

Cape Coral

South Cape CRA Plan Amendment 2009

Prepared by
RERC & HHI



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City Ordinance No. 54-09
September 21, 2009

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1.0 Community Redevelopment Agency Plan Background

This update, to be identified as the *South Cape CRA Amendment 2009*, of the *Community Redevelopment Plan for Cape Coral Downtown Redevelopment Areas* (to be identified as CRA Plan 2008) focuses its strategic objectives on the critical elements necessary to significantly influence the redevelopment opportunities for the former Cape Coral Golf Club and surrounding residential neighborhoods as well as the expanded CRA boundaries adjacent to the downtown CRA. Reestablishing and enhancing the downtown South Cape area as a commercially viable destination and enhancing the integrity of the residential neighborhoods are major elements of this plan amendment. The plan places emphasis on specific tools that are necessary for successful implementation.

Part of the scope of this planning effort was to review the number of plans and studies that have been promulgated since 1994, expanded in the 2003 CRA plan, and amended again in 2008 related to all or portions of the CRA area. It was not the intent to start this plan from scratch but to glean the common elements of previous studies, update with current data, discuss results with the public, City and CRA staff and provide recommendations consistent with anticipated resources.

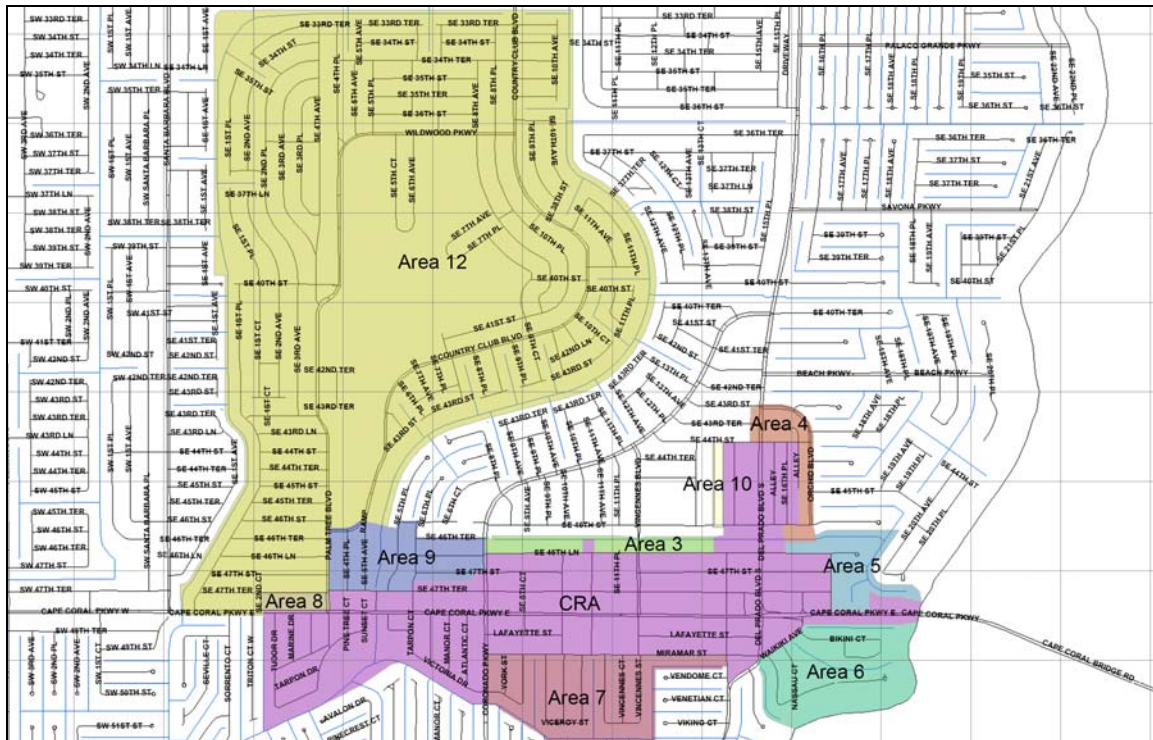
The key elements of this amended plan relate to the redevelopment of the former Cape Coral Golf Club, stabilization of the surrounding neighborhoods, and the addition of certain areas adjacent to the current CRA boundaries impacted by similar infrastructure weaknesses limiting appropriate development. The total area added to the existing CRA area through this amended plan is approximately 1475 acres. The golf course property is a 175 acre piece of open space and recreational infrastructure that has been neglected creating a significant blighting influence on the surrounding residential neighborhoods. This plan endeavors to provide a process to identify the resources and strategies necessary to bring a positive change to South Cape for residents, property owners, tenants and visitors alike.

2.0 Reasons for Expanding the CRA Boundaries

As highlighted above, the expanded areas were identified as a result of existing or continued deterioration of infrastructure as well as decreasing property values. The Finding of Necessity analysis identified a number of key blighting criteria (see Appendix A) formally recognized by City Council on June 8, 2009, authorizing the necessary CRA plan amendment to allow for the appropriate financing and implementation strategies to assist in removing these blighting influences. Additional blighting issues as identified by the CRA include those created by the installation of overhead transmission lines in the commercial and residential areas. The visual blight and potential impact on optimum development of properties along selected corridors for overhead transmission lines is to be addressed.

Map 2.0 below identifies the expanded boundaries as areas #3 through #10 and #12. Appendix B provides the legal description for the expanded areas.

Map 2.0 Expansion Areas #3 through #10 and #12



There are five major factors that this amendment to the CRA Plan 2008 addresses:

- No changes to the original adopted plan's goals, objectives, and policies as they relate to redevelopment, neighborhood impact, community policing, publicly funded capital projects, safeguards to insure implementation, housing relocation, residential use/affordable housing, and projected use of tax increment resources.
- The use of tax increment financing for the lease and/or purchase, and if need be, the redevelopment and restoration of the Cape Coral golf course site to further recreational, environmental and open space activities.
- The use of financial resources of the CRA and others to encourage the developments in the expanded areas to allow for greater public access to the water.
- To leverage financial resources to encourage the rehabilitation of the residential stock, both single family and multifamily units, to stabilize neighborhoods.
- The use of all available resources for infrastructure upgrades including canals and undergrounding of utilities.

3.0 Current Redevelopment Plan Goals, Objectives and Policies

The redevelopment goals, objectives and policies that are in the existing plan, *Community Redevelopment Plan for the Cape Coral Downtown Redevelopment Areas*, as amended September 15, 2008 (Sections 3 through 10 and 12 of 2008 edition) have not been changed. Those policies that directly relate to removing the blighting influences in the expanded areas are identified in this document and do not require any modifications. The following text tracks each of the expanded areas (#3 - #10 and #12) and existing goals, objectives and/or policies that substantively relate to the area as identified in the Finding of Necessity. The numbers beside each goal are the ones in the existing plan and are found on pages 3-24 in that document.

Area #3

Area #3 is bound to the south by SE 46th Lane, to the north by the Malaga Canal, to the east by the second parcel west of Del Prado Boulevard, and to the west by Coronado Parkway. Currently, the southern portion of SE 46th Lane is included in the CRA, but the right-of-way to the north is not included. This has prohibited the CRA from investing in infrastructure and streetscape improvements on the northern side of the road. Area 3 includes many multifamily properties along the canal, some of which are deteriorating. The area encompasses approximately 20 acres.



