

RESOLUTION 236 - 25

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, APPROVING THE PLAT KNOWN AS "HANCOCK TERMINUS CENTER" FLORIDA TROPICAL FARMS SUBDIVISION REPLAT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 177, Florida Statutes, and Article 3, "Development Review Procedures," Section 3.3.7.F, "Site Development and Subdivision Construction Plans," and Article 10, "Subdivisions," of the Land Development Code of the City of Cape Coral, Florida, set forth the regulations and procedures for the subdivision of land and the final subdivision plat approval; and

WHEREAS, before a plat is offered for recording, the plat must be approved by the Mayor and City Council; and

WHEREAS, upon approval of the plat by the Mayor and City Council, the Mayor shall indicate the approval by signing the certificate of approval for recording; and

WHEREAS, an approved subdivision plat shall be recorded at the expense of the applicant with the Lee County Clerk of Court; and

WHEREAS, the Director of Development Services has approved the plat attached hereto as Exhibit "A" as being in conformance with all applicable regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AS FOLLOWS:

Section 1. The Mayor and City Council hereby approve the plat for "Hancock Terminus Center" (a replat of a portion of Lots 34, 35, and 36, Florida Tropical Farms Subdivision, as recorded in Plat Book 9, Page 21, public records of Lee County, Florida, lying in Sections 11 and 14, Township 44 South, Range 23 East, City of Cape Coral, Lee County, Florida) as being substantially in accordance with all applicable regulations. A copy of the proposed "Hancock Terminus Center" plat is attached hereto as Exhibit "A".

Section 2. This Resolution shall take effect immediately upon its adoption.

ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AT THEIR REGULAR SESSION THIS _____ DAY OF _____, 2025.

JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

GUNTER	_____	LASTRA	_____
STEINKE	_____	KILRAINE	_____
LEHMANN	_____	LONG	_____
DONNELL	_____	KADUK	_____

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF _____, 2025.

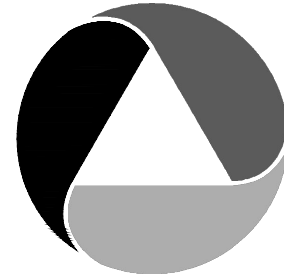
KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:

ALEKSANDR BOKSNER
CITY ATTORNEY

res/Plat Approval-Hancock Terminus Center



THIS INSTRUMENT WAS PREPARED BY:
ALLEN M. VOSE III, P.S.M. LS7191

ATWELL

866.850.4200 www.atwell.com

10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490 – LB# 7832

HANCOCK TERMINUS CENTER

A SUBDIVISION

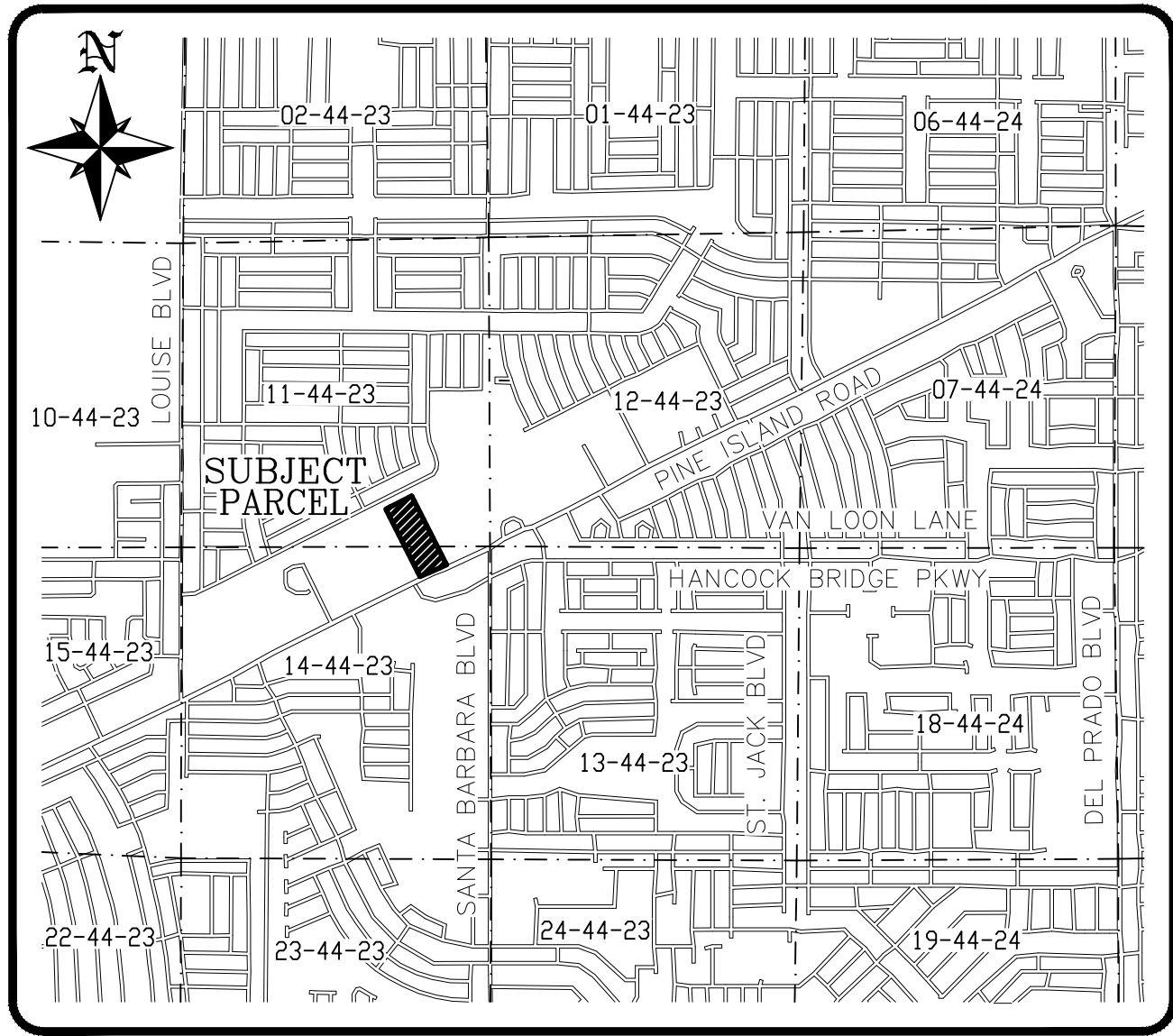
BEING A REPLAT OF PORTIONS OF LOTS 34, 35 AND 36

FLORIDA TROPICAL FARMS SUBDIVISION

RECORDED IN PLAT BOOK 9, PAGE 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

LYING IN SECTIONS 11 AND 14, TOWNSHIP 44 SOUTH, RANGE 23 EAST,

CITY OF CAPE CORAL, LEE COUNTY, FLORIDA



VICINITY SKETCH
(NOT TO SCALE)

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEE COUNTY.

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY THE CITY OF CAPE CORAL OR LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL, LYING IN SECTIONS 11 AND 14, TOWNSHIP 44 SOUTH, RANGE 23 EAST, BEING PORTIONS OF LOTS 34 THROUGH 36, FLORIDA TROPICAL FARMS, AS RECORDED IN PLAT BOOK 9, PAGE 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF CAPE CORAL SAM'S CLUB, AS RECORDED IN INSTRUMENT NUMBER 2014000038973, PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N 26°47'21" W ALONG THE EASTERLY LINE OF SAID SAM'S CLUB, FOR 1,289.29 FEET TO THE NORTHEAST CORNER OF SAID SAM'S CLUB AND AN INTERSECTION WITH THE SOUTHERLY LINE OF BLOCK 2584, CAPE CORAL UNIT 37, AS RECORDED IN PLAT BOOK 17, PAGES 15 THROUGH 29, PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N 63°12'39" E ALONG SAID SOUTHERLY LINE FOR 495.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF LOT 33, OF SAID FLORIDA TROPICAL FARMS; THENCE S 26°47'21" E ALONG SAID WESTERLY LINE FOR 1,315.04 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD (STATE ROAD 78 –PER SECTION 12060-2505, WIDTH VARIES) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11,497.00 FEET, TO WHICH POINT A RADIAL LINE BEARS S 25°02'48" E; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02°28'13" FOR 495.71 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HANCOCK TERMINUS CENTER, BEING A REPLAT OF PORTIONS OF LOTS 34, 35 AND 36, FLORIDA TROPICAL FARMS, A SUBDIVISION RECORDED IN PLAT BOOK 9, PAGE 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTIONS 11 AND 14, TOWNSHIP 44 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
BUSINESS CERTIFICATION NO. 7832

DATE: _____
ATWELL, LLC.
10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FORT MYERS, FLORIDA 33966

CITY OF CAPE CORAL APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED FOR RECORD AT A MEETING OF THE CITY COUNCIL OF THE CITY CAPE CORAL, LEE COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2025.

