

ORDINANCE 34 – 26

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, ESTABLISHING THE 7 ISLANDS COMMUNITY DEVELOPMENT DISTRICT LOCATED WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF CAPE CORAL, FLORIDA, CONTAINING APPROXIMATELY 47.18 ACRES, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE 7 ISLANDS COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL BOARD MEMBERS; PROVIDING FOR THE DISTRICT NAME; PROVIDING FOR STATUTORY PROVISIONS GOVERNING THE DISTRICT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Gulf Gateway Resort & Marina, LLC, a Florida limited liability company, has petitioned the Mayor and City Council (“Council”) of the City of Cape Coral, Florida, a Florida municipal corporation, to establish the 7 ISLANDS COMMUNITY DEVELOPMENT DISTRICT (“District”); and

WHEREAS, the Council, after proper published notice, has conducted a public hearing on the petition and determined the following with respect to the factors to be considered in Section 190.005(1)(e) Florida Statutes, as required by Section 190.005(2)(c), Florida Statutes:

1. The petition is complete and meets the requirements of Section 190.005, Florida Statutes, and all statements contained within the petition are true and correct.
2. Establishment of the proposed District is not inconsistent with any applicable element or portion of the local comprehensive plan of the City of Cape Coral, Florida or the State Comprehensive Plan.
3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one function interrelated community.
4. The District is the best alternative available for delivering community development services and faculties to the area that will be serviced by the District.
5. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional development services and facilities.
6. The area that will be served by the District is amenable to separate special-district government.

WHEREAS, it is the policy of this State, as provided for in Section 190.002(2)(c), Florida Statutes, that the exercise by an independent district of its powers as set forth by uniform law comply with all applicable governmental laws, rules, regulations, and policies governing planning and permitting of the development to be serviced by the district, to ensure that neither the establishment nor operation of such district is a development order under Chapter 380, Florida Statutes, and that the district so established does not have any zoning or permitting powers governing development; and

WHEREAS, Section 190.004(3), Florida Statutes, provides that all governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of land with a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.

NOW, THEREFORE, THE CITY OF CAPE CORAL, FLORIDA, HEREBY ORDAINS THIS ORDINANCE AS FOLLOWS:

SECTION ONE: AUTHORITY FOR ORDINANCE

This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing city ordinances.

SECTION TWO: ESTABLISHMENT OF THE 7 ISLANDS COMMUNITY DEVELOPMENT DISTRICT

The 7 Islands Community Development District is hereby established within the boundaries of the real property described in Exhibit “A” attached hereto and incorporated by reference herein.

SECTION THREE: DESIGNATION OF INITIAL BOARD MEMBERS

The following five persons are herewith designated to be the initial members of the Board of Supervisors:

- 1. Matthew Sinclair
329 NE 3rd Avenue
Cape Coral, FL 33909
- 2. Jason Pawloski
329 NE 3rd Avenue
Cape Coral, FL 33909
- 3. Justin Morrow
329 NE 3rd Avenue
Cape Coral, FL 33909
- 4. Sam Timms
220 Lake Shore Drive, Suite #333
Lake Park, FL 33403
- 5. Julia Anderson
220 Lake Shore Drive, Suite #333
Lake Park, FL 33403

SECTION FOUR: DISTRICT NAME

The community development district herein established shall henceforth be known as the “7 Islands Community Development District.”

SECTION FIVE: STATUTORY PROVISIONS GOVERNING THE DISTRICT

The 7 Islands Community Development District shall be governed by the provisions of Chapter 190, Florida Statutes, and all other applicable general and local law.

SECTION SIX: CONSENT TO SPECIAL POWERS

Upon the effective date of this Ordinance, the 7 Islands Community Development District will be duly and legally authorized to exist and exercise all of the powers as set forth in Section 190.012(1), Florida Statutes, and as otherwise provided by law.

The Council hereby consents to the exercise by the Board of Supervisors of the District of special powers set forth in Sections 190.012(2)(a), (d), (e) and (f), Florida Statutes, to plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as well as facilities for security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; except that the District may not exercise police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services

within the District boundaries, control and elimination of mosquitoes and other arthropods of public health importance, and waste collection and control.

SECTION SEVEN: SEVERABILITY

If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION EIGHT: EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption by the Mayor and City Council of the City of Cape Coral, Florida.

ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AT THEIR REGULAR SESSION THIS ____ DAY OF _____, 2026.

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 _____, 2026.

KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:



ALEKSANDR BOKSNER
CITY ATTORNEY



EXHIBIT A

7 Islands CDD

Subject Parcel Description:

A parcel of land being the proposed 7 Islands Tract "A", "B", "C", "D", "E", "F", and "G", Lots 12 through 17, Block 6400, Block 6401 Through 6407, , Cape Coral Unit 76 (The Islands) as recorded in Plat Book 35, Pages 121 through 129 of the public records of Lee

County, Florida more particularly described as follows:

Parcel 1, lying SOUTH of Cape Coral Spreader Waterway (150' wide)

Commencing at the Northeast corner of the NE 1/4 Section 13, Township 44 South, Range 22 East, Lee County, Florida; thence run along the north line of the NE 1/4 Section 13, N 89°25'09"W for a distance of 50.00 feet to an intersection with the west line of Old Burnt Store Road (100' wide); thence run along said west right-of-way line of Old Burnt Store Road (100' wide) S 00°01'25"E for 1135.38 to any intersection with the NE corner of Lot 11, Block 6400, Cape Coral Unit 76 and the Point of Beginning.

From said Point of Beginning run along the north line of said Lot 11, Block 6400 S89°58'35"W for 125.00' to an intersection with the east line of Cape Coral Spreader Waterway and Isla De Mona Canal (80' wide); thence run along said east line of Isla De Mona Canal N 02°19'35"E for 98.69'; thence run N 00°34'51"E for 565.57' to the point of tangency of a 25' radius curve concave to the southwest having a delta angle of 90°00'00" a chord bearing and chord of N 44°25'09"W 35.36'; run along the arc of said curve for 39.27'; thence run S 00°34'51"E for 30.00' along the north line of Isla De Mona Canal (80' wide) to the point of tangency of a 25' radius curve concave to the southeast having a delta angle 90°00'00" a chord bearing and chord of S45°34'51"W 35.36' run along the arc of said curve for 39.37' to an intersection with the west line of Isla De Mona Canal (80' wide) run along said west line S 00°34'51"W for 497.52' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a central angle of 105°54'58", a chord bearing and chord of S53°32'20"W 39.91'; run along the arc of said curve for 46.21' to a point of 150' radius reverse curve concave to the south, said curve having a delta angle of 16°31'54", a chord bearing and chord of N81°25'03"W 43.13'; run along the arc of said curve 43.28' to an intersection with the north line of the Cape Coral Spreader Waterway (width varies); thence run along said north line S 89°58'35" W for 110.00' to the point of tangency of a 50' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°01'25"W 70.71', run along the arc of said curve for 78.54' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°01'25"W for 834.73' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E 35.36'; run along the arc of said curve for 39.27' to an intersection with the south line of Eleuthera Canal (80' wide); thence run along said south line S89°25'09"E for 193.89' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36'; run along the arc of said curve for 39.27' to an intersection with the west line of Haiti Canal (80' Wide); thence run along said west line S00°34'51"W for 257.45' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36'; run along the arc of said curve for 39.27' to an intersection with the south line of Haiti Canal (80' wide),

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....., run along said south line for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to and intersection with the east line of Haiti Canal (80' wide), run along said east line N00°34'51"E for 635.33' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Haiti Canal (80' wide); thence run along said north line N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Haiti Canal (80' wide), run along said west line S00°34'51"W for 247.87' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Eleuthera Canal (80' wide), run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide), run along said east line N00°34'51"E for 665.53' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Santa Lucia Canal (80' wide); thence run along said south line S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Martinique Canal (80' wide); thence run along said west line S00°34'51"W for 307.66' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Martinique Canal (80' wide); run said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Martinique Canal (80' wide); thence run along said east line N00°34'51"E for 795.00' to an intersection with a 25' radius curve concave to the southwest, said curve having a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Martinique Canal (80' wide), run along said north line, N89°25'09"W for 30.00' to an intersection with a 25' radius curve concave to the southeast, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Martinique Canal (80' wide), run along said west line S00°34'51"W for 357.34' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Santa Lucia Canal, run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 685.11' to an intersection with a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of St. Croix Canal (80' wide);.....

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.....; thence run along said south line S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Guadeloupe Canal (80' wide); thence run along said west line S00°34'51"W for 217.77' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Guadeloupe Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Guadeloupe Canal (80' wide); thence run along said east line N00°34'51"E for 522.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Guadeloupe Canal (80' wide); run along said north line N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'21"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Guadeloupe Canal (80' wide); thence run along said west line S00°34'51"W for 174.23' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of St Croix Canal (80' wide); thence run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 649.23' to an intersection with the south line of Cape Coral Spreader Waterway (150' wide); thence run along said south line S89°25'09"E for 220.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.37' to an intersection with the west line of Curacao Canal (80' wide); run along said west line S00°34'51"W for 340.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Curacao Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.66', run along the arc of said curve for 39.27' to an intersection with the east line of Curacao Canal (80' wide); thence run along said east line N00°34'51"E for 365.00 feet to an intersection with the south line of Cape Coral Spreader Waterway (150' wide); thence run along said south line S89°25'09"E for 110.00' to an intersection with the west right-of-way line of Old Burnt Road (100' wide); Thence run along said west right-of-way line S00°34'51"W for 2284.90'; thence continue along said west right-of-way line S00°01'25"E for 1135.38' to the Point of Beginning.

Having an Area of ±1140562 Sq feet, ± 26 Acres

Together with the following: (Parcel2)

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Parcel 2 lying NORTH of Cape Coral Spreader Waterway (150' wide)

Commencing at the Northeast corner of the NE 1/4 Section 13, Township 44 South, Range 22 East, Lee County, Florida; thence run along the north line of the NE 1/4 Section 13, N 89°25'09"W for a distance of 50.00 feet to an intersection with the west line of Old Burnt Store Road (100' wide); thence run along said west right-of-way line of Old Burnt Store Road (100' wide) N 00°34'51"E for 2434.90' to any intersection with the the north line of Cape Coral Spreader Waterway (150' wide), Cape Coral Unit 76 and the Point of Beginning.