Area 3 – Apartment Complex



Area 3 – Vacant Lot

The key elements to be addressed in this area are the upgrades of infrastructure, storm water, sidewalks, curbs and gutters and the creation of opportunities for redevelopment on underutilized real estate.

Existing Goals	
3.1	Open Space & Street Layout
3.3	Dwelling Units/Affordable Housing
3.4	Public Parks & Recreation Areas
3.5	Streets, Public Utilities
4.3	Environmental Quality
4.4	Availability of Public Facilities
4.5	Effect on School Population
4.6	Physical and Social Quality of Neighborhood
5.0	Community Policing
6.0	Publicly Funded Capital Projects
7.4	Retention of Controls for Land Sold/Leased by CRA for Private Use
7.11	Property Disposition and Development
7.12	Disposition and Development Documents
9.0	Residential Use in Redevelopment Areas
10.0	Projected Costs of Redevelopment
10.1	Publicly Funded Capital Projects/Public Indebtedness
10.2	Tax Increment Financing
10.3	Use of Tax Increment Funds

Area #4

Area #4 is bound to the south by the Malaga Canal and to the north by SE 43rd Street. Orchid Boulevard serves as the eastern boundary. Because of its position around the northernmost portion of the existing CRA, Area 4 has two distinct western boundaries: the partially paved alleyway west of Orchid Boulevard (the existing CRA boundary) in the southern part of the expansion area and the two large parcels to the west of Del Prado Boulevard in the northern section. This section of the study area consists of a mix of commercial properties, single family residences, and multifamily residential. The area could potentially include a significant commercial development. The area encompasses approximately 20 acres.



Area 4 – Partially Paved Alley



Area 4 – Underutilized Commercial Land

The key element, besides the infrastructure upgrades, is the opportunity to support commercial development on underutilized commercial sites.

Existing Goals	
3.5	Streets, Public Utilities
4.3	Environmental Quality
4.4	Availability of Public Facilities
4.6	Physical and Social Quality of Neighborhood
5.0	Community Policing
6.0	Publicly Funded Capital Projects
7.4	Retention of Controls for Land Sold/Leased by CRA for Private Use
7.11	Property Disposition and Development
7.12	Disposition and Development Documents
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10.0	Projected Costs of Redevelopment
10.1	Publicly Funded Capital Projects/Public Indebtedness
10.2	Tax Increment Financing
10.3	Use of Tax Increment Funds

Area #5

Area #5 is located just north of Cape Coral Parkway and the existing CRA boundary. The southern portion of Area 5 includes two parcels that were considered for inclusion in the 2003 expansion of the CRA. The parcels are important for consistency along Cape Coral Parkway and are located just west of the Chamber of Commerce. The area is bound to the north by the Malaga Canal and to the northeast by the curving Mandolin Canal. The existing CRA defines the area's western boundary. The area mostly consists of multifamily residences. The area encompasses approximately 22 acres.



Area 5 – Vacant Land, No Curbs/Gutters



Area 5 – Motel

Key elements in this area include infrastructure upgrades and support of sustainable multi family product.

Existing Goals	
3.1	Open Space & Street Layout
3.3	Dwelling Units/Affordable Housing
3.4	Public Parks & Recreation Areas
3.5	Streets, Public Utilities
4.3	Environmental Quality
4.4	Availability of Public Facilities
4.5	Effect on School Population
4.6	Physical and Social Quality of Neighborhood
5.0	Community Policing
6.0	Publicly Funded Capital Projects
9.0	Residential Use in Redevelopment Areas
10.0	Projected Costs of Redevelopment
10.1	Publicly Funded Capital Projects/Public Indebtedness
10.2	Tax Increment Financing
10.3	Use of Tax Increment Funds

Area #6

Area #6 is located south of Cape Coral Parkway. The northern boundary is the Norfolk Canal. The western boundary is Waikiki Avenue and the southern and eastern boundary is the Caloosahatchee River. The area is a mix of single family and multifamily parcels. The area encompasses approximately 65 acres.



Area 6 – Residential Deterioration



Area 6 – Excessive Pavement

This area has the potential for significant mixed use redevelopment due to its current mix of uses and access to the water. Infrastructure upgrades are also needed for long term sustainability.

Existing Goals	
3.4	Public Parks & Recreation Areas
3.5	Streets, Public Utilities
4.3	Environmental Quality
4.4	Availability of Public Facilities
4.5	Effect on School Population
4.6	Physical and Social Quality of Neighborhood
6.0	Publicly Funded Capital Projects
7.4	Retention of Controls for Land Sold/Leased by CRA for Private Use
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Area #7

Area #7 is bound to the north by Miramar Street and to the west by Coronado Parkway. To the south, most of the area is bound by the Bimini Canal, but the eastern-most portion is bound by the Vendome Canal, which runs to Cape Coral Street. The eastern boundary is the Vincennes Canal. Most of the area consists of multifamily residential properties. A substantial number of the multifamily structures in Area 7 are deteriorating. The area encompasses approximately 87 acres.



Area 7 – Residential Deterioration



Area 7 – Infrastructure

This area has significant potential for both commercial mixed use redevelopment opportunities as well as creating a sense of place for the community through well designed access corridors to the water. Infrastructure and open space features are key to sustainability.

Existing Goals	
3.1	Open Space & Street Layout
3.3	Dwelling Units/Affordable Housing
3.4	Public Parks & Recreation Areas
3.5	Streets, Public Utilities
4.3	Environmental Quality
4.4	Availability of Public Facilities
4.6	Physical and Social Quality of Neighborhood
6.0	Publicly Funded Capital Projects
7.4	Retention of Controls for Land Sold/Leased by CRA for Private Use
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10.3	Use of Tax Increment Funds

Area #8

Area #8 is located just west of the existing CRA. The southern boundary is Cape Coral Parkway. The northern boundary is SE 47th Terrace. It is bound to the west by SE 2nd Court and to the east by Palm Tree Boulevard. The area consists of single family, multifamily, and commercial properties. The area is significant as an expansion to the CRA, because it serves as part of the western gateway to the existing community redevelopment area. Half of the area fronts Cape Coral Parkway. The area encompasses approximately 7 acres.



Area 8 – Residential



Area 8 – Residential

This small area has the opportunity to serve as the western entry icon for the downtown. The residential character of the area not fronting Cape Coral Parkway should continue to be supported through street, sidewalks, and related infrastructure improvements.

Existing Goals	
3.1	Open Space & Street Layout
3.3	Dwelling Units/Affordable Housing
3.5	Streets, Public Utilities
4.3	Environmental Quality
4.6	Physical and Social Quality of Neighborhood
5.0	Community Policing
6.0	Publicly Funded Capital Projects
7.4	Retention of Controls for Land Sold/Leased by CRA for Private Use
7.11	Property Disposition and Development
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10.0	Projected Costs of Redevelopment
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10.2	Tax Increment Financing
10.3	Use of Tax Increment Funds

Area #9

Area #9 is bound by SE 47th Terrace to the south, Palm Tree Boulevard to the west, Coronado Parkway to the east, and SE 46th Street to the north. The area mainly consists of single family and multifamily properties. The area also includes the Rubican Canal, a polluted waterway that exhibits poor storm water conditions in the area. The area encompasses approximately 56 acres.