JOHN GUNTER
MAYOR

KIMBERLY BRUNS, CMC
CITY CLERK

BRETT LIMBAUGH
DEVELOPMENT SERVICES
DIRECTOR

ALEKSANDR BOKSNER
CITY ATTORNEY

CITY OF CAPE CORAL PROFESSIONAL SURVEYOR AND MAPPER

REVIEW BY THE DESIGNATED CITY OF CAPE CORAL PROFESSIONAL SURVEYOR AND MAPPER (P.S.M.) DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1.

WILLIAM B. NIX JR., P.S.M.
REGISTERED SURVEYOR
FLORIDA CERTIFICATION NO. 6576
CAPE CORAL PUBLIC WORKS
P.O. BOX 150027
CAPE CORAL, FLORIDA 33915 0027

CLERK'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HANCOCK TERMINUS CENTER, BEING A REPLAT OF PORTIONS OF LOTS 34, 35 AND 36, FLORIDA TROPICAL FARMS, A SUBDIVISION RECORDED IN PLAT BOOK 9, PAGE 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTIONS 11 AND 14, TOWNSHIP 44 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT _____ M., THIS _____ DAY OF _____, 2025, AND DULY RECORDED AS INSTRUMENT NUMBER _____ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HANCOCK TERMINUS LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF HANCOCK TERMINUS CENTER, BEING A REPLAT OF PORTIONS OF LOTS 34, 35 AND 36, FLORIDA TROPICAL FARMS, A SUBDIVISION RECORDED IN PLAT BOOK 9, PAGE 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTIONS 11 AND 14, TOWNSHIP 44 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA, TO BE MADE AND HEREBY DEDICATES THE FOLLOWING:

- A. TO THE HANCOCK TERMINUS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS:
- TRACT "A" FOR THE PURPOSE OF INGRESS AND EGRESS, SUBJECT TO A PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT AS DEDICATED BELOW, WITH RESPONSIBILITY FOR MAINTENANCE.
 - ALL DRAINAGE EASEMENTS (D.E.) FOR DRAINAGE PURPOSES, WITH RESPONSIBILITY FOR MAINTENANCE.
 - ALL UTILITY EASEMENTS (U.E.) FOR THE PURPOSE OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION AND WASTEWATER COLLECTION SERVICES, WITH RESPONSIBILITY FOR MAINTENANCE.
- B. TO CITY OF CAPE CORAL AND ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES, A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) AND DRAINAGE EASEMENT (D.E.) AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, HANCOCK TERMINUS LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER HAVE CAUSED THIS DEDICATION TO BE MADE THIS _____ DAY OF _____, 2025.

HANCOCK TERMINUS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
ROGER M. KEATON
MANAGER

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, ON THIS _____ DAY OF _____, 2025, ROGER M. KEATON, AS A MANAGER OF HANCOCK TERMINUS LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO () IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.

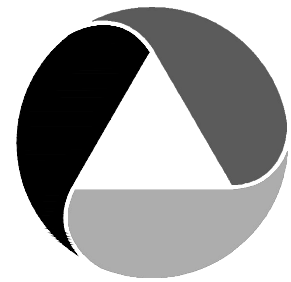
NOTARY PUBLIC – STATE OF _____

PRINTED NAME

COMMISSION NO. _____ MY COMMISSION EXPIRES _____

(IF USING STAMP, PERMANENT INK IS REQUIRED)

