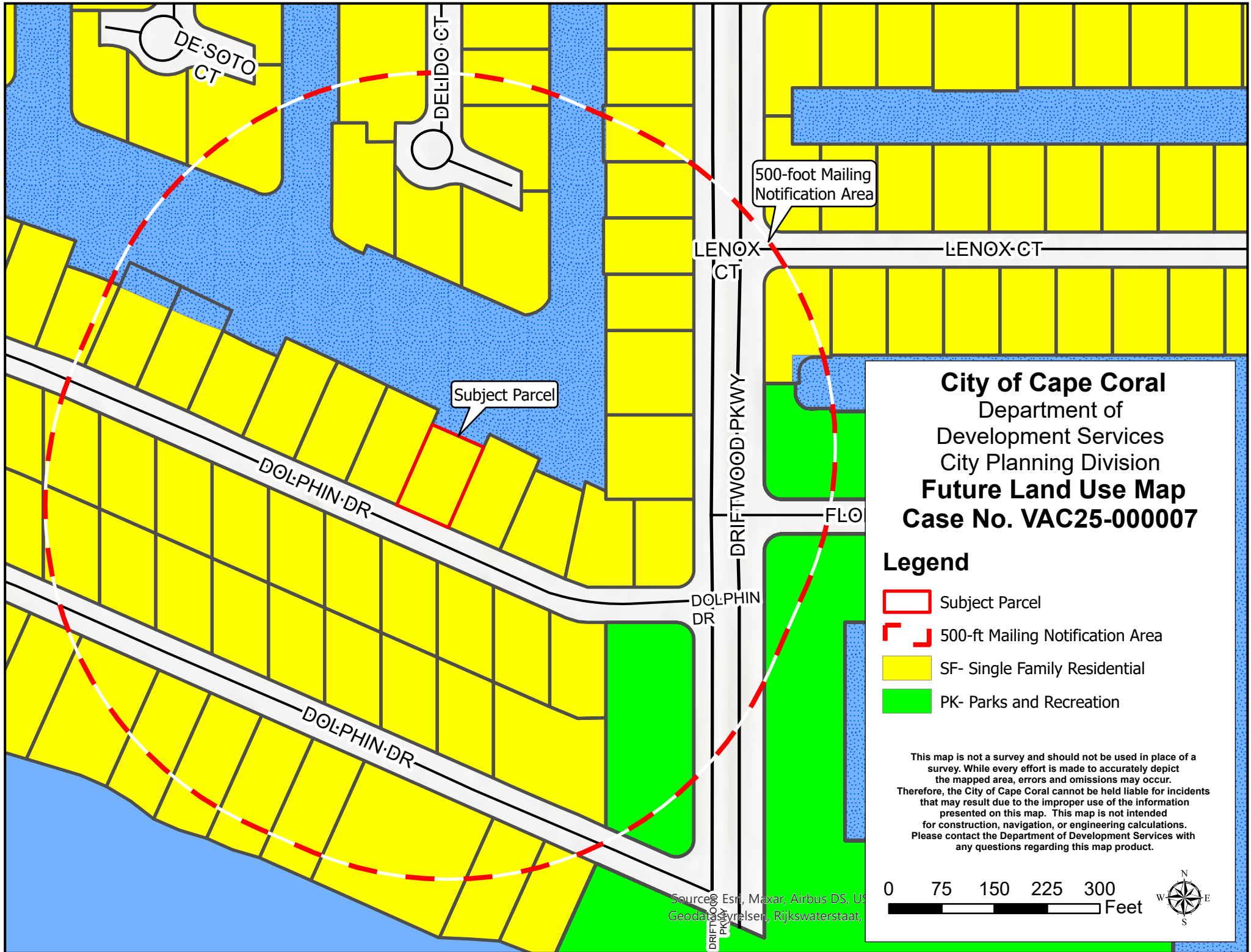
-  Subject Parcel
-  500-ft Mailing Notification Area

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

Cape Coral GIS, Sources: Esri, Maxar, Air
OS, NOAA, Geodastystrelsen, Rijk





0 75 150 225 300
Feet



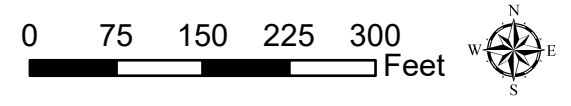


City of Cape Coral
Department of
Development Services
City Planning Division
Future Land Use Map
Case No. VAC25-000007