Area 9 – Neglected Infrastructure



Area 9 – Polluted Canal

Infrastructure enhancements and upgrades to the residential products in the area are essential to long term viability. Environmental improvements to eliminate degradation of canal pollution should be a priority.

Existing Goals	
3.1	Open Space & Street Layout
3.3	Dwelling Units/Affordable Housing
3.4	Public Parks & Recreation Areas
3.5	Streets, Public Utilities
4.3	Environmental Quality
4.4	Availability of Public Facilities
4.5	Effect on School Population
4.6	Physical and Social Quality of Neighborhood
6.0	Publicly Funded Capital Projects
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10.3	Use of Tax Increment Funds

Area #10

Area #10 consists of single family properties. The area is just west of the existing CRA boundary. The area is bound by SE 46th Street to the south, SE 44th Street to the north, SE 14th Place to the west, and to the east, the alley between the properties lining SE 14th Place and SE 15th Ave. Some of the properties are deteriorating, and the alley is in substandard condition. The area encompasses approximately 6 acres.



Area 10 – Residential



Area 10 – Alley

This small area needs to be included in infrastructure upgrades, particularly storm water and alleyway improvements.

Existing Goals	
3.3	Dwelling Units/Affordable Housing
3.5	Streets, Public Utilities
4.3	Environmental Quality
4.4	Availability of Public Facilities
4.6	Physical and Social Quality of Neighborhood
5.0	Community Policing
6.0	Publicly Funded Capital Projects
9.0	Residential Use in Redevelopment Areas
10.0	Projected Costs of Redevelopment
10.1	Publicly Funded Capital Projects/Public Indebtedness
10.2	Tax Increment Financing
10.3	Use of Tax Increment Funds

Area #11

Area #11 is the most eastern section of the study area and meets criteria, but is not included as part of the amended plan because it is outside of the corporate limits of the City of Cape Coral. It consists of the right-of-way east of the Chamber of Commerce site on Cape Coral Parkway. The area is important to the establishment of an eastern gateway to the city and forms the initial impression of downtown Cape Coral. The area is in need of redevelopment in order to create a sense of place and nurture commercial development downtown. The area encompasses approximately 14 acres.



Area 11 – Chamber of Commerce



Area 11 – Gateway

This area should serve as the eastern entrance off the bridge to Fort Myers. Though existing icons attempt to provide this feature, and overall upgrade incorporating infrastructure improvements should be addressed. This area is reserved for future inclusion in the CRA when/if it is incorporated within the jurisdictional boundaries of the City of Cape Coral.

Existing Goals	
3.1	Open Space & Street Layout
3.4	Public Parks & Recreation Areas
3.5	Streets, Public Utilities
4.3	Environmental Quality
4.4	Availability of Public Facilities
6.0	Publicly Funded Capital Projects
7.4	Retention of Controls for Land Sold/Leased by CRA for Private Use
7.11	Property Disposition and Development
7.12	Disposition and Development Documents
10.0	Projected Costs of Redevelopment
10.1	Publicly Funded Capital Projects/Public Indebtedness
10.2	Tax Increment Financing
10.3	Use of Tax Increment Funds

Area #12

Area #12 is the northern-most section of the CRA expansion study area and consists of mainly single family homes and multifamily properties, including a number of condominiums. The 175 acre former Cape Coral Golf Club is no longer in operation and the clubhouse and related facilities have been razed. It now sits in the center of this area. In its current state of deterioration, the golf course has become a major source of concern for the community, the City, and adjacent property owners. To the south, Area 12 is bound by Areas 8 and 9 as well as one block of Cape Coral Parkway between SE 2nd Court and the San Carlos Canal. The San Carlos Canal and Basin border the area to the west while the Santa Fe Canal defines the northern boundary. Area 12 is bound to the east by the Rubican Canal and a portion of Palm Tree Boulevard. The area encompasses approximately 1,180 acres.



Area 12 – Golf Course



Area 12 – Residential

The key objective for this area is the acquisition of the golf course, its redevelopment back to a viable course, the opportunity to include certain complementary commercial and recreational uses, the use of the open space to support storm water system and/or other environmental projects, as well as programs that support the residential sustainability of the surrounding neighborhoods.

Existing Goals	
3.1	Open Space & Street Layout
3.3	Dwelling Units/Affordable Housing
3.4	Public Parks & Recreation Areas
3.5	Streets, Public Utilities
4.3	Environmental Quality
4.4	Availability of Public Facilities
4.6	Physical and Social Quality of Neighborhood
5.0	Community Policing
6.0	Publicly Funded Capital Projects
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10.0	Projected Costs of Redevelopment
10.1	Publicly Funded Capital Projects/Public Indebtedness
10.2	Tax Increment Financing
10.3	Use of Tax Increment Funds
10.5	Sale or Lease of Acquired Property

4.0 Resource Allocation

The addition of the expanded areas to the existing CRA boundaries requires that a new base year (for the expanded area) be established to calculate the tax increment to be added to the financing projections. This base year number will be the assessed valuations of all properties within the expanded areas as determined by the Lee County Tax Assessor as of December 31, 2009. Thus, all future tax increment calculations will have a base year of 1987, 2003, and 2009, depending upon the year when the additional properties were officially added to the CRA. The sum total of the tax increment generated subsequent to those years, less 5%, will be deposited into the CRA Trust Fund, to be expended in accordance with the CRA Plan 2008 and this *South Cape CRA Plan Amendment 2009*. The revenues generated from the expanded area's increment will be deposited into the existing CRA Trust Fund to be available to address projects and programs in all areas of the CRA, existing and expanded.

4.1 Tax Increment Fund Projections

The approach for the tax increment revenue projections assumes that there will be a continued decline in the assessed valuations in the existing CRA areas through 2012 and a slight increase in assessed valuations in the expanded areas beginning in 2011. Thereafter, a modest growth rate of 2.5% per year is projected through 2035 for the current CRA area and a 3.0% growth rate for the expanded area. The calculations also use the current millage rate and assume no decrease of the millage through 2035. This conservative approach does not take into account any significant new development, with the exception of the redevelopment of the golf course and complementary commercial projects such as a hotel, restaurant, and banquet facility. With this conservative perspective the CRA increment revenues provide the financing capacity for the various infrastructure needs identified in the CRA Plan 2008 and this amendment. Table 4.2 show revenue projections in five year periods to assist in the longer range finance planning. It is assumed that both "pay-as-you-go" and debt instruments will be used to cover a portion, or all, of the proposed capital costs of the plan.