NOTARY SEAL



THIS INSTRUMENT WAS PREPARED BY:
ALLEN M. VOSE III, P.S.M. LS7191

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HANCOCK TERMINUS CENTER

A SUBDIVISION

BEING A REPLAT OF PORTIONS OF LOTS 34, 35 AND 36

FLORIDA TROPICAL FARMS SUBDIVISION

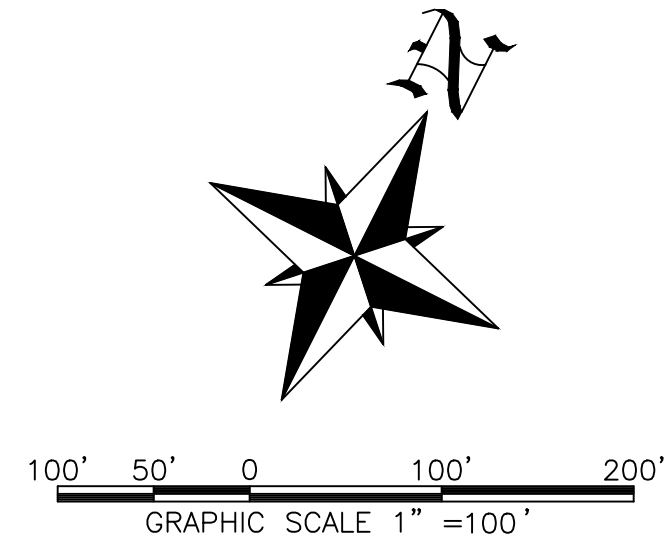
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LYING IN SECTIONS 11 AND 14, TOWNSHIP 44 SOUTH, RANGE 23 EAST,

CITY OF CAPE CORAL, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 2 OF 4



NOTES:

- BEARINGS AND DISTANCES SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE BASED ON THE RECORD PLAT OF CAPE CORAL SAM'S CLUB, AS RECORDED IN INSTRUMENT NUMBER 2014000038973, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE NORTHEASTERLY LINE OF SAID SUBDIVISION BEARS S 26°47'21" E.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- SUBJECT PROPERTY CONTAINS: 14.82 ACRES, MORE OR LESS.
- ALL INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.

NOTES: ALL ADJACENT TRACTS AND EASEMENTS, UNLESS OTHERWISE NOTED, ARE PART OF CAPE CORAL SAM'S CLUB, RECORDED IN INSTRUMENT NUMBER 2014000038973, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TRACT USE TABLE

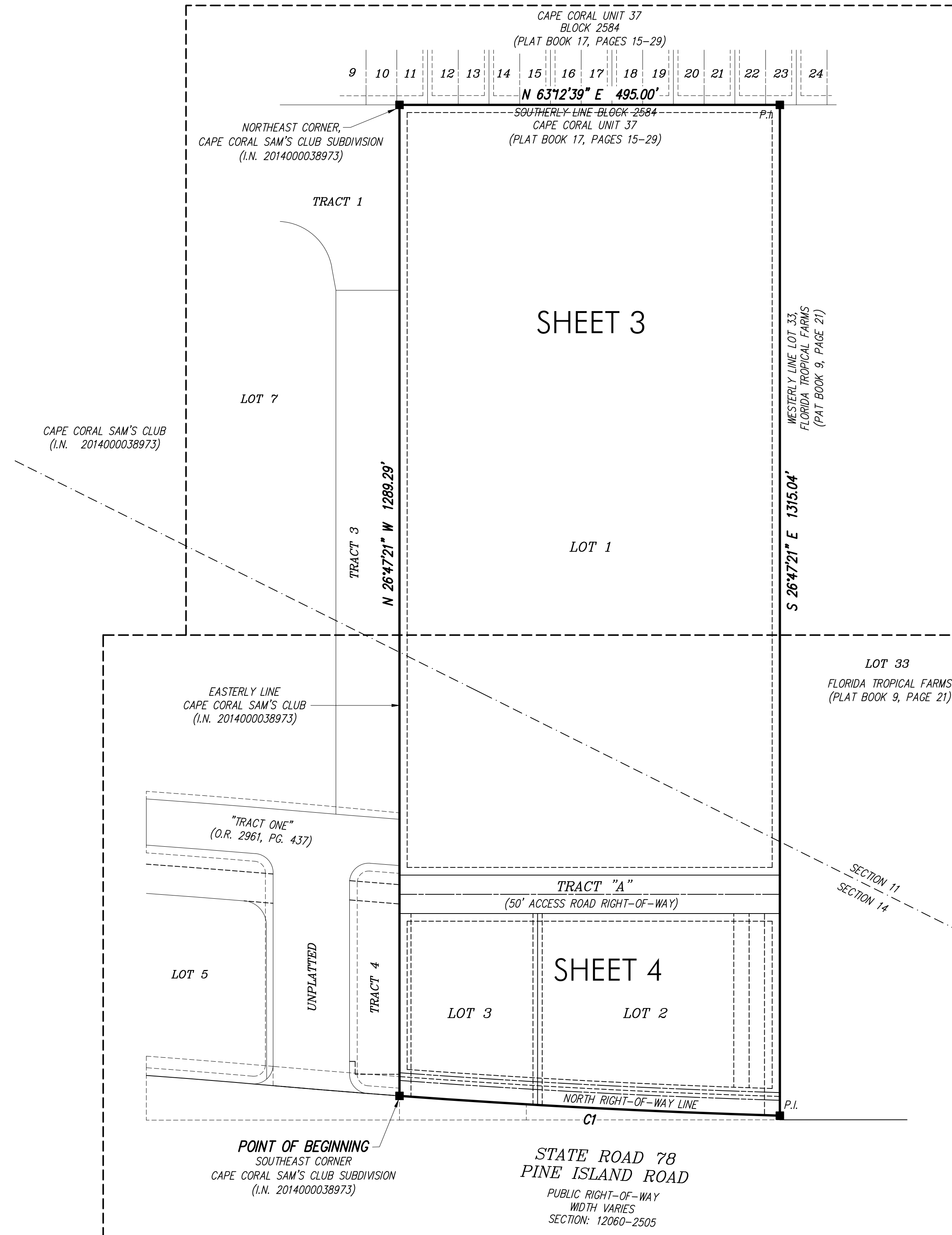
TRACT	DESIGNATED USE
TRACT "A"	ACCESS ROAD RIGHT-OF-WAY FOR INGRESS/EGRESS DRAINAGE AND PUBLIC UTILITIES