From said Point of Beginning run along the north line of Cape Coral Spreader Waterway (150' wide) N89°25'09"W for 110.00' to an intersection with the east line of Curacao Canal (80' wide); thence run along said east line N00°34'51"E for 274.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°23'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Curacao Canal (80' wide), run along said north line N89°25'09"W for 30.00' to an intersection with a 25' radius curve concave to the southeast, said curve have a delta angle of 90°00'00", a chord bearing and cord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Curacao Canal (80' wide); thence run along said west line S00°34'51"W for 249.00' to the point of tangency of a 25' radius curve to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Cape Coral Spread Waterway (150' wide); thence run along said north line N89°25'09"W for 220.00' to an intersection with the east line of Cape coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 784.36' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Culebra Canal (80' wide); thence run along said south line S89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Virgin Island Canal (80' wide); thence run along said west line, S00°34'51"W for 400.36' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Virgin Island Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Virgin Island canal (80' wide); thence run along said east line N00°34'51"E for 871.97' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to and intersection with the north line of Virgin Island Canal (80' wide);

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.....; thence run along said north line, N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Virgin Island Canal (80' wide); thence run along said west line S00°34'51"W for 341.61' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Culebra Canal (80' wide); thence run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 969.20' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Malta Canal (80' wide), run along said south line, S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Dominica Canal (80' wide); thence run along said west line, S00°34'51"W for 517.59' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Dominica Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Dominica Canal (80' wide); thence run along said east line N00°34'51"E for 886.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Dominica Canal (80' wide); thence run along said north line, N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Dominica Canal (80' wide); thence run along said west line S00°34'51"W for 238.41' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Malta Canal (80' wide); thence run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide);.....

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.....; thence run along said east line N00°34'51"E for 699.41' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Saint Michel Canal (80' wide); thence run along said south line S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Tortuga Canal (80' wide); thence run along said west line S00°34'51"W for 351.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Tortuga Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Tortuga Canal (80' wide); thence run along said east line N00°34'51"E for 79.00' to an intersection with the southwest corner of Lot 1, Block 6408, Cape Coral Unit 76; thence run along the south line of Lot 1, Block 6408 S89°25'09"E for 110.00' to the southeast corner of said lot 1, Block 6408, Said corner lying on the west right-of-way line of Old Burnt Store Road (100' Wide); thence run along said west right-of-way line S00°34'51"W for 2440.97' to the point of beginning.

Having an Area of ±914643 Sq feet, ± 21 Acres

Total Area Parcel 1 & Parcel 2: ± 2055205 Sq. Feet, ±47 Acres

CONTAINING AN OVERALL TOTAL OF 47.18 +/-ACRES

**BEFORE THE CITY COUNCIL
CITY OF CAPE CORAL, FLORIDA**

**PETITION TO ESTABLISH 7 ISLANDS
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Gulf Gateway Resort & Marina, LLC (hereafter “Petitioner”), hereby petitions the City Council of the City of Cape Coral pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, to establish a Community Development District with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Cape Coral, Florida. **Exhibit 1** depicts the general location of the proposed District. The proposed District covers approximately 47.18 acres of land, generally located adjacent to the North Spreader Waterway, south of Tropicana Parkway W., west of Burnt Store Road, north of SW Pine Island Road, and east of the Matlacha Pass Aquatic Preserve. The metes and bounds description of the external boundaries of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There is no land within the external boundaries of the proposed District, which is to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, *Florida Statutes*. Documentation of ownership and consent to the establishment of a community development district is contained in **Exhibit 3**.

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Matthew Sinclair
Address: 329 NE 3rd Avenue

Cape Coral, Florida 33909

Name: Jason Pawloski
Address: 329 NE 3rd Avenue
Cape Coral, Florida 33909

Name: Justin Morrow
Address: 329 NE 3rd Avenue
Cape Coral, Florida 33909

Name: Sam Timms
Address: 220 Lake Shore Drive, Suite #333
Lake Park, Florida 33403

Name: Julia Anderson
Address: 220 Lake Shore Drive, Suite #333
Lake Park, Florida 33403

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is 7 Islands Community Development District.

6. Future Land Uses. The future general distribution, location, and extent of the land uses proposed for the District by future land use plan element of the applicable Future Land Use Plan is identified on **Exhibit 4**. The proposed land uses for lands contained within the proposed District are consistent with the City's approved Future Land Use Plan.

7. Major Water and Wastewater Facilities and Outfalls. **Exhibit 5** shows the existing and proposed major trunk water mains, sewer connections, and reclaimed water mains serving the lands within and around the proposed District.

8. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for ownership and maintenance. The

estimated costs of constructing the infrastructure serving land within the proposed District are identified in **Exhibit 7**. At present, these improvements are estimated to be made, constructed and installed over the time period from 2026 through 2034. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The authorized agent for the Petitioner is Jonathan T. Johnson. **See Exhibit 9**. Copies of all correspondence and official notices should also be sent to:

Jonathan T. Johnson
Jonathan.johnson@kutakrock.com
Kutak Rock LLP
107 West Collage Avenue
Tallahassee, Florida 32301

11. This petition to establish 7 Islands Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the local Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City of Cape Coral from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Cape Coral to:

- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*;
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*;
- c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and

maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses; security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars; control and elimination of mosquitoes and other arthropods of public health importance; and waste collection and control, each as authorized and described by Sections 190.012(2)(a)(d)(e) and (f), *Florida Statutes*, and

c. grant such other relief as appropriate.

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RESPECTFULLY SUBMITTED, this 8th day of May, 2026.

KUTAK ROCK LLP



Jonathan T. Johnson
Jonathan.johnson@kutakrock.com
Florida Bar No. 986460
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 692-7319 (facsimile)
Attorney for Petitioner

EXHIBIT 1

AVALON ENGINEERING, INC.

 2503 DEL PRADO BLVD. #200
 CAPE CORAL, FLORIDA 33904
 FBPE#3128 (239) 573-2077



BEING A PART OF CAPE CORAL UNIT 76
THE ISLANDS - LEE COUNTY, FLORIDA

SHEET

Exhibit 1

EXHIBIT 2

Description

7 ISLANDS

Subject Parcel Description:

A parcel of land being the proposed 7 Islands Tract "A", "B", "C", "D", "E", "F", and "G", Lots 12 through 17, Block 6400, Block 6401 Through 6407, , Cape Coral Unit 76 (The Islands) as recorded in Plat Book 35, Pages 121 through 129 of the public records of Lee County, Florida more particularly described as follows:

Parcel 1, lying SOUTH of Cape Coral Spreader Waterway (150' wide) Commencing at the Northeast corner of the NE 1/4 Section 13, Township 44 South, Range 22 East, Lee County, Florida; thence run along the north line of the NE 1/4 Section 13, N 89°25'09"W for a distance of 50.00 feet to an intersection with the west line of Old Burnt Store Road (100' wide); thence run along said west right-of-way line of Old Burnt Store Road (100' wide) S 00°01'25"E for 1135.38 to any intersection with the NE corner of Lot 11, Block 6400, Cape Coral Unit 76 and the Point of Beginning.

From said Point of Beginning run along the north line of said Lot 11, Block 6400 S89°58'35"W for 125.00' to an intersection with the east line of Cape Coral Spreader Waterway and Isla De Mona Canal (80' wide); thence run along said east line of Isla De Mona Canal N 02°19'35"E for 98.69'; thence run N 00°34'51"E for 565.57' to the point of tangency of a 25' radius curve concave to the southwest having a delta angle of 90°00'00" a chord bearing and chord of N 44°25'09"W 35.36', run along the arc of said curve for 39.27'; thence run S 00°34'51"E for 30.00' along the north line of Isla De Mona Canal (80' wide) to the point of tangency of a 25' radius curve concave to the southeast having a delta angle 90°00'00" a chord bearing and chord of S45°34'51"W 35.36' run along the arc of said curve for 39.37' to an intersection with the west line of Isla De Mona Canal (80' wide) run along said west line S 00°34'51"W for 497.52' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a central angle of 105°54'58", a chord bearing and chord of S53°32'20"W 39.91', run along the arc of said curve for 46.21' to a point of 150' radius reverse curve concave to the south, said curve having a delta angle of 16°31'54", a chord bearing and chord of N81°25'03"W 43.13', run along the arc of said curve 43.28' to an intersection with the north line of the Cape Coral Spreader Waterway (width varies); thence run along said north line S 89°58'35" W for 110.00' to the point of tangency of a 50' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°01'25"W 70.71', run along the arc of said curve for 78.54' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°01'25"W for 834.73' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Eleuthera Canal (80' wide); thence run along said south line S89°25'09"E for 193.89' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Haiti Canal (80' Wide); thence run along said west line S00°34'51"W for 257.45' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Haiti Canal (80' wide),

(Continued on next page 2)

THIS IS NOT A SURVEY

Description to Accompany Sketch

Subject Parcel

A tract of land lying in Subdivision lying in Section 12 & 13, Township 44 South, Range 22 East, Lee County, Florida

Not Valid without Sheet 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 of 13

Sheet 1 of 13



PLAN RIGHT SURVEYING, INC.

1228-2 Lafayette Street,
Cape Coral, Florida, 33904
Phone: (239) 276-2861
<https://planrightsurvey.com>
License L.B. #8561

I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted.

DONALD D. STOUTEN (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3839
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB # 25-0111 PREPARED FOR: FOREST DEVELOPMENT

SECTION 12 & 13, TOWNSHIP 44S, RANGE 22E

Description

7 ISLANDS

(Continued from page 1)

....., run along said south line for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to and intersection with the east line of Haiti Canal (80' wide), run along said east line N00°34'51"E for 635.33' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Haiti Canal (80' wide); thence run along said north line N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Haiti Canal (80' wide), run along said west line S00°34'51"W for 247.87' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Eleuthera Canal (80' wide), run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide), run along said east line N00°34'51"E for 665.53' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Santa Lucia Canal (80' wide); thence run along said south line S89°25'09"E for 195.00' to the point of tangency of a 25' radius concave to the northwest, said curve having a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Martinique Canal (80' wide); thence run along said west line S00°34'51"W for 307.66' to the of tangency of a 25' radius curve concave to the northeast, said curve having a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Martinique Canal (80' wide); run said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest said curve having a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Martinique Canal (80' wide); thence run along said east line N00°34'51"E for 795.00' to an intersection with a 25' radius curve concave to the southwest, said curve having a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Martinique Canal (80' wide), run along said north line, N89°25'09"W for 30.00' to an intersection with a 25' radius curve concave to the southeast, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to and intersection with the west line of Martinique Canal (80' wide), run along said west line S00°34'51"W for 357.34' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and cord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Santa Lucia Canal, run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 685.11' to an intersection with a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of St. Croix Canal (80' wide);.....