Table 4.1 Tax Increment Projections 2010 – 2035: Current & Expanded Areas

Year	City of Cape Coral	Lee County	Estimated Tax Increment Collections
2010	\$637,749	\$488,106	\$1,125,855
2011	\$705,482	\$539,945	\$1,245,427
2012	\$775,109	\$593,235	\$1,368,344
2013	\$846,684	\$648,015	\$1,494,699
2014	\$920,261	\$704,329	\$1,624,590
2015	\$995,898	\$762,218	\$1,758,116
2016	\$1,073,652	\$821,727	\$1,895,379
2017	\$1,153,583	\$882,903	\$2,036,486
2018	\$1,235,752	\$945,792	\$2,181,544
2019	\$1,320,223	\$1,010,442	\$2,330,665
2020	\$1,407,060	\$1,076,904	\$2,483,964
2021	\$1,496,331	\$1,145,227	\$2,641,558
2022	\$1,588,103	\$1,215,466	\$2,803,570
2023	\$1,682,449	\$1,287,674	\$2,970,122
2024	\$1,779,439	\$1,361,906	\$3,141,345
2025	\$1,879,150	\$1,438,220	\$3,317,370
2026	\$1,981,657	\$1,516,675	\$3,498,332
2027	\$2,087,040	\$1,597,331	\$3,684,371
2028	\$2,195,381	\$1,680,250	\$3,875,631
2029	\$2,306,763	\$1,765,497	\$4,072,259
2030	\$2,421,271	\$1,853,137	\$4,274,407
2031	\$2,538,994	\$1,943,237	\$4,482,232
2032	\$2,660,024	\$2,035,868	\$4,695,893
2033	\$2,784,454	\$2,131,101	\$4,915,555
2034	\$2,912,380	\$2,229,010	\$5,141,390
2035	\$3,043,900	\$2,329,670	\$5,373,571
Total	\$44,428,790	\$34,003,887	\$78,432,677
Annual Average	\$1,708,800	\$1,307,842	\$3,016,641

Table 4.2 Five Year Period Revenue Projections

Averages by Period:						
	2010-2014	2015-2019	2020-2024	2025-2029	2030-2035	2010-2035
Average Per Year	\$1,371,783	\$2,040,438	\$2,808,112	\$3,689,593	\$4,813,841	\$3,016,641
5 Year Total	\$6,858,916	\$10,202,190	\$14,040,560	\$18,447,965	\$28,883,047	\$78,432,677
Cumulative	\$6,858,916	\$17,061,106	\$31,101,665	\$49,549,630	\$78,432,677	

4.2 Amended Capital Improvement Program

Highlighting capital improvement expenditures identified in the CRA Plan 2008 found on pages 13, 21 and 22 of that document, and augmenting same, the following will be eligible for implementation:

- Purchase/lease of Cape Coral Club golf course to be rehabilitated for commercial public use, incorporating storm water and environmental infrastructure improvements, constructing other recreational amenities, and setting aside development site(s) for complementary commercial uses.
- Commercial development(s) that can be supported may include hotel, restaurant and banquet facilities, parking structures, common areas, and other necessary improvements to ensure a quality community venue to support golf and other recreational activities.
- Disposition of a portion of the golf course property for commercial use in accordance with the goals and objectives outlined above.
- Infrastructure improvements will include canal rehabilitation as needed.
- Matching or grant incentives for neighborhood stabilization support can be provided for costs related to façade improvements (i.e. such as landscaping, fencing, mail boxes, exterior paint), residential affordability, and environmental mitigation.
- Encourage, through land use amendments and financial support, the development of facilities to allow for greater public access to the water in the CRA area.
- Use of resources to assist in the undergrounding of utility lines.

CRA Tax Increment Funded Projects by Category, 2010-2035

Project/Program	Planning Area	Time Period 2010-2014	Time Period 2015-2019	Time Period 2020-2024	Time Period 2025-2029	Time Period 2030-2035
Transportation						
- Roadways/intersections	All	◆	◆			
- Sidewalks	All	◆	◆	◆	◆	◆
- Streetscape (Design & Construction)	All	◆	◆	◆	◆	
- Bicycle facilities	All	◆	◆	◆	◆	◆
- Transit support	All	◆	◆	◆	◆	◆
Infrastructure						
- Storm water system	All	◆	◆	◆	◆	◆
- Water system	All	◆	◆	◆		
- Sewer system	All	◆	◆	◆		
- Environmental ecosystem	All	◆	◆	◆		
- Open space/plazas	Downtown	◆	◆			
- Utilities undergrounding	All	◆	◆	◆	◆	
Development Opportunities						
- Land acquisition/disposition	All	◆	◆	◆	◆	◆
- Parking facilities	Downtown	◆	◆			
- Neighborhood stabilization	All	◆	◆	◆	◆	◆
- Mixed uses	Downtown	◆	◆	◆	◆	
- Golf Course Rehabilitation	EA	◆				
- Golf Course Commercial Area	EA	◆	◆			
- Water Access	Downtown	◆	◆	◆		

4.3 Initial Project/Program Allocations

In order of magnitude the following are general estimates that could be allocated to the identified project and program list in the next five year period. The projects include previously funded uses as well as the addition of the golf course redevelopment initiative, the neighborhood stabilization program, and the canal/undergrounding utilities capital needs.

Project/Program	Estimated Costs 2010- 2015
CRA Administration/Maintenance & Operation	\$2,500,000
Program Costs	\$1,000,000
- Façade Grants	
- Eco. Development/Business Assistance	
- Neighborhood Stabilization	
- Special Events	
- Transportation/Transit Enhancements	
- Community Policing/Code Enforcement	
- Other Incentives	
Capital Improvements	
- Infrastructure	\$1,000,000
- Stormwater	
- Water & Sewer	
- Undergrounding	
- Parking Facilities	
- Roadway/Intersection Improvements	
- Open Space/Plaza	\$12,000,000
- Golf Course Purchase	
- Golf Course Rehabilitation	
- Streetscape/Plazas	
- Gateway Features	
- Land Acquisition	
Estimated Total	16,500,000

As with the original plan, the above projects and programs cannot be funded solely from tax increment revenues on a “pay-as-you-go” basis. It will require the leveraging of other resources from private, local, state and federal sources and/or using long term debt instruments to effect the long term implementation of these projects. The tax increment revenue stream as projected appears should allow the CRA address the blighting influences within its expanded boundaries.

4.4 Financial Plan

The CRA's financial plan by necessity should include other sources of revenue to cover costs of the plan's proposed development projects and programs. These sources should include investment revenues, proceeds from the sale of CRA owned properties, city capital improvement funds, grants, both public and private, and debt financing within existing laws. Creative and sound planning and engineering may make possible grants related to open space, environmental enhancement, transit and multi-modal initiatives, housing assistance and other capital programs. The implementation of the projects and programs identified in this amendment are subject to the CRA annually establishing priorities and appropriating funding.

5.0 Legal Description of Expanded Areas

Description for the Community Redevelopment Area (CRA) 2009 Expansion

Area 3

A parcel of land lying within the City of Cape Coral, Lee County, Florida, hereby designated as Area 3 of the CRA Expansion, and being more particularly described as follows:

Commencing at the intersection of the centerlines of SE 46th Lane and Coronado Parkway, according to CAPE CORAL SUBDIVISION, UNIT 8, as recorded in Plat Book 13, at Pages 1 through 6, of the Public Records of Lee County, Florida and the Point of Beginning; Thence northerly along the centerline of said Coronado Parkway to an easterly extension of the northerly right of way line of SE 46th Terrace; Thence easterly along said extension line to the easterly right of way line of said Coronado Parkway; Thence southerly along said right of way line to the northwesterly corner of Lot 1, Block 345; Thence easterly along the northerly line of said Lot 1 to the westerly right of way line of the Malaga Canal, still in said Unit 8; Thence northerly along said westerly right of way line to the northerly right of way line of said Malaga Canal; Thence easterly along said northerly right of way line across Vincennes Boulevard to the southeasterly corner of Lot 30, Block 348, according to CAPE CORAL SUBDIVISION, UNIT 7, as recorded in Plat Book 12, at Pages 101 through 128; Thence southerly across the Malaga Canal to the northeasterly corner of Lot 30, Block 347; Thence southerly along the line between Lots 30 and 31, Block 347 and a southerly extension of said lot line to the centerline of SE 46th Lane, still in said Unit 7; Thence westerly along said centerline across Vincennes Boulevard to a southerly extension of the line between Lots 44 and 45, Block 345 in the aforesaid Unit 8; Thence northerly along said southerly extension and the line between said Lots 44 and 45 and a northerly extension of said line to the centerline of the Malaga

Canal; Thence westerly along said centerline to a northerly extension of the line between Lots 39 and 40 in said Block 345; Thence southerly along said northerly extension and the line between said Lots 39 and 40 and a southerly extension of said line to the centerline of SE 46th Lane; Thence westerly along said centerline to the point of Beginning.