LEGEND:

PG.	— INDICATES PAGE
PGS.	— INDICATES PAGES
TYP.	— INDICATES TYPICAL
NO.	— INDICATES NUMBER
I.R.	— INDICATES IRON ROD
C.	— INDICATES CENTERLINE
R.L.	— INDICATES RADIAL LINE
ENG.	— INDICATES ENGINEERING
(E)	— INDICATES EASEMENT TIE
12	— INDICATES LOT NUMBER 12
U.E.	— INDICATES UTILITY EASEMENT
A.E.	— INDICATES ACCESS EASEMENT
L.B.	— INDICATES LICENSED BUSINESS
D.E.	— INDICATES DRAINAGE EASEMENT
C.M.	— INDICATES CONCRETE MONUMENT
L1	— INDICATES LINE 1 OF LINE TABLE
R.L.E.	— INDICATES RADIAL LINE EXTENDED
ID.#	— INDICATES IDENTIFICATION NUMBER
P.I.	— INDICATES POINT OF INTERSECTION
P.U.E.	— INDICATES PUBLIC UTILITY EASEMENT
C1	— INDICATES CURVE 1 OF CURVE TABLE
P.A.E.	— INDICATES PUBLIC ACCESS EASEMENT
L.M.E.	— INDICATES LAKE MAINTENANCE EASEMENT
L.B.E.	— INDICATES LANDSCAPE BUFFER EASEMENT
D.O.T.	— INDICATES DEPARTMENT OF TRANSPORTATION
P.R.M.	— INDICATES PERMANENT REFERENCE MONUMENT
L.C.E.C.	— INDICATES LEE COUNTY ELECTRIC CO-OPERATIVE
PSM	— INDICATES PROFESSIONAL SURVEYOR AND MAPPER
C.C.U.E.	— INDICATES CITY OF CAPE CORAL UTILITY EASEMENT

SYMBOL LEGEND:

- — INDICATES LOT/TRACT CORNER, 5/8" IRON AND CAP STAMPED "ATWELL, LB 7832", UNLESS OTHERWISE SHOWN
- ⊙ — INDICATES PERMANENT CONTROL POINT (P.C.P.), NAIL AND METAL DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER, TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091
- — INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.), 5/8" IRON ROD AND CAP STAMPED "P.R.M. ATWELL LB 7832", UNLESS OTHERWISE SHOWN

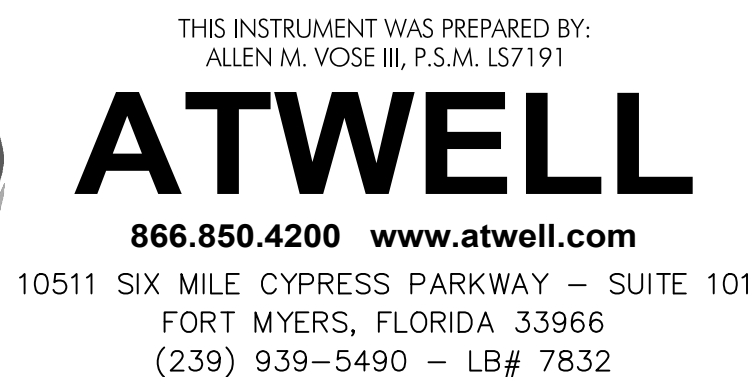


KEY MAP, SHEET INDEX AND OVERALL BOUNDARY INFORMATION

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	11497.00'	2°28'13"	495.71'	495.67'	S 66°11'19" W