(Continued on next page 3)

THIS IS NOT A SURVEY	Description to Accompany Sketch Subject Parcel A tract of land lying in Subdivision lying in Section 12 & 13, Township 44 South, Range 22 East, Lee County, Florida	<i>Not Valid without Sheet 1, 3 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 of 13</i>
Sheet 2 of 13	 PLAN RIGHT SURVEYING, INC. 1228-2 Lafayette Street, Cape Coral, Florida, 33904 Phone: (239) 276-2861 https://planrightsurvey.com License L.B. #8561	I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted. DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER
JOB # 25-0111 PREPARED FOR: FOREST DEVELOPMENT SECTION 12 & 13, TOWNSHIP 44S, RANGE 22E		

Description

7 ISLANDS

(Continued from page 2)

.....; thence run along said south line S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Guadeloupe Canal (80' wide); thence run along said west line S00°34'51"W for 217.77' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00". a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Guadeloupe Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Guadeloupe Canal (80' wide); thence run along said east line N00°34'51"E for 522.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Guadeloupe Canal (80' wide), run along said north line N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'21"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Guadeloupe Canal (80' wide); thence run along said west line S00°34'51"W for 174.23' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of St Croix Canal (80' wide); thence run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 649.23' to an intersection with the south line of Cape Coral Spreader Waterway (150' wide); thence run along said south line S89°25'09"E for 220.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.37' to an intersection with the west line of Curacao Canal (80' wide), run along said west line S00°34'51"W for 340.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Curacao Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.66', run along the arc of said curve for 39.27' to an intersection with the east line of Curacao Canal (80' wide); thence run along said east line N00°34'51"E for 365.00 feet to an intersection with the south line of Cape Coral Spreader Waterway (150' wide); thence run along said south line S89°25'09"E for 110.00' to an intersection with the west right-of-way line of Old Burnt Road (100' wide); Thence run along said west right-of-way line S00°34'51"W for 2284.90' ; thence continue along said west right-of-way line S00°01'25"E for 1135.38' to the Point of Beginning.

Having an Area of ±1140562 Sq feet, ± 26 Acres

Together with the following: (Parcel2)

(Continued on next page 4)

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Sheet 3 of 13	 PLAN RIGHT SURVEYING, INC. 1228-2 Lafayette Street, Cape Coral, Florida, 33904 Phone: (239) 276-2861 https://planrightsurvey.com License L.B. #8561	I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted. DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER
JOB # 25-0111 PREPARED FOR: FOREST DEVELOPMENT SECTION 12 & 13, TOWNSHIP 44S, RANGE 22E		

Description

7 ISLANDS

(Continued from page 3)

Parcel 2 lying NORTH of Cape Coral Spreader Waterway (150' wide)

Commencing at the Northeast corner of the NE 1/4 Section 13, Township 44 South, Range 22 East, Lee County, Florida; thence run along the north line of the NE 1/4 Section 13, N 89°25'09"W for a distance of 50.00 feet to an intersection with the west line of Old Burnt Store Road (100' wide); thence run along said west right-of-way line of Old Burnt Store Road (100' wide) N 00°34'51"E for 2434.90' to any intersection with the the north line of Cape Coral Spreader Waterway (150' wide), Cape Coral Unit 76 and the Point of Beginning.

From said Point of Beginning run along the north line of Cape Coral Spreader Waterway (150' wide) N89°25'09"W for 110.00' to an intersection with the east line of Curacao Canal (80' wide); thence run along said east line N00°34'51"E for 274.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°23'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Curacao Canal (80' wide), run along said north line N89°25'09"W for 30.00' to an intersection with a 25' radius curve concave to the southeast, said curve have a delta angle of 90°00'00", a chord bearing and cord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Curacao Canal (80' wide); thence run along said west line S00°34'51"W for 249.00' to the point of tangency of a 25' radius curve to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Cape Coral Spread Waterway (150' wide); thence run along said north line N89°25'09"W for 220.00' to an intersection with the east line of Cape coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 784.36' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Culebra Canal (80' wide); thence run along said south line S89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Virgin Island Canal (80' wide); thence run along said west line, S00°34'51"W for 400.36' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Virgin Island Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Virgin Island canal (80' wide); thence run along said east line N00°34'51"E for 871.97' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to and intersection with the north line of Virgin Island Canal (80' wide);

(Continued on next page 5)

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Sheet 4 of 13	 PLAN RIGHT SURVEYING, INC. 1228-2 Lafayette Street, Cape Coral, Florida, 33904 Phone: (239) 276-2861 https://planrightsurvey.com License L.B. #8561	I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted. DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER
JOB # 25-0111 PREPARED FOR: FOREST DEVELOPMENT SECTION 12 & 13, TOWNSHIP 44S, RANGE 22E		

Description

7 ISLANDS

(Continued from page 4)

.....; thence run along said north line, N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angel of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Virgin Island Canal (80' wide); thence run along said west line S00°34'51"W for 341.61' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Culebra Canal (80' wide); thence run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 969.20' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Malta Canal (80' wide), run along said south line, S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Dominica Canal (80' wide); thence run along said west line, S00°34'51"W for 517.59' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Dominica Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Dominica Canal (80' wide); thence run along said east line N00°34'51"E for 886.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Dominica Canal (80' wide); thence run along said north line, N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Dominica Canal (80' wide); thence run along said west line S00°34'51"W for 238.41' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to and intersection with the north line of Malta Canal (80' wide); thence run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of n90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide);.....

(Continued on next page 6)

THIS IS NOT A SURVEY	Description to Accompany Sketch Subject Parcel A tract of land lying in Subdivision lying in Section 12 & 13, Township 44 South, Range 22 East, Lee County, Florida	<i>Not Valid without Sheet 1, 2, 3, 4, 6, 7, 8, 9, 11, 12, 13 of 13</i>
Sheet 5 of 13	 PLAN RIGHT SURVEYING, INC. 1228-2 Lafayette Street, Cape Coral, Florida, 33904 Phone: (239) 276-2861 https://planrightsurvey.com License L.B. #8561	I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted. DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB # 25-0111 PREPARED FOR: FOREST DEVELOPMENT

SECTION 12 & 13, TOWNSHIP 44S, RANGE 22E

Description

7 ISLANDS

(Continued from page 5)

.....; thence run along said east line N00°34'51"E for 699.41' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Saint Michel Canal (80' wide); thence run along said south line S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Tortuga Canal (80' wide); thence run along said west line S00°34'51"W for 351.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Tortuga Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Tortuga Canal (80' wide); thence run along said east line N00°34'51"E for 79.00' to an intersection with the southwest corner of Lot 1, Block 6408, Cape Coral Unit 76; thence run along the south line of Lot 1, Block 6408 S89°25'09"E for 110.00' to the southeast corner so said lot 1, Block 6408, Said corner lying on the west right-of-way line of Old Burnt Store Road (100' Wide); thence run along said west right-of-way line S00°34'51"W for 2440.97' to the point of beginning.

Having an Area of ±914643 Sq feet, ± 21 Acres

Total Area Parcel 1 & Parcel 2: ± 2055205 Sq. Feet, ±47 Acres

THIS IS NOT A SURVEY

Description to Accompany Sketch
Subject Parcel
A tract of land lying in Subdivision lying in
Section 12 & 13, Township 44 South, Range 22
East, Lee County, Florida

*Not Valid without Sheet 1, 2, 3, 4, 5,
7, 8, 9, 10, 11, 12, 13 of 13*

Sheet 6 of 13



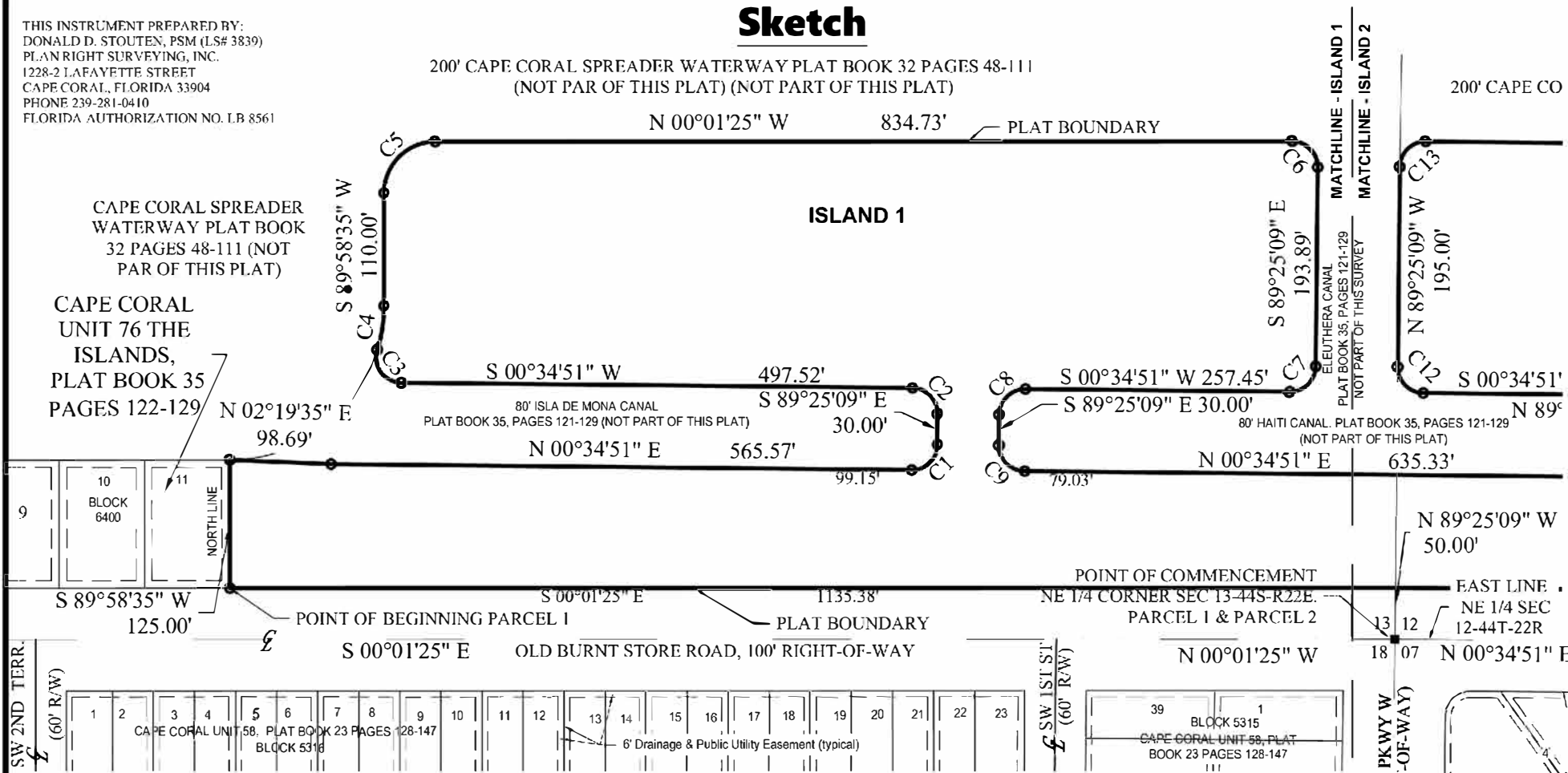
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1228-2 Lafayette Street,
Cape Coral, Florida, 33904
Phone: (239) 276-2861
<https://planrightsurvey.com>
License L.B. #8561