Area 4

A parcel of land lying within the City of Cape Coral, Lee County, Florida, hereby designated as Area 4 of the CRA Expansion, and being more particularly described as follows:

Commencing at the intersection of the centerlines of SE 46th Street and a southerly extension of the centerline of the alley in Block 344, according to CAPE CORAL SUBDIVISION, UNIT 7, as recorded in Plat Book 12 at Pages 101 through 128, of the Public Records of Lee County, Florida, and the Point of Beginning; Thence northerly along said extension and the centerline of the alley in said Block 344 and a northerly extension of said centerline to the centerline of SE 44th Street; Thence westerly along the centerline of said SE 44th Street across Del Prado Boulevard to a southerly extension of the westerly line of Lots 44 through 49, Block 336, still in said Unit 7; Thence northerly along said extension and the westerly line of Lots 44 through 49, in said Block 344 to the northwesterly corner of said Lot 49, and the southerly right of way line of SE 43rd Terrace; Thence northerly across said SE 43rd Terrace to the northerly right of way line of said SE 43rd Terrace and the southwest corner of Lot 35, Block 337; Thence northerly along the westerly line of Lots 35 through 40 in said Block 337 to the southerly right of way line of SE 43rd Street; Thence easterly along said right of way line to the point of curvature (PC) of said right of way line; Thence northerly to the PC of the northerly right of way line of said SE 43rd Street; Thence easterly across Del Prado Boulevard South to the northerly right of way line of Orchid Boulevard, still in said Unit 7; Thence easterly and then southerly along said right of way line to the northerly right of way line of SE 46th

Street; Thence southerly across said SE 46th Street to the northwesterly corner of Lot 22, Block 350; Thence southerly along the line between Lots 21 and 22 in said Block 350 to the northerly right of way of the Malaga Canal; Thence southerly across the Malaga Canal to the southerly right of way line of said Malaga Canal and the northwesterly corner of Lot 23, Block 349, still in said Unit 7; Thence westerly along said southerly right of way line to the northwesterly corner of Lot 9 in said Block 349; Thence northerly across said Malaga Canal to the southwesterly corner of Lot 9 in the aforesaid Block 350; Thence northerly along the line between lots 8 and 9 in said Block 350 and a northerly extension of said line to the centerline of SE 46th Street; Thence easterly along said centerline to the Point of Beginning.

Area 5

A parcel of land lying within the City of Cape Coral, Lee County, Florida, hereby designated as Area 5 of the CRA Expansion, and being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Cape Coral Parkway East, and the centerline of SE 17th Place, according to CAPE CORAL SUBDIVISION, UNIT 7 PART 1, as recorded in Plat Book 24 at Pages 63 through 64, of the Public Records of Lee County, Florida, and the Point of Beginning; Thence northerly along the centerline of said SE 17th Place to the centerline of SE 46th Lane (right of way width equals 60 feet), according to CAPE CORAL SUBDIVISION, UNIT 7, as recorded in Plat Book 12 at Pages 101 through 128, of the Public Records of Lee County, Florida; Thence westerly along said centerline to a southerly extension of the line between Lots 8 and 9, Block 349, in said Unit 7; Thence northerly along said extension and the line between said Lots 8 and 9 to the southerly right of way line of the Malaga Canal; Thence easterly along said right of way line to the northeasterly corner of Lot 22, in said Block 349; Thence northerly across said Malaga Canal to the

southeasterly corner of Lot 21, Block 350, in said Unit 7, and the northerly right of way line of the aforesaid Malaga Canal; Thence easterly along said right of way line, and an easterly extension of said right of way line across the Mandolin Canal to the easterly right of way line of said Mandolin Canal; Thence southerly and easterly along said right of way line to the Bulkhead Line (BHL) 1-N and BHL 1-S, as shown on a map entitled Revised And Updated Boundary Map of The City of Cape Coral, Lee County, Florida by Ronald R. Stevenot and Associates, Inc., and dated May 16, 1989; Thence southerly to the northeasterly corner of the parcel described in O.R. Book 2104 at Page 2318, of the Official Records of Lee County, Florida; Thence northwesterly along the northerly line of said parcel to the southerly right of way of the Manila Canal; Thence westerly along said right of way line to the easterly line of Tract 2 Block 352 in the aforesaid Unit 7 Part 1; Thence southerly along said easterly line to the northerly right of way line of Cape Coral Parkway East; Thence westerly along said right of way line to the Point of Beginning.

Area 6

A parcel of land lying within the City of Cape Coral, Lee County, Florida, hereby designated as Area 6 of the CRA Expansion, and being more particularly described as follows:

Commencing at the intersection of the centerline of Waikiki Avenue and a westerly extension of the southerly line of Lot 1, Block 79, according to CAPE CORAL SUBDIVISION, UNIT 6 PART 4, as recorded in Plat Book 12 at Page 44, of the Public Records of Lee County, Florida, and the Point of Beginning; Thence easterly along said extension, and said southerly lot line to the northerly right of way line of the Norfolk Canal; Thence easterly along said right of way to the Caloosahatchee River; Thence continuing easterly along the waterline of the Caloosahatchee River to a point on a line 300 feet easterly from and parallel with the Bulkhead Line (BHL) 1-N and BHL 1-S, as shown on a map entitled Revised And Updated Boundary Map of The City of Cape Coral, Lee County, Florida by

Ronald R. Stevenot and Associates, Inc., and dated May 16, 1989; Thence southerly and westerly along said parallel line, around Harney Point to an intersection with a southerly extension of the line between Lots 100 and 101 in Block 75, according to CAPE CORAL SUBDIVISION, UNIT 6 PART 3, as recorded in Plat Book 11 at Pages 70 through 79, of the Public Records of Lee County, Florida; Thence northwesterly to the westerly right of way of the Nassau Canal; Thence northerly along said right of way line and the easterly line of Lots 28 through 49 and a portion of Lot 50, Block 74, to the northerly right of way line of said Nassau Canal, all in said Unit 6, Part 3; Thence northeasterly along said right of way line to the line between Lot 50, Block 74, and Lot 127, Block 75; Thence northwesterly along said lot line and a northwesterly extension of said line to the centerline of Del Prado Boulevard South; Thence northerly along said centerline to an intersection with the centerline of Waikiki Avenue, still in said Unit 6, Part 3; Thence northeasterly along said centerline to the Point of Beginning.