PLT2024-000004



A SUBDIVISION

BEING A REPLAT OF PORTIONS OF LOTS 34, 35 AND 36

FLORIDA TROPICAL FARMS SUBDIVISION

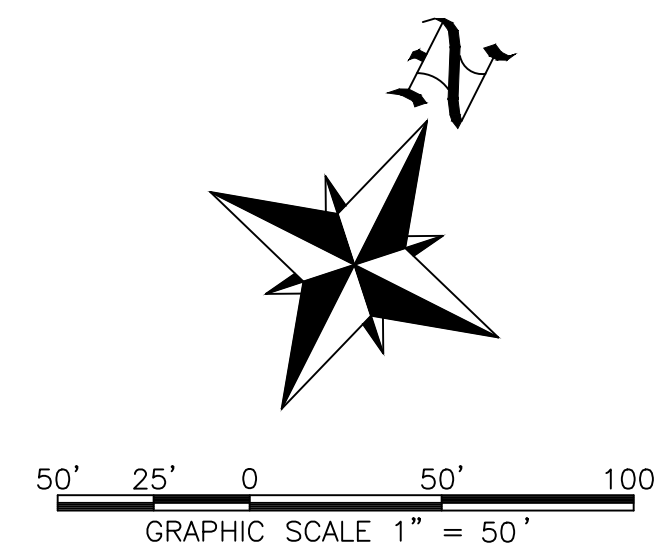
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CITY OF CAPE CORAL, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 3 OF 4