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DONALD D. STOUTEN (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3839
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DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sketch

200' CAPE CORAL SPREADER WATERWAY PLAT BOOK 32 PAGES 48-111
(NOT PAR OF THIS PLAT) (NOT PART OF THIS PLAT)



CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	25.00'	90°00'00"	N 44°25'09" W	35.36'	39.27'
C2	25.00'	90°00'00"	S 45°34'51" W	35.36'	39.27'
C3	25.00'	105°54'58"	S 53°32'20" W	39.91'	46.21'
C4	150.00'	16°31'54"	N 81°25'03" W	43.13'	43.28'
C5	50.00'	90°00'00"	N 45°01'25" W	70.71'	78.54'
C6	25.00'	90°00'00"	N 45°34'51" E	35.36'	39.27'
C7	25.00'	90°00'00"	S 44°25'09" E	35.36'	39.27'
C8	25.00'	90°00'00"	S 44°25'09" E	35.36'	39.27'
C9	25.00'	90°00'00"	N 45°34'51" E	35.36'	39.27'

SURVEY NOTES:

1. This is not a boundary survey.
2. Bearings shown hereon are based on EAST LINE NE 1/4 SEC 12-44T-22R, bearing N 00°34'51" E.
3. Measurements shown hereon are in U.S. Survey feet and decimals thereof.
4. Revisions or modifications to this survey or associated reports by any party other than the signing Professional Surveyor and Mapper are prohibited without written consent.

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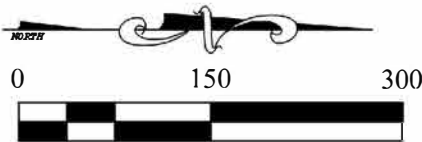
NOT VALID WITHOUT SHEET 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13 OF 13.

Sketch to Accompany Description

Subject Parcel

A tract of land lying in Subdivision lying in Section
12 & 13, Township 44 South, Range 22 East,
Lee County, Florida

NAD 1983
FLORIDA PLANE COORDINATE SYSTEM
(WEST ZONE)



THIS IS NOT A SURVEY



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JOB # 25-0111	PREPARED FOR: FOREST DEVELOPMENT
SECTION 12 & 13, TOWNSHIP 44S, RANGE 22E	
DATE	REVISION

I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted.

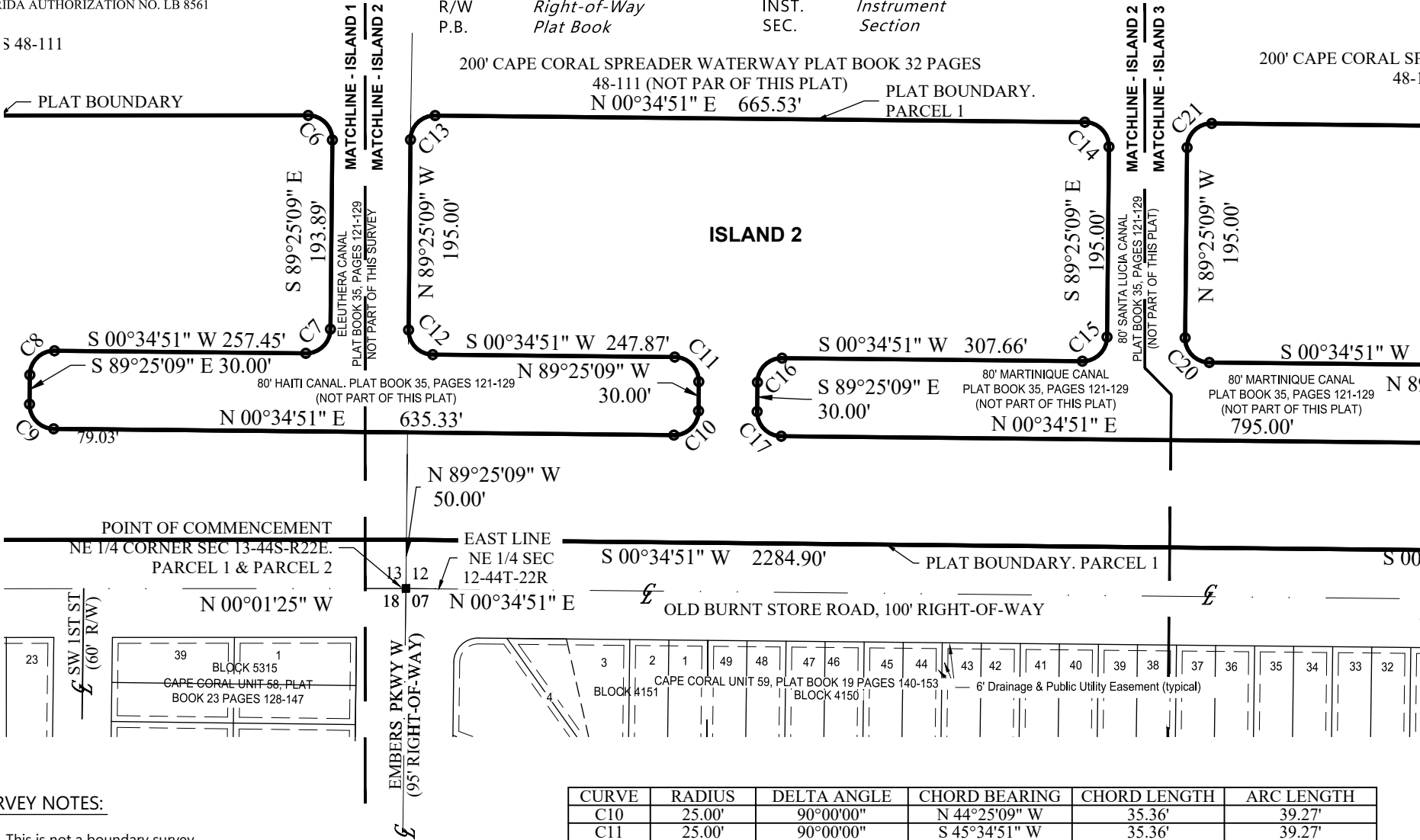
DONALD D. STOUTEN (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3839
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR
DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THIS INSTRUMENT PREPARED BY:
DONALD D. STOUTEN, PSM (LS# 3839)
PLAN RIGHT SURVEYING, INC.
1228-2 LAFAYETTE STREET
CAPE CORAL, FLORIDA 33904
PHONE 239-281-0410
FLORIDA AUTHORIZATION NO. LB 8561

LEGEND:

P.O.B.	Point of Beginning	PG.	Page	T	Township
P.O.C.	Point of Commencement	O.R.	Official Records	R	Range
R/W	Right-of-Way	INST.	Instrument		
P.B.	Plat Book	SEC.	Section		

Sketch



CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C10	25.00'	90°00'00"	N 44°25'09" W	35.36'	39.27'
C11	25.00'	90°00'00"	S 45°34'51" W	35.36'	39.27'
C12	25.00'	90°00'00"	S 45°34'51" W	35.36'	39.27'
C13	25.00'	90°00'00"	N 44°25'09" W	35.36'	39.27'
C14	25.00'	90°00'00"	N 45°34'51" E	35.36'	39.27'
C15	25.00'	90°00'00"	S 44°25'09" E	35.36'	39.27'
C16	25.00'	90°00'00"	S 44°25'09" E	35.36'	39.27'
C17	25.00'	90°00'00"	N 45°34'51" E	35.36'	39.27'

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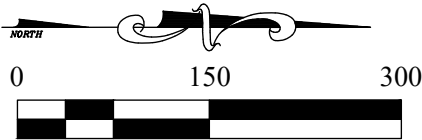
NOT VALID WITHOUT SHEET 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13 OF 13.

Sketch to Accompany Description

Subject Parcel

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NAD 1983
FLORIDA PLANE COORDINATE SYSTEM
(WEST ZONE)