Area 7

A parcel of land lying within the City of Cape Coral, Lee County, Florida, hereby designated as Area 7 of the CRA Expansion, and being more particularly described as follows:

Commencing at the intersection of the centerlines of Miramar Street and Cape Coral Street (platted as Cape Coral Court) according to CAPE CORAL SUBDIVISION, UNIT 6 PART 3, as recorded in Plat Book 11 at pages 70 through 79, of the Public Records of Lee County, Florida and the Point of Beginning; Thence southerly along the centerline of said Cape Coral Street to an easterly extension of the line between Lot 31, Block 69, and Lot 1, Block 70, both in said Unit 6, Part 3; Thence westerly along said extension and said lot line to the easterly right of way line of the Vendome Canal: Thence southerly along said easterly right of way line to the southerly right of way line of said Vendome

Canal; Thence westerly along said right of way line to the easterly right of way line of the Vincennes Canal; Thence southerly along said right of way line to the intersection of the easterly right of way line of the Willow Canal and the southerly right of way line of the Bimini Canal; Thence westerly and northwesterly along said right of way line of said Bimini Canal to the easterly right of way line of Coronado Parkway still in said Unit 6, Part 3; Thence northerly along said right of way line to the centerline of said Bimini Canal; Thence westerly along a westerly extension of said centerline to the centerline of said Coronado Parkway; Thence northerly along said centerline to the intersection of said centerline with the centerline of the aforesaid Miramar Street; Thence easterly along said centerline of Miramar Street to the Point of Beginning.

Area 8

A parcel of land lying within the City of Cape Coral, Lee County, Florida, hereby designated as Area 8 of the CRA Expansion, and being more particularly described as follows:

Commencing at the intersection of the centerlines of Palm Tree Boulevard and Cape Coral Parkway East, according to CAPE CORAL SUBDIVISION, UNIT 2 PART 1, as recorded in Plat Book 10 at Pages 129 through 131, of the Public Records of Lee County, Florida and the Point of Beginning; Thence westerly along the centerline of Cape Coral Parkway East to the intersection with the centerline of SE 2nd Court; Thence northerly along said centerline to the intersection with the centerline of SE 47th Terrace; Thence easterly along said centerline to the intersection with the centerline of Palm Tree Boulevard; Thence southerly along said centerline to the Point of Beginning.

Area 9

A parcel of land lying within the City of Cape Coral, Lee County, Florida, hereby designated as Area 9 of the CRA Expansion, and being more particularly described as follows:

Commencing at the intersection of the centerlines of SE 47th Terrace and Palm Tree Boulevard, according to CAPE CORAL SUBDIVISION, UNIT 9, as recorded in Plat Book 13, at Pages 7 through 18, of the Public Records of Lee County, Florida and the Point of Beginning; Thence northerly along the centerline of said Palm Tree Boulevard to a westerly extension of the northerly right of way line of Country Club Boulevard; Thence easterly along said westerly extension and the northerly right of way line of said Country Club Boulevard to a northwesterly extension of the line between Lots 27 and 28, Block 284 in said Unit 9; Thence southeasterly along said northwesterly extension and the line between said Lots

27 and 28 to the westerly right of way of the Rubican Canal; Thence easterly across said Rubican Canal to the northwesterly corner of Lot 25, Block 287, still in said Unit 9; Thence southeasterly along the line between Lots 25 and 26 in said Block 287 to the westerly right of way line of SE 5th Place; Thence northeasterly along said right of way line to a westerly extension of the northerly right of way line of SE 46th Street; Thence easterly along said westerly extension and the northerly right of way line of said SE 46th Street to a northeasterly extension of the easterly right of way line of SE 6th Ave; Thence southwestward along said northeasterly extension and the easterly right of way line of SE 6th Avenue to the northerly right of way line of SE 46th Terrace; Thence easterly along said right of way line to the centerline of Coronado Parkway; Thence southerly along said centerline to the intersection with the centerline of SE 47th Street; Thence westerly along said centerline to a northerly extension of the easterly line of Lot 21, Block 316; Thence southerly along said northerly extension and said easterly lot line to the southeasterly corner of said Lot 21; Thence westerly along the southerly line of Lots 1 through 21, in said Block 316, and a westerly extension of said southerly line to the centerline of SE 6th Avenue; Thence southwestward along said centerline to the intersection with the centerline of SE 47th Terrace; Thence westerly along the centerline of said SE 47th Terrace to the point of Beginning.

Area 10

A parcel of land lying within the City of Cape Coral, Lee County, Florida, hereby designated as Area 10 of the CRA Expansion, and being more particularly described as follows:

Commencing at the intersection of the centerline of SE 44th Street and a northerly extension of the centerline of the alley in Block 335, according to CAPE CORAL SUBDIVISION, UNIT 7, as recorded in Plat Book 12 at Pages 101

through 128, of the Public Records of Lee County, Florida and the Point of Beginning; Thence southerly along said alley centerline, and a southerly extension of said centerline across SE 46th Street to the southerly right of way line of said SE 46th Street; Thence westerly along said right of way line to the intersection of said right of way line and a southerly extension of the westerly right of way line of SE 14th Place; Thence northerly along said southerly extension and the westerly right of way line of said SE 14th Place and along a northerly extension of said right of way line to the centerline of the aforesaid SE 44th Street; Thence easterly along said centerline to the Point of Beginning.

Area 11

No Area 11.

Area 12

A parcel of land lying within the City of Cape Coral, Lee County, Florida, hereby designated as Area 12 of the CRA Expansion, and being more particularly described as follows:

Commencing at the intersection of the centerlines of Palm Tree Boulevard and SE 47th Terrace, according to CAPE CORAL SUBDIVISION, UNIT 2 PART 1, as recorded in Plat Book 10 at Pages 129 through 131, of the Public Records of Lee County, Florida and the Point of Beginning; Thence westerly along the centerline of SE 47th Terrace to the intersection with the centerline of SE 2nd Court; Thence southerly along said centerline to the intersection with the centerline of Cape Coral Parkway; Thence easterly along said centerline to a northerly extension of the line between Lot 1, Block 93 and Lot 93, Block 94, according to CAPE CORAL SUBDIVISION, UNIT 2 PART 3, as recorded in Plat Book 11 at Pages 37 through 41, of the Public Records of Lee County, Florida; Thence southerly along said extension to the southerly right of way line of Cape Coral Parkway; Thence westerly along said right of way line across the San Carlos