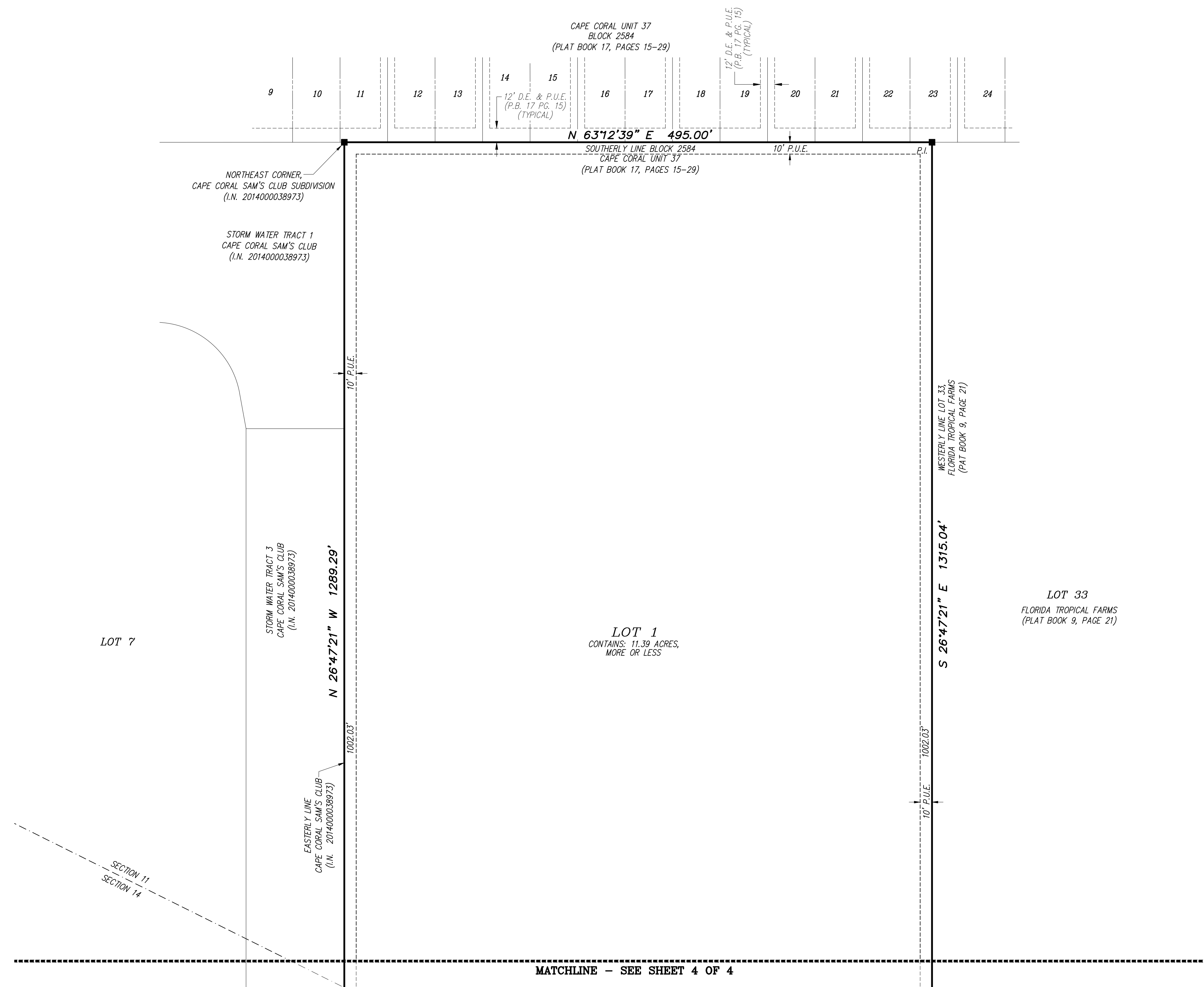
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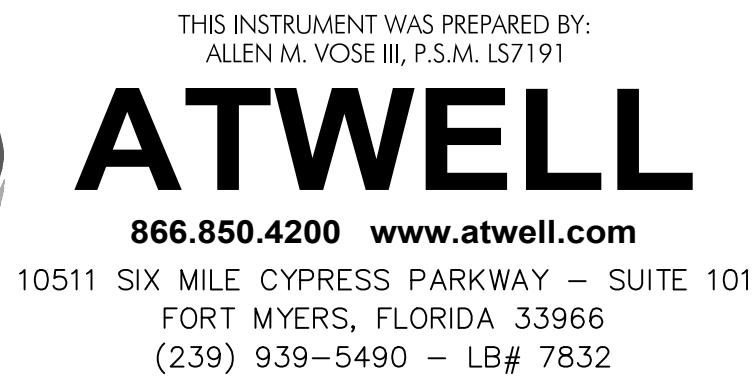
P.G.	-	INDICATES	PAGE
PGS.	-	INDICATES	PAGES
TYP.	-	INDICATES	TYPICAL
NO.	-	INDICATES	NUMBER
I.R.	-	INDICATES	IRON ROD
C	-	INDICATES	CENTERLINE
R.L.	-	INDICATES	RADIAL LINE
ENG	-	INDICATES	ENGINEERING
(E)	-	INDICATES	EASEMENT
12	-	INDICATES	LOT NUMBER 12
U.E.	-	INDICATES	UTILITY EASEMENT
A.E.	-	INDICATES	ACCESS EASEMENT
LB	-	INDICATES	LEASED BUSINESS
D.E.	-	INDICATES	DRAINAGE EASEMENT
C.M.	-	INDICATES	CONCRETE MONUMENT
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R.L.E.	-	INDICATES	RADIAL LINE EXTENDED
ID.#	-	INDICATES	IDENTIFICATION NUMBER
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D.O.T.	-	INDICATES	DEPARTMENT OF TRANSPORTATION
P.R.M.	-	INDICATES	PERMANENT REFERENCE MONUMENT
L.C.E.C.	-	INDICATES	LEE COUNTY ELECTRIC CO-OPERATIVE
PSM	-	INDICATES	PROFESSIONAL SURVEYOR AND MAPPER
C.C.C.U.E.	-	INDICATES	CITY OF CAPE CORAL UTILITY EASEMENT

SYMBOL LEGEND:

- - INDICATES LOT/TRACT CORNER, 5/8" IRON AND CAP STAMPED "ATWELL, LB 7832", UNLESS OTHERWISE SHOWN
- ⊙ - INDICATES PERMANENT CONTROL POINT (P.C.P.), NAIL AND METAL DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER, TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091
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A SUBDIVISION