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SECTION 12 & 13, TOWNSHIP 4 4S, RANGE 2 2E	
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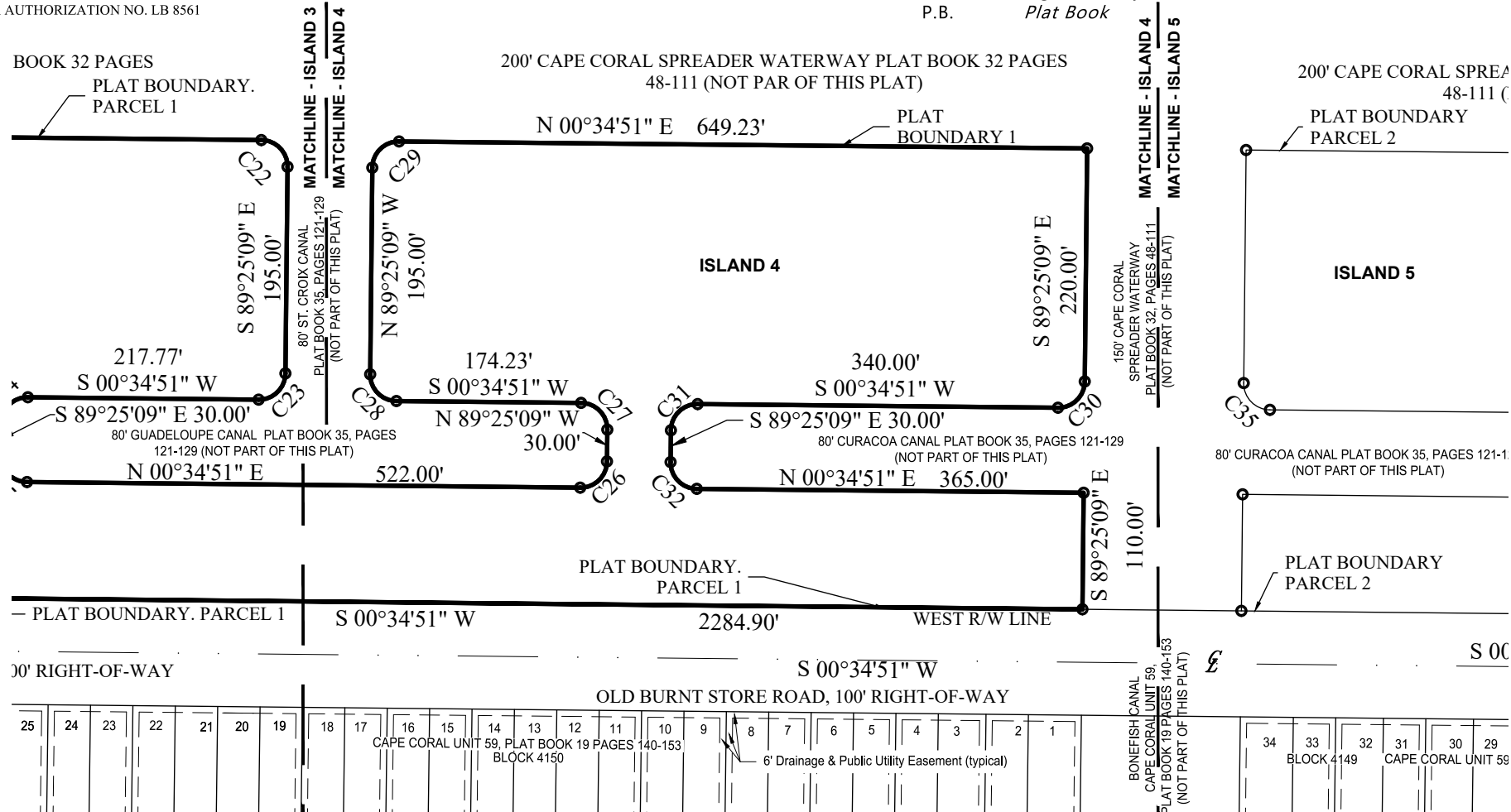
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Sketch

LEGEND:

P.O.B.	Point of Beginning	PG.	Page
P.O.C.	Point of Commencement	O.R.	Official Records
R/W	Right-of-Way	INST.	Instrument
P.B.	Plat Book		



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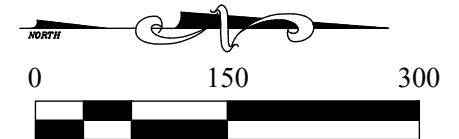
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SECTION 12 & 13, TOWNSHIP 4 4S, RANGE 22 E

DATE REVISION

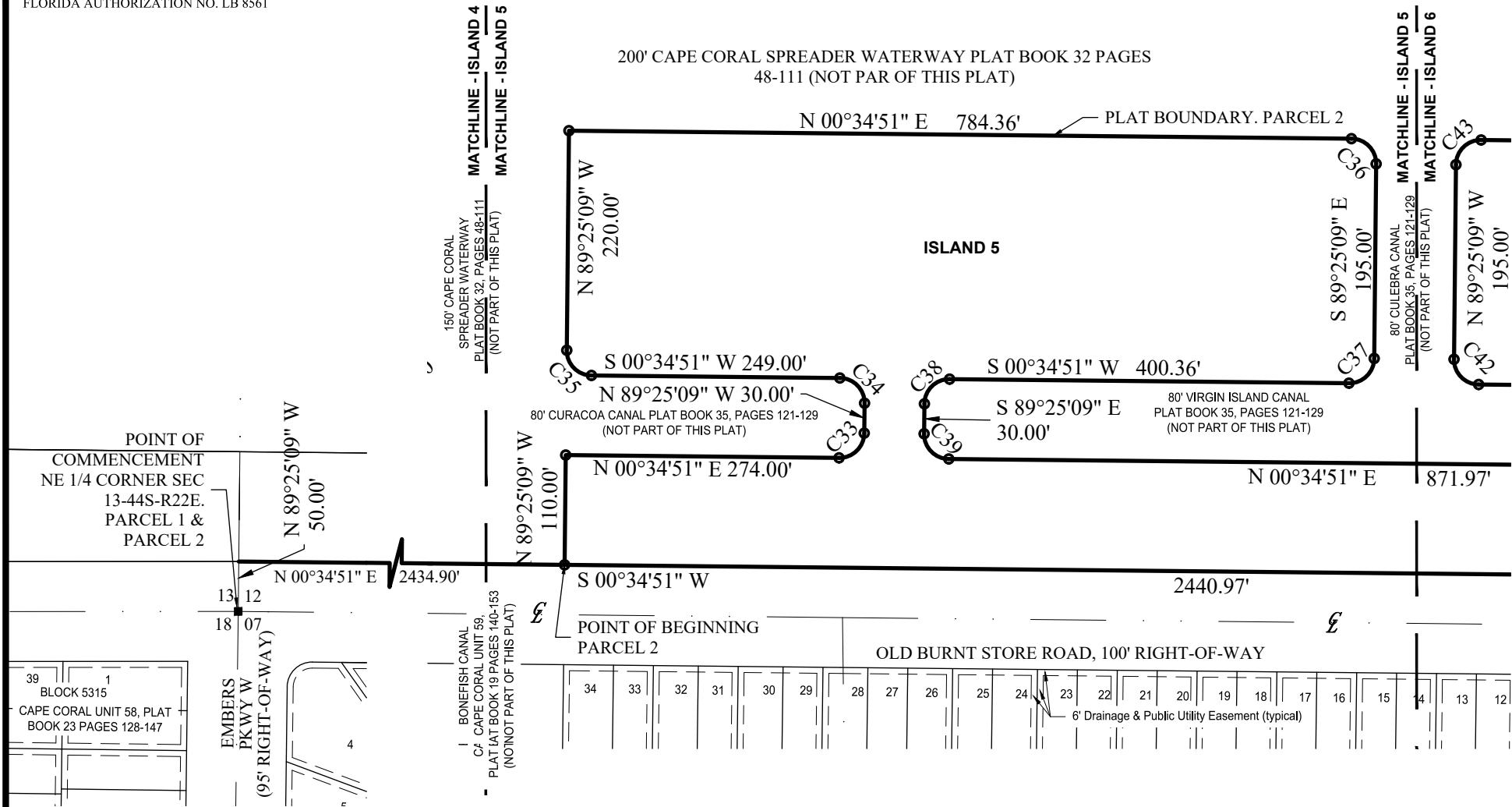
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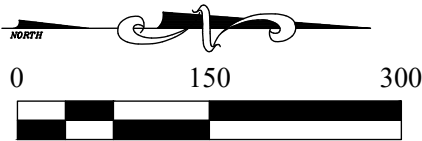
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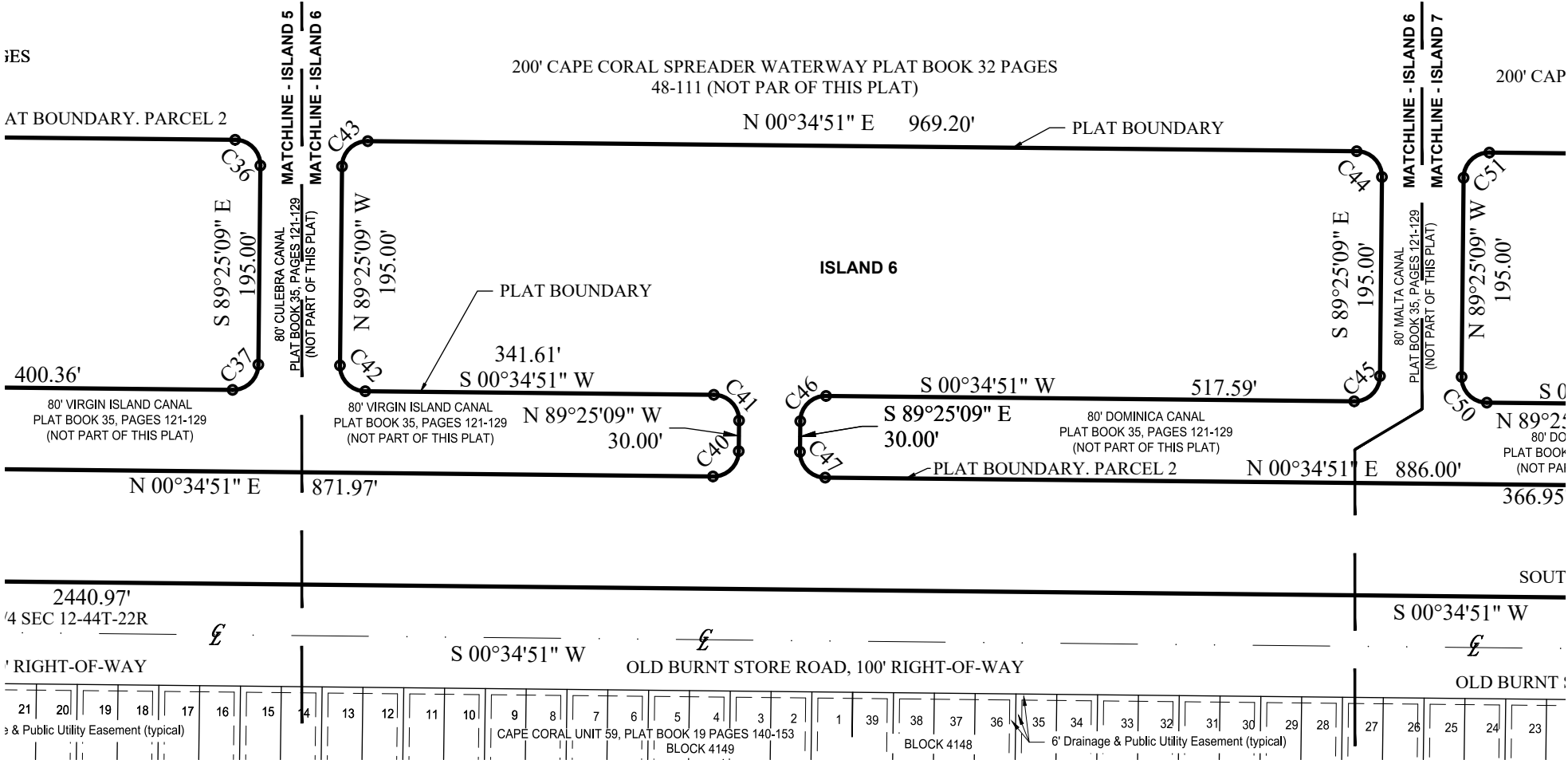
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Sketch