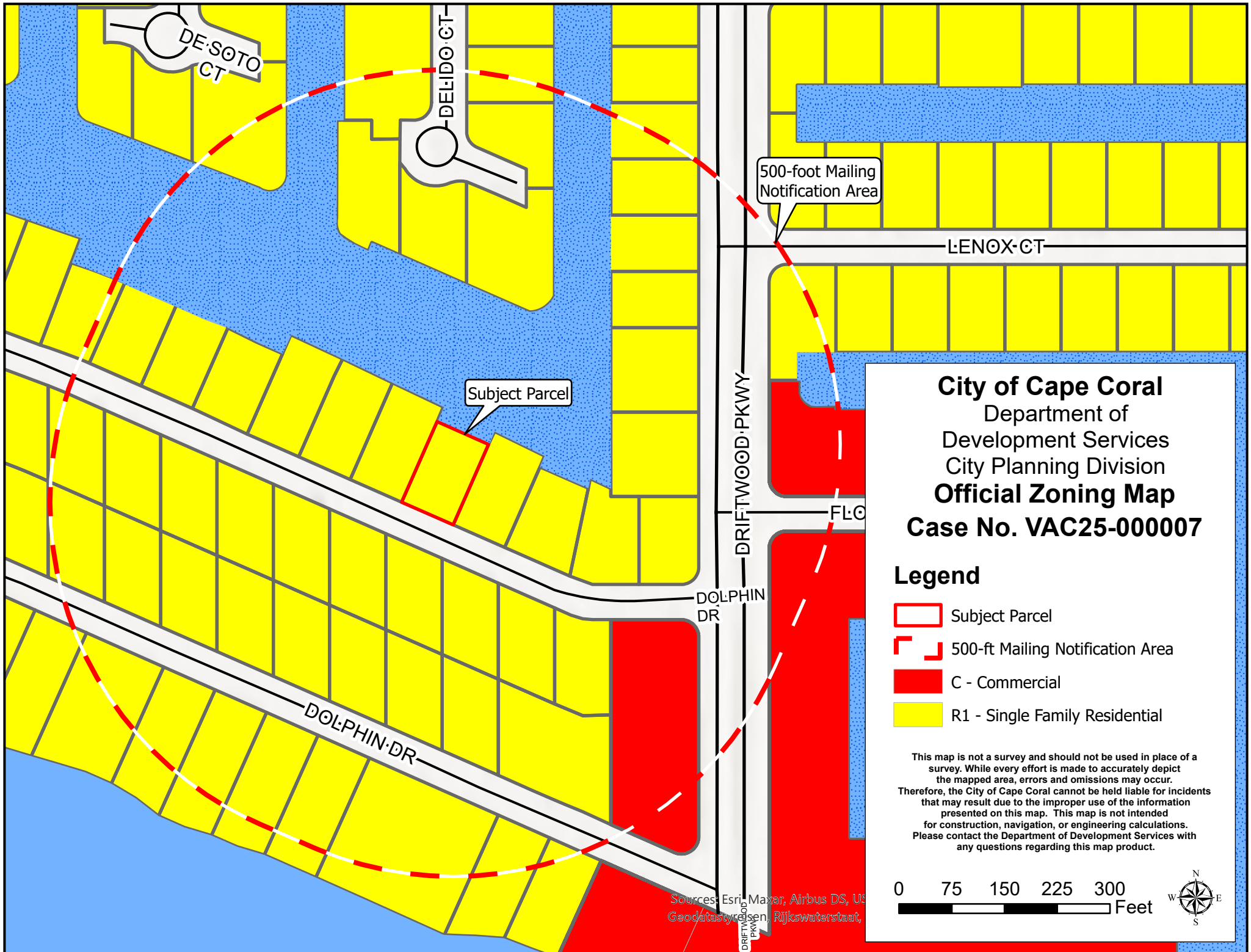
Legend

-  Subject Parcel
-  500-ft Mailing Notification Area
-  SF- Single Family Residential
-  PK- Parks and Recreation

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Source: Esri, Maxar, Airbus DS, US
Geodata, Google, Swire, Rijkswaterstaat,

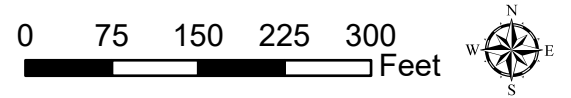


City of Cape Coral
 Department of
 Development Services
 City Planning Division
Official Zoning Map
Case No. VAC25-000007

Legend

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

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Sources: Esri, Maxar, Airbus DS, US
 Geodatos, wv, Rijswaterstaat,