FLORIDA TROPICAL FARMS SUBDIVISION

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SHEET 4 OF 4

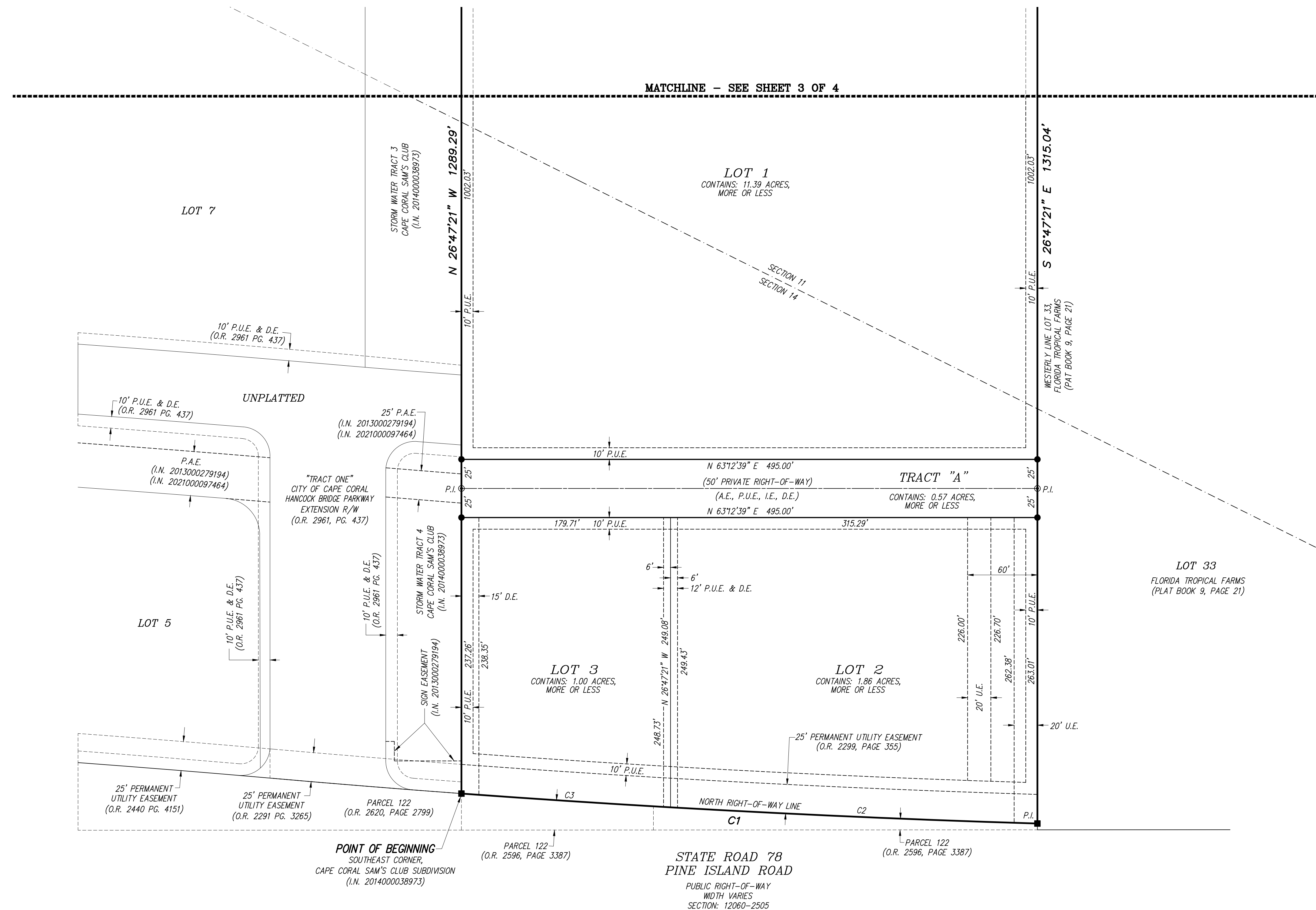


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(E)	— INDICATES EASEMENT 12
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CURVE TABLE

<i>CURVE</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>ARC</i>	<i>CHORD</i>	<i>CHORD BEARING</i>
<i>C1</i>	<i>11497.00'</i>	<i>02°28'13"</i>	<i>495.71'</i>	<i>495.67'</i>	<i>S 66°11'19" W</i>
<i>C2</i>	<i>11497.00'</i>	<i>01°34'22"</i>	<i>315.61'</i>	<i>315.60'</i>	<i>S 65°44'23" W</i>
<i>C3</i>	<i>11497.00'</i>	<i>00°53'51"</i>	<i>180.10'</i>	<i>180.10'</i>	<i>S 66°58'30" W</i>

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