LEGEND:

P.O.B.	Point of Beginning	PG.	Page
P.O.C.	Point of Commencement	O.R.	Official Records
R/W	Right-of-Way	INST.	Instrument
P.B.	Plat Book		



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CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C40	25.00'	90°00'00"	N 44°25'09" W	35.36'	39.27'
C41	25.00'	90°00'00"	S 45°34'51" W	35.36'	39.27'
C42	25.00'	90°00'00"	S 45°34'51" W	35.36'	39.27'
C43	25.00'	90°00'00"	N 44°25'09" W	35.36'	39.27'
C44	25.00'	90°00'00"	N 45°34'51" E	35.36'	39.27'
C45	25.00'	90°00'00"	S 44°25'09" E	35.36'	39.27'
C46	25.00'	90°00'00"	S 44°25'09" E	35.36'	39.27'
C47	25.00'	90°00'00"	N 45°34'51" E	35.36'	39.27'

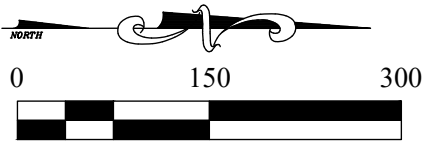
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Sketch to Accompany Description

Subject Parcel

A tract of land lying in Subdivision lying in Section 12 & 13, Township 44 South, Range 22 East, Lee County, Florida

NAD 1983
FLORIDA PLANE COORDINATE SYSTEM
(WEST ZONE)



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JOB # 25-0111	PREPARED FOR: FOREST DEVELOPMENT
SECTION 12 & 13, TOWNSHIP 4 4S, RANGE 22 E	
DATE	REVISION

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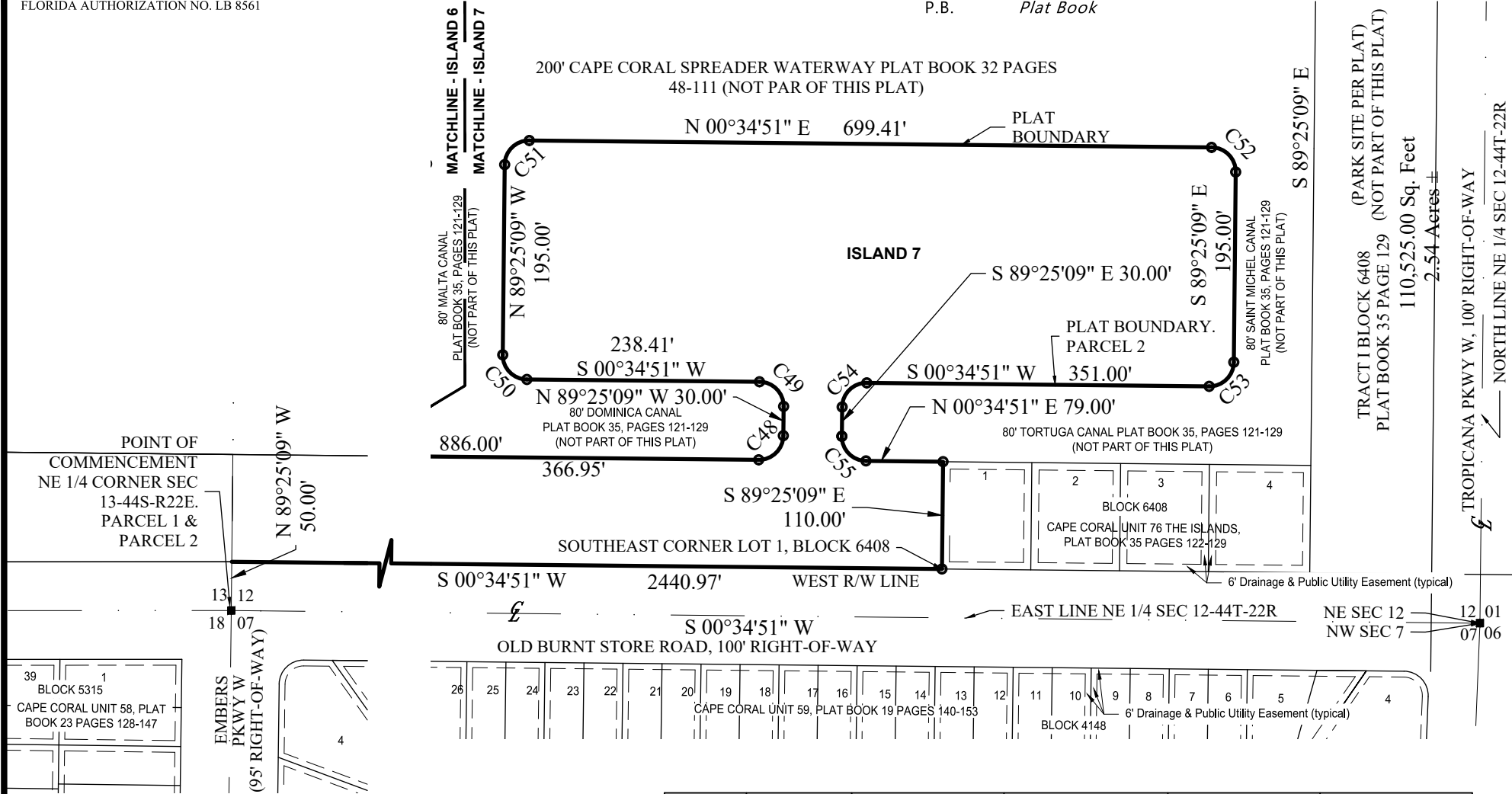
Sketch

LEGEND:

P.O.B. Point of Beginning
P.O.C. Point of Commencement
R/W Right-of-Way
P.B. Plat Book

PG. O.R.
INST. Instrument

Page
Official Records
Instrument



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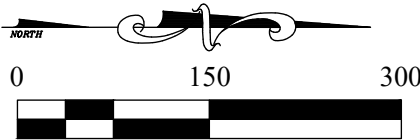
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C48	25.00'	90°00'00"	N 44°25'09" W	35.36'	39.27'
C49	25.00'	90°00'00"	S 45°34'51" W	35.36'	39.27'
C50	25.00'	90°00'00"	S 45°34'51" W	35.36'	39.27'
C51	25.00'	90°00'00"	N 44°25'09" W	35.36'	39.27'
C52	25.00'	90°00'00"	N 45°34'51" E	35.36'	39.27'
C53	25.00'	90°00'00"	S 44°25'09" E	35.36'	39.27'
C54	25.00'	90°00'00"	S 44°25'09" E	35.36'	39.27'
C55	25.00'	90°00'00"	N 45°34'51" E	35.36'	39.27'

Sketch to Accompany Description

Subject Parcel

A tract of land lying in Subdivision lying in Section 12 & 13, Township 44 South, Range 22 East, Lee County, Florida

NAD 1983
FLORIDA PLANE COORDINATE SYSTEM
(WEST ZONE)



THIS IS NOT A SURVEY



PLAN RIGHT SURVEYING, INC.

1228-2 Lafayette Street,
Cape Coral, Florida, 33904
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License L.B. #8561

JOB # 25-0111	PREPARED FOR: FOREST DEVELOPMENT
SECTION 12 & 13, TOWNSHIP 4 4S, RANGE 22 E	
DATE	REVISION

I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted

DONALD D. STOUTEN (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3839
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT 3

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Petitioner intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute all or a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or a written revocation is issued, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the community development district in substantially this form.

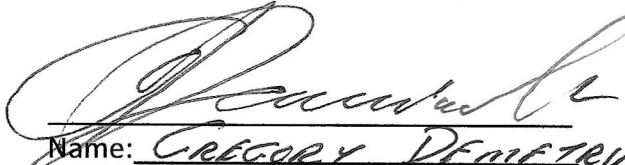
The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

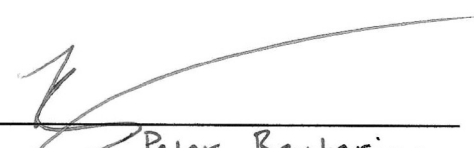
[signatures on following page]

Executed this 30th day of March, 2026.

WITNESSES:

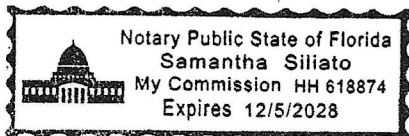
GULF GATEWAY RESORT & MARINA, LLC,
a Florida limited liability company

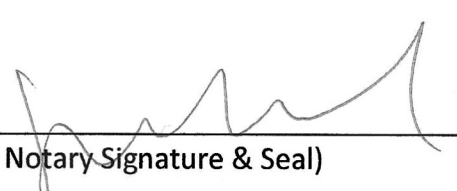

Name: GREGORY DEMETRIADES


Name: Peter Baytarian
Title: Managing Partner


Name: Andrew Karneris

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of April, 2026, by Peter Baytarian, as managing partner of Gulf Gateway Resort & Marina, LLC, who is ☒ personally known to me or ☐ produced as identification.




(Official Notary Signature & Seal)

Print Name: Samantha Siliato
Notary Public, State of Florida

Exhibit A: Property Description

Description

7 ISLANDS

Subject Parcel Description:

A parcel of land being the proposed 7 Islands Tract "A", "B", "C", "D", "E", "F", and "G", Lots 12 through 17, Block 6400, Block 6401 Through 6407, , Cape Coral Unit 76 (The Islands) as recorded in Plat Book 35, Pages 121 through 129 of the public records of Lee County, Florida more particularly described as follows:

Parcel 1, lying SOUTH of Cape Coral Spreader Waterway (150' wide) Commencing at the Northeast corner of the NE 1/4 Section 13, Township 44 South, Range 22 East, Lee County, Florida; thence run along the north line of the NE 1/4 Section 13, N 89°25'09"W for a distance of 50.00 feet to an intersection with the west line of Old Burnt Store Road (100' wide); thence run along said west right-of-way line of Old Burnt Store Road (100' wide) S 00°01'25"E for 1135.38 to any intersection with the NE corner of Lot 11, Block 6400, Cape Coral Unit 76 and the Point of Beginning.