Canal to the northeasterly corner of Lot 1, Block 216, still in said Unit 2 Part 3; Thence northerly across Cape Coral Parkway to the southeasterly corner of Lot 31, Block 206 and the northerly right of way line of said Cape Coral Parkway and the westerly right of way line of the San Carlos Canal; Thence northerly to the southwesterly corner of Lot 27, Block 221, still in said Unit 2 Part 3; Thence in a generally northern direction along said westerly right of way line of said San Carlos Canal and along the easterly line of Blocks 221 and 216 in the aforesaid Unit 2 Part 3, and the easterly line of Blocks 216, 232, 233, 236, 238, 241, and 288, according to CAPE CORAL SUBDIVISION, UNIT 10, as recorded in Plat Book 13, at Pages 25 through 31, of the Public Records of Lee County, Florida, and the easterly line of Blocks 851, 852, and 853, to the northerly right of way line of the Upton Canal, and the westerly right of way line of the San Carlos Basin, according to CAPE CORAL SUBDIVISION, UNIT 26, as recorded in Plat Book 14 at Pages 117 through 148, of the Public Records of Lee County, Florida; Thence northerly along said westerly right of way line to the northerly right of way line of said San Carlos Basin; Thence easterly along said right of way line to the southeasterly corner of Lot 23, Block 417 and the northerly right of way line of the Santa Fe Canal, still in said Unit 26; Thence easterly along the northerly right of way line of said Santa Fe Canal, and the southerly line of Blocks 417, 421, and 425, to the northwesterly corner of Lot 47 in said Block 425, according to CAPE CORAL SUBDIVISION, UNIT 15, as recorded in Plat Book 13 at Pages 69 through 75, of the Public Records of Lee County, Florida; Thence easterly along the line between Lots 46 and 47 in said Block 425 to the westerly right of way line of Country Club Boulevard; Thence easterly across Country Club Boulevard to the easterly right of way line of said Country Club Boulevard, and the northwesterly corner of Lot 17, Block 497; Thence easterly along the line between Lots 17 and 18 in said Block 497 to the northeasterly corner of said Lot 17 and the northerly right of way line of the Antigua Canal; Thence easterly along said right of way line of said Antigua Canal to the westerly right of way line of the Rubican Canal, still in said Unit 15; Thence easterly along an easterly extension of the aforesaid Antigua Canal to the easterly right of way of said Rubican Canal,

and the westerly line of Block 499, according to CAPE CORAL SUBDIVISION, UNIT 13, as recorded in Plat Book 13, at Pages 56 through 60, of the Public Records of Lee County, Florida; Thence southerly along the easterly right of way line of said Rubican Canal, and the westerly line of said Block 499 across the Croton Canal to the southerly right of way line of said Croton Canal and the easterly line of said Rubican Canal and the westerly line of Block 525, according to CAPE CORAL SUBDIVISION, UNIT 14, as recorded in Plat Book 13 at Pages 61 through 68, of the Public Records of Lee County, Florida; Thence in a generally southern direction along the easterly line of said Rubican Canal and the westerly line of Blocks 525 and 541 all in said Unit 14, and the westerly line of Blocks 311 and 305, according to CAPE CORAL SUBDIVISION, UNIT 7, as recorded in Plat Book 12 at Pages 101 through 128, of the Public Records of Lee County, Florida, across the Saturn Canal to the westerly right of way line of the Saturn Canal and the northerly line of Block 300, according to CAPE CORAL SUBDIVISION, UNIT 8, as recorded in Plat Book 13 Pages 1 through 6, of the Public Records of Lee County, Florida; Thence southwestwardly along the southerly right of way line of said Rubican Canal and the northerly line of Blocks 300 and 295 all in said Unit 8, across the Salamander Canal and along the northerly line of Blocks 292, 289, and 287, according to CAPE CORAL SUBDIVISION, UNIT 9, as recorded in Plat Book 13, at Pages 7 through 18, of the Public Records of Lee County, Florida, to the northwesterly corner of Lot 25 in said Block 287; Thence westerly across said Rubican Canal to the northeasterly corner of Lot 28, Block 284, in said Unit 9; Thence northwesterly along the line between Lots 28 and 29, in Block 284, and a northwesterly extension of said line across Country Club Boulevard to the northerly right of way line of Country Club Boulevard; Thence westerly along said right of way line, and a westerly extension of said right of way line to the centerline of Palm Tree Boulevard; Thence southerly along said centerline line to the Point of Beginning.

6.0 Legal Description of Expanded CRA

Description for the Expanded Community Redevelopment Area (CRA)

A parcel of land lying within the City of Cape Coral, Florida, hereby designated the Proposed Expanded Community Redevelopment Area, and being more particularly described as follows:

Commencing at the intersection of the centerlines of SE 46th Lane and SE 17th Place, according to CAPE CORAL SUBDIVISION, UNIT 7, as recorded in Plat Book 12 at Pages 101 through 128, of the Public Records of Lee County, Florida; Thence southerly along the centerline of SE 17th Place to the northerly right of way line of Cape Coral Parkway East; Thence easterly along said right of way line to the easterly line of Tract 3 Block 352 in said Unit 7 Part 1; Thence northerly along said line and leaving said right of way line to the southerly right of way line of the Mandolin Canal; Thence southeasterly and easterly along said right of way line to the northeasterly corner of the parcel described in O.R. Book 2104 at Page 2318, of the Official Records of Lee County, Florida, and the Point of Beginning; Thence easterly along the waterline of the Caloosahatchee River to a point on a line 300 feet easterly from and parallel with the Bulkhead Line (BHL) 1-N and BHL 1-S, as shown on a map entitled Revised And Updated Boundary Map of The City of Cape Coral, Lee County, Florida by Ronald R. Stevenot and Associates, Inc., and dated May 16, 1989; Thence southerly along said parallel line, crossing Cape Coral Parkway East; Thence continuing southerly and westerly along said parallel line, around Harney Point to an intersection with a southerly extension of the line between Lots 100 and 101 in Block 75, according to CAPE CORAL SUBDIVISION, UNIT 6 PART 3, as recorded in Plat Book 11 at Pages 70 through 79, of the Public Records of Lee County, Florida; Thence northwesterly to the westerly right of way of the Nassau Canal; Thence northerly along said right of way line and the easterly line of Lots 28 through 49 and a portion of Lot 50, Block 74, to the northerly right of way line of said Nassau

Canal, all in said Unit 6, Part 3; Thence northeasterly along said right of way line to the line between Lot 50, Block 74, and Lot 127, Block 75; Thence northwesterly along said lot line and a northwesterly extension of said line to the centerline of Del Prado Boulevard South; Thence southwesterly along said centerline to the centerline of Cape Coral Street; Thence northerly along said centerline to an easterly extension of the line between Lot 31, Block 69, and Lot 1, Block 70, both in said Unit 6, Part 3; Thence westerly along said extension and said lot line to the easterly right of way line of the Vendome Canal; Thence southerly along said easterly right of way line to the southerly right of way line of said Vendome Canal; Thence westerly along said right of way line to the easterly right of way line of the Vincennes Canal; Thence southerly along said right of way line to the intersection of the easterly right of way line of the Willow Canal and the southerly right of way line of the Bimini Canal; Thence westerly and northwesterly along said right of way line of said Bimini Canal to the easterly right of way line of Coronado Parkway still in said Unit 6, Part 3; Thence northerly along said right of way line to the centerline of said Bimini Canal; Thence westerly along a westerly extension of said centerline to the westerly right of way line of said Coronado Parkway, according to CAPE CORAL SUBDIVISION, UNIT 5, as recorded in Plat Book 11 at Pages 80 through 90, of the Public Records of Lee County, Florida; Thence westerly and northwesterly along said centerline of the Bimini Canal; Thence southwesterly along said centerline of the Bimini Canal across the Bimini Basin and continuing southwesterly to the centerline of the Tudor Canal, according to CAPE CORAL SUBDIVISION, UNIT 2 PART 3, as recorded in Plat Book 11 at Pages 37 through 41, of the Public Records of Lee County, Florida; Thence northerly along the centerline of the Tudor Canal to the line between Lot 1, Block 94, and Lot 93, Block 95, still in said Unit 2 Part 3; Thence northerly along said lot line, to the southerly right of way line of Cape Coral Parkway East; Thence westerly along said right of way line across the San Carlos Canal to the northeasterly corner of Lot 1, Block 216, still in said Unit 2 Part 3; Thence northerly across Cape Coral Parkway to the southeasterly corner of Lot 31, Block 206 and the northerly right of way line of said Cape Coral