From said Point of Beginning run along the north line of said Lot 11, Block 6400 S89°58'35"W for 125.00' to an intersection with the east line of Cape Coral Spreader Waterway and Isla De Mona Canal (80' wide); thence run along said east line of Isla De Mona Canal N 02°19'35"E for 98.69'; thence run N 00°34'51"E for 565.57' to the point of tangency of a 25' radius curve concave to the southwest having a delta angle of 90°00'00" a chord bearing and chord of N 44°25'09"W 35.36'; run along the arc of said curve for 39.27'; thence run S 00°34'51"E for 30.00' along the north line of Isla De Mona Canal (80' wide) to the point of tangency of a 25' radius curve concave to the southeast having a delta angle 90°00'00" a chord bearing and chord of S45°34'51"W 35.36' run along the arc of said curve for 39.37' to an intersection with the west line of Isla De Mona Canal (80' wide) run along said west line S 00°34'51"W for 497.52' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a central angle of 105°54'58", a chord bearing and chord of S53°32'20"W 39.91', run along the arc of said curve for 46.21' to a point of 150' radius reverse curve concave to the south, said curve having a delta angle of 16°31'54", a chord bearing and chord of N81°25'03"W 43.13', run along the arc of said curve 43.28' to an intersection with the north line of the Cape Coral Spreader Waterway (width varies); thence run along said north line S 89°58'35" W for 110.00' to the point of tangency of a 50' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°01'25"W 70.71', run along the arc of said curve for 78.54' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°01'25"W for 834.73' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Eleuthera Canal (80' wide); thence run along said south line S89°25'09"E for 193.89' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Haiti Canal (80' Wide); thence run along said west line S00°34'51"W for 257.45' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Haiti Canal (80' wide),

(Continued on next page 2)

THIS IS NOT A SURVEY

Description to Accompany Sketch

Subject Parcel

A tract of land lying in Subdivision lying in Section 12 & 13, Township 44 South, Range 22 East, Lee County, Florida

Not Valid without Sheet 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 of 13

Sheet 1 of 13



PLAN RIGHT SURVEYING, INC.

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I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted.

DONALD D. STOUTEN (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3839
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB # 25-0111 PREPARED FOR: FOREST DEVELOPMENT

SECTION 12 & 13, TOWNSHIP 44S, RANGE 22E

Description

7 ISLANDS

(Continued from page 1)

....., run along said south line for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to and intersection with the east line of Haiti Canal (80' wide), run along said east line N00°34'51"E for 635.33' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Haiti Canal (80' wide); thence run along said north line N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Haiti Canal (80' wide), run along said west line S00°34'51"W for 247.87' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Eleuthera Canal (80' wide), run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide), run along said east line N00°34'51"E for 665.53' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Santa Lucia Canal (80' wide); thence run along said south line S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Martinique Canal (80' wide); thence run along said west line S00°34'51"W for 307.66' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Martinique Canal (80' wide); run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Martinique Canal (80' wide); thence run along said east line N00°34'51"E for 795.00' to an intersection with a 25' radius curve concave to the southwest, said curve having a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Martinique Canal (80' wide), run along said north line, N89°25'09"W for 30.00' to an intersection with a 25' radius curve concave to the southeast, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Martinique Canal (80' wide), run along said west line S00°34'51"W for 357.34' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Santa Lucia Canal, run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 685.11' to an intersection with a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of St. Croix Canal (80' wide);.....

(Continued on next page 3)

THIS IS NOT A SURVEY	Description to Accompany Sketch Subject Parcel A tract of land lying in Subdivision lying in Section 12 & 13, Township 44 South, Range 22 East, Lee County, Florida	<i>Not Valid without Sheet 1, 3 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 of 13</i>
Sheet 2 of 13	 PLAN RIGHT SURVEYING, INC. 1228-2 Lafayette Street, Cape Coral, Florida, 33904 Phone: (239) 276-2861 https://planrightsurvey.com License L.B. #8561	I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted. DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

7 ISLANDS

(Continued from page 2)

.....; thence run along said south line S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Guadeloupe Canal (80' wide); thence run along said west line S00°34'51"W for 217.77' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00". a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Guadeloupe Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Guadeloupe Canal (80' wide); thence run along said east line N00°34'51"E for 522.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Guadeloupe Canal (80' wide), run along said north line N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'21"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Guadeloupe Canal (80' wide); thence run along said west line S00°34'51"W for 174.23' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of St Croix Canal (80' wide); thence run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 649.23' to an intersection with the south line of Cape Coral Spreader Waterway (150' wide); thence run along said south line S89°25'09"E for 220.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.37' to an intersection with the west line of Curacao Canal (80' wide), run along said west line S00°34'51"W for 340.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Curacao Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.66', run along the arc of said curve for 39.27' to an intersection with the east line of Curacao Canal (80' wide); thence run along said east line N00°34'51"E for 365.00 feet to an intersection with the south line of Cape Coral Spreader Waterway (150' wide); thence run along said south line S89°25'09"E for 110.00' to an intersection with the west right-of-way line of Old Burnt Road (100' wide); Thence run along said west right-of-way line S00°34'51"W for 2284.90' ; thence continue along said west right-of-way line S00°01'25"E for 1135.38' to the Point of Beginning.

Having an Area of ±1140562 Sq feet, ± 26 Acres

Together with the following: (Parcel2)

(Continued on next page 4)

THIS IS NOT A SURVEY	Description to Accompany Sketch Subject Parcel A tract of land lying in Subdivision lying in Section 12 & 13, Township 44 South, Range 22 East, Lee County, Florida	<i>Not Valid without Sheet 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 of 13</i>
Sheet 3 of 13	 PLAN RIGHT SURVEYING, INC. 1228-2 Lafayette Street, Cape Coral, Florida, 33904 Phone: (239) 276-2861 https://planrightsurvey.com License L.B. #8561	I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted. DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER
JOB # 25-0111 PREPARED FOR: FOREST DEVELOPMENT SECTION 12 & 13, TOWNSHIP 44S, RANGE 22E		

Description

7 ISLANDS

(Continued from page 3)

Parcel 2 lying NORTH of Cape Coral Spreader Waterway (150' wide)

Commencing at the Northeast corner of the NE 1/4 Section 13, Township 44 South, Range 22 East, Lee County, Florida; thence run along the north line of the NE 1/4 Section 13, N 89°25'09"W for a distance of 50.00 feet to an intersection with the west line of Old Burnt Store Road (100' wide); thence run along said west right-of-way line of Old Burnt Store Road (100' wide) N 00°34'51"E for 2434.90' to any intersection with the the north line of Cape Coral Spreader Waterway (150' wide), Cape Coral Unit 76 and the Point of Beginning.

From said Point of Beginning run along the north line of Cape Coral Spreader Waterway (150' wide) N89°25'09"W for 110.00' to an intersection with the east line of Curacao Canal (80' wide); thence run along said east line N00°34'51"E for 274.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°23'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Curacao Canal (80' wide), run along said north line N89°25'09"W for 30.00' to an intersection with a 25' radius curve concave to the southeast, said curve have a delta angle of 90°00'00", a chord bearing and cord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Curacao Canal (80' wide); thence run along said west line S00°34'51"W for 249.00' to the point of tangency of a 25' radius curve to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Cape Coral Spread Waterway (150' wide); thence run along said north line N89°25'09"W for 220.00' to an intersection with the east line of Cape coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 784.36' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Culebra Canal (80' wide); thence run along said south line S89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Virgin Island Canal (80' wide); thence run along said west line, S00°34'51"W for 400.36' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Virgin Island Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Virgin Island canal (80' wide); thence run along said east line N00°34'51"E for 871.97' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to and intersection with the north line of Virgin Island Canal (80' wide);

(Continued on next page 5)

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Sheet 4 of 13	 PLAN RIGHT SURVEYING, INC. 1228-2 Lafayette Street, Cape Coral, Florida, 33904 Phone: (239) 276-2861 https://planrightsurvey.com License L.B. #8561	I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted. DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER
JOB # 25-0111 PREPARED FOR: FOREST DEVELOPMENT SECTION 12 & 13, TOWNSHIP 44S, RANGE 22E		

Description

7 ISLANDS

(Continued from page 4)

.....; thence run along said north line, N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angel of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Virgin Island Canal (80' wide); thence run along said west line S00°34'51"W for 341.61' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Culebra Canal (80' wide); thence run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 969.20' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Malta Canal (80' wide), run along said south line, S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Dominica Canal (80' wide); thence run along said west line, S00°34'51"W for 517.59' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Dominica Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Dominica Canal (80' wide); thence run along said east line N00°34'51"E for 886.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Dominica Canal (80' wide); thence run along said north line, N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Dominica Canal (80' wide); thence run along said west line S00°34'51"W for 238.41' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to and intersection with the north line of Malta Canal (80' wide); thence run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of n90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide);.....

(Continued on next page 6)

THIS IS NOT A SURVEY	Description to Accompany Sketch Subject Parcel A tract of land lying in Subdivision lying in Section 12 & 13, Township 44 South, Range 22 East, Lee County, Florida	<i>Not Valid without Sheet 1, 2, 3, 4, 6, 7, 8, 9, 11, 12, 13 of 13</i>
Sheet 5 of 13	 PLAN RIGHT SURVEYING, INC. 1228-2 Lafayette Street, Cape Coral, Florida, 33904 Phone: (239) 276-2861 https://planrightsurvey.com License L.B. #8561	I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted. DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER
JOB # 25-0111 PREPARED FOR: FOREST DEVELOPMENT SECTION 12 & 13, TOWNSHIP 44S, RANGE 22E		

Description

7 ISLANDS

(Continued from page 5)

.....; thence run along said east line N00°34'51"E for 699.41' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Saint Michel Canal (80' wide); thence run along said south line S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Tortuga Canal (80' wide); thence run along said west line S00°34'51"W for 351.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Tortuga Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Tortuga Canal (80' wide); thence run along said east line N00°34'51"E for 79.00' to an intersection with the southwest corner of Lot 1, Block 6408, Cape Coral Unit 76; thence run along the south line of Lot 1, Block 6408 S89°25'09"E for 110.00' to the southeast corner so said lot 1, Block 6408, Said corner lying on the west right-of-way line of Old Burnt Store Road (100' Wide); thence run along said west right-of-way line S00°34'51"W for 2440.97' to the point of beginning.