Parkway and the westerly right of way line of the San Carlos Canal; Thence northerly to the southwesterly corner of Lot 27, Block 221, still in said Unit 2 Part 3; Thence in a generally northern direction along said westerly right of way line of said San Carlos Canal and along the easterly line of Blocks 221 and 216 in the aforesaid Unit 2 Part 3, and the easterly line of Blocks 216, 232, 233, 236, 238, 241, and 288, according to CAPE CORAL SUBDIVISION, UNIT 10, as recorded in Plat Book 13, at Pages 25 through 31, of the Public Records of Lee County, Florida, and the easterly line of Blocks 851, 852, and 853, to the northerly right of way line of the Upton Canal, and the westerly right of way line of the San Carlos Basin, according to CAPE CORAL SUBDIVISION, UNIT 26, as recorded in Plat Book 14 at Pages 117 through 148, of the Public Records of Lee County, Florida; Thence northerly along said westerly right of way line to the northerly right of way line of said San Carlos Basin; Thence easterly along said right of way line to the southeasterly corner of Lot 23, Block 417 and the northerly right of way line of the Santa Fe Canal, still in said Unit 26; Thence easterly along the northerly right of way line of said Santa Fe Canal, and the southerly line of Blocks 417, 421, and 425, to the northwesterly corner of Lot 47 in said Block 425, according to CAPE CORAL SUBDIVISION, UNIT 15, as recorded in Plat Book 13 at Pages 69 through 75, of the Public Records of Lee County, Florida; Thence easterly along the line between Lots 46 and 47 in said Block 425 to the westerly right of way line of Country Club Boulevard; Thence easterly across Country Club Boulevard to the easterly right of way line of said Country Club Boulevard, and the northwesterly corner of Lot 17, Block 497; Thence easterly along the line between Lots 17 and 18 in said Block 497 to the northeasterly corner of said Lot 17 and the northerly right of way line of the Antigua Canal; Thence easterly along said right of way line of said Antigua Canal to the westerly right of way line of the Rubican Canal, still in said Unit 15; Thence easterly along an easterly extension of the aforesaid Antigua Canal to the easterly right of way of said Rubican Canal, and the westerly line of Block 499, according to CAPE CORAL SUBDIVISION, UNIT 13, as recorded in Plat Book 13, at Pages 56 through 60, of the Public Records of Lee County, Florida; Thence southerly along the easterly right of way

line of said Rubican Canal, and the westerly line of said Block 499 across the Croton Canal to the southerly right of way line of said Croton Canal and the easterly line of said Rubican Canal and the westerly line of Block 525, according to CAPE CORAL SUBDIVISION, UNIT 14, as recorded in Plat Book 13 at Pages 61 through 68, of the Public Records of Lee County, Florida; Thence in a generally southern direction along the easterly line of said Rubican Canal and the westerly line of Blocks 525 and 541 all in said Unit 14, and the westerly line of Blocks 311 and 305, according to CAPE CORAL SUBDIVISION, UNIT 7, as recorded in Plat Book 12 at Pages 101 through 128, of the Public Records of Lee County, Florida, across the Saturn Canal to the westerly right of way line of the Saturn Canal and the northerly line of Block 300, according to CAPE CORAL SUBDIVISION, UNIT 8, as recorded in Plat Book 13 Pages 1 through 6, of the Public Records of Lee County, Florida; Thence southwesterly along the southerly right of way line of said Rubican Canal and the northerly line of Blocks 300 and 295 all in said Unit 8, across the Salamander Canal and along the northerly line of Blocks 292, 289, and 287, according to CAPE CORAL SUBDIVISION, UNIT 9, as recorded in Plat Book 13, at Pages 7 through 18, of the Public Records of Lee County, Florida, to the northwesterly corner of Lot 25 in said Block 287; Thence southeasterly along the line between Lots 25 and 26 in said Block 287 to the westerly right of way line of SE 5th Place; Thence northeasterly along said right of way line to a westerly extension of the northerly right of way line of SE 46th Street; Thence easterly along said westerly extension and the northerly right of way line of said SE 46th Street to a northeasterly extension of the easterly right of way line of SE 6th Ave; Thence southwesterly along said northeasterly extension and the easterly right of way line of SE 6th Avenue to the northerly right of way line of SE 46th Terrace; Thence easterly along said right of way line to the easterly right of way line of Coronado Parkway, according to CAPE CORAL SUBDIVISION, UNIT 8, as recorded in Plat Book 13, at Pages 1 through 6, of the Public Records of Lee County, Florida; Thence southerly along said right of way line to the northwesterly corner of Lot 1, Block 345; Thence easterly along the northerly line of said Lot 1 to the westerly right of way line of the

Malaga Canal, still in said Unit 8; Thence northerly along said westerly right of way line to the northerly right of way line of said Malaga Canal; Thence easterly along said northerly right of way line across Vincennes Boulevard to the southeasterly corner of Lot 34, Block 348, according to CAPE CORAL SUBDIVISION, UNIT 7, as recorded in Plat Book 12, at Pages 101 through 128; Thence northerly along the line between Lots 34 and 35, Block 348, to the southerly right of way line of SE 46th Street; Thence westerly along said right of way line to the intersection of said right of way line and a southerly extension of the westerly right of way line of SE 14th Place; Thence northerly along said southerly extension and the westerly right of way line of said SE 14th Place and along a northerly extension of said right of way line to the centerline of SE 44th Street; Thence easterly along said centerline to a southerly extension of the westerly line of Lots 44 through 49, Block 336, still in said Unit 7; Thence northerly along said extension and the westerly line of Lots 44 through 49, in said Block 344 to the northwesterly corner of said Lot 49, and the southerly right of way line of SE 43rd Terrace; Thence northerly across said SE 43rd Terrace to the northerly right of way line of said SE 43rd Terrace and the southwest corner of Lot 35, Block 337; Thence northerly along the westerly line of Lots 35 through 40 in said Block 337 to the southerly right of way line of SE 43rd Street; Thence easterly along said right of way line to the point of curvature (PC) of said right of way line; Thence northerly to the PC of the northerly right of way line of said SE 43rd Street; Thence easterly across Del Prado Boulevard South to the northerly right of way line of Orchid Boulevard, still in said Unit 7; Thence easterly and then southerly along said right of way line to the northerly right of way line of SE 46th Street; Thence southerly across said SE 46th Street to the northwesterly corner of Lot 22, Block 350; Thence southerly along the line between Lots 21 and 22 in said Block 350 to the northerly right of way of the Malaga Canal; Thence easterly along said right of way line, and an easterly extension of said right of way line across the Mandolin Canal to the easterly right of way line of said Mandolin Canal; Thence southerly and easterly along said right of way line to the Bulkhead Line (BHL) 1-N and BHL 1-S, as shown on a map entitled Revised And

Updated Boundary Map of The City of Cape Coral, Lee County, Florida by Ronald R. Stevenot and Associates, Inc., and dated May 16, 1989; Thence southerly to the northeasterly corner of the parcel described in O.R. Book 2104 at Page 2318, of the Official Records of Lee County, Florida, and the Point of Beginning.