Having an Area of ±914643 Sq feet, ± 21 Acres

Total Area Parcel 1 & Parcel 2: ± 2055205 Sq. Feet, ±47 Acres

THIS IS NOT A SURVEY

Description to Accompany Sketch
Subject Parcel
A tract of land lying in Subdivision lying in
Section 12 & 13, Township 44 South, Range 22
East, Lee County, Florida

*Not Valid without Sheet 1, 2, 3, 4, 5,
7, 8, 9, 10, 11, 12, 13 of 13*

Sheet 6 of 13



**PLAN RIGHT
SURVEYING, INC.**
1228-2 Lafayette Street,
Cape Coral, Florida, 33904
Phone: (239) 276-2861
<https://planrightsurvey.com>
License L.B. #8561

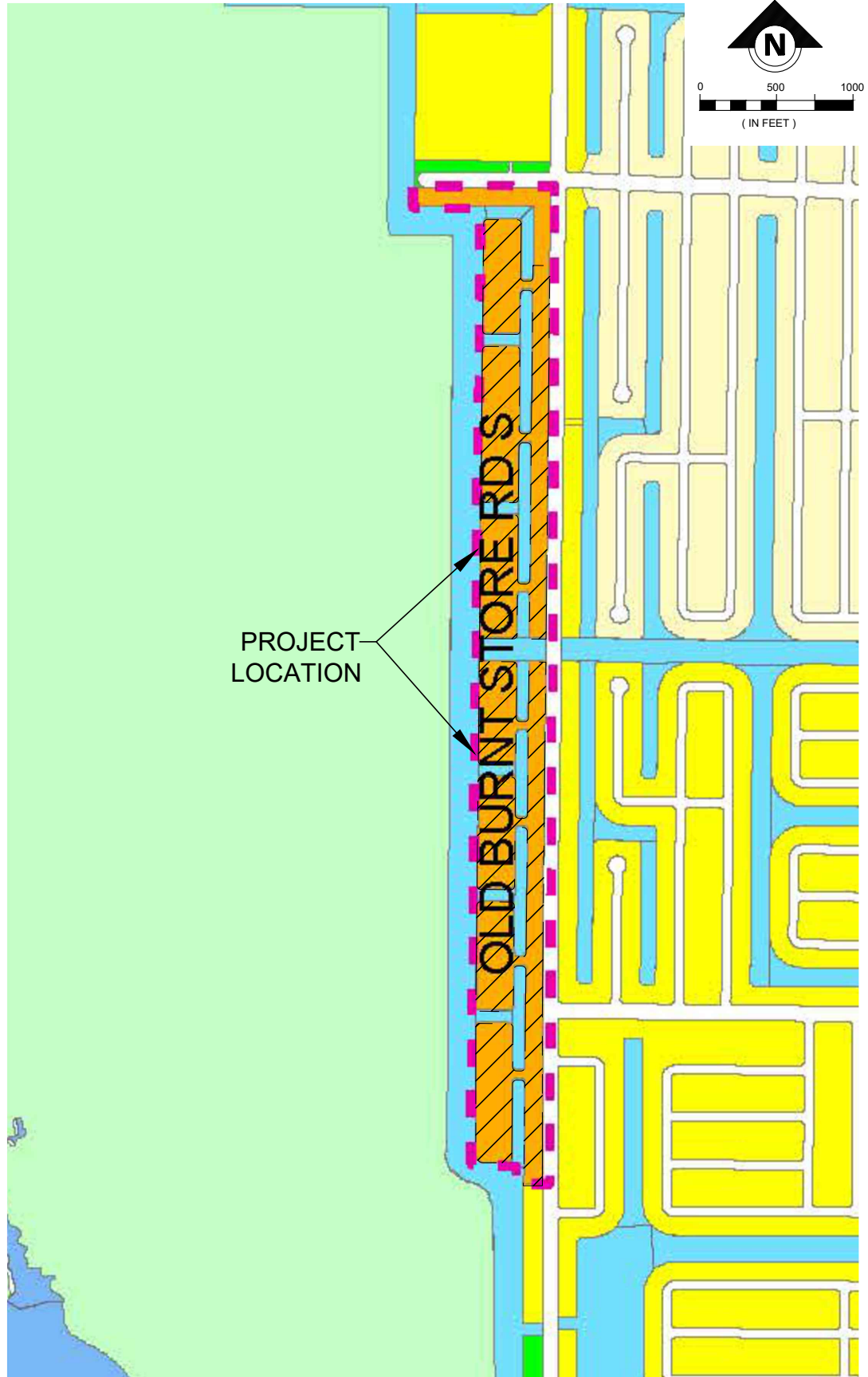
I hereby certify that this survey of the herein described property was made under my supervision and was prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, F.A.C. pursuant to section 472.027, Florida Statutes, subject to all notations shown herein. This survey is not intended to meet any other municipal or national standard or requirement unless noted.

DONALD D. STOUTEN (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3839
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR
DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT 4

P:\CAD\2022\22-111\CDD\PILOT22-111 - 04_LANDUSE_MAP.dwg, FUTURE LANDUSE MAP, 5/2/2025 9:21:15 AM, 2025 Avalon Engineering Inc., 2025 Avalon Engineering Inc.

FUTURE LAND USE	
	SF- Single Family Residential
	SM- Single Family and Multi-Family
	MF- Multiple Family Residential
	LDR- Low Density Residential
	CAC- Commercial Activity Center
	MX- Mixed Use
	DM- Downtown Mixed
	PIRD- Pine Island Road District
	CP- Commercial Professional
	I- Industrial
	PF- Public Facilities
	PK- Parks and Recreation
	OS- Open Space
	PR- Natural Resources/ Preservation
	NA
	SD- Sub-District
	CRA
	River
	Canals



FUTURE LANDUSE MAP

AVALON ENGINEERING, INC.
 2503 DEL PRADO BLVD, #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077



GULF GATEWAY RESORT & MARINA VILLAGE MIXED USE

BEING A PART OF CAPE CORAL UNIT 76
THE ISLANDS - LEE COUNTY, FLORIDA

CDD-REPORT

PROJ. NUMBER
22-111

DATE:
5/2/2025

SHEET

Exhibit 4

EXHIBIT 5

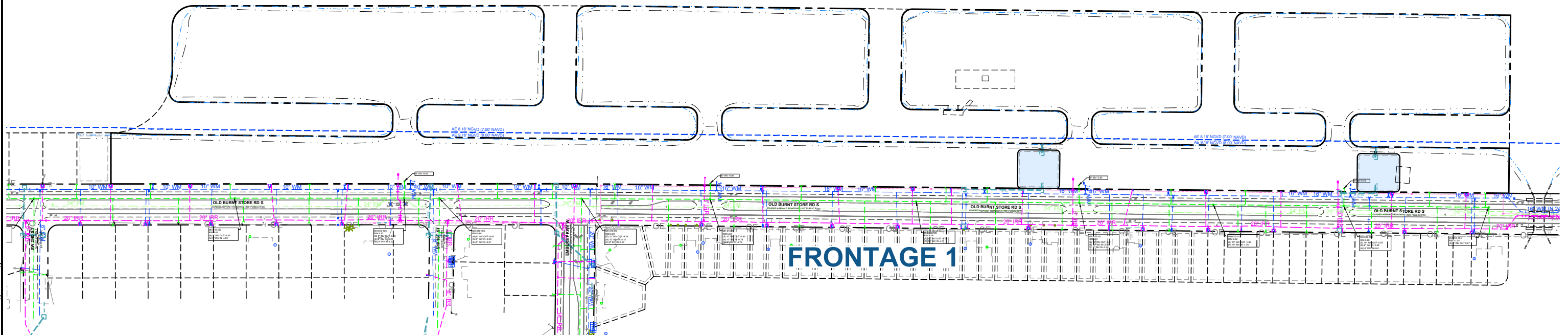
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ISLAND 1

ISLAND 2

ISLAND 3

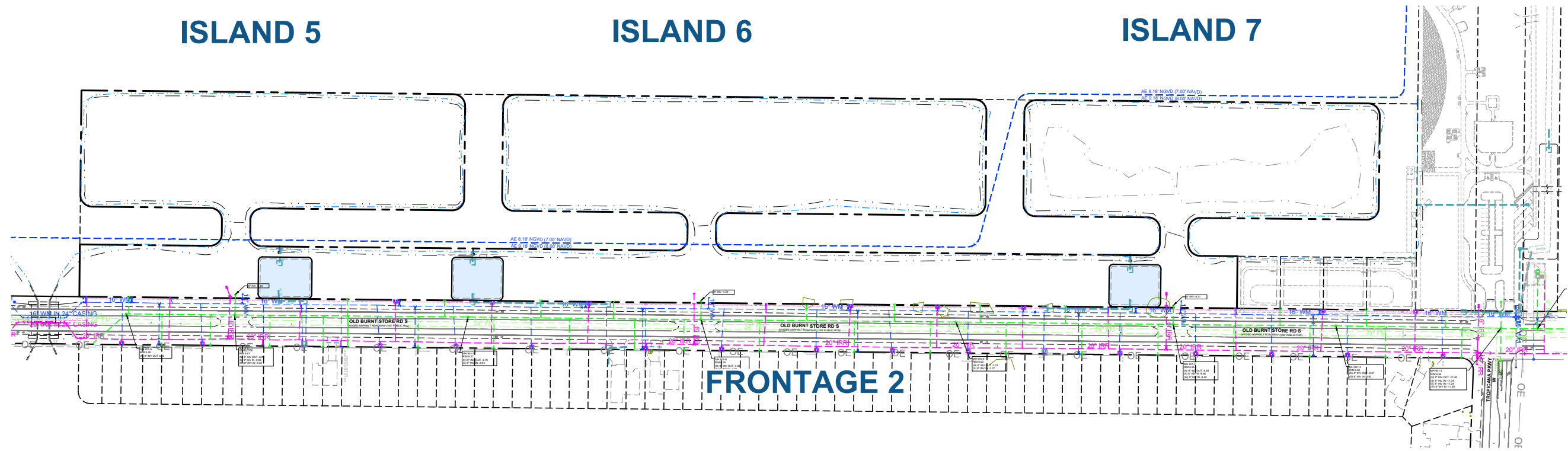
ISLAND 4



ISLAND 5

ISLAND 6

ISLAND 7



LEGEND

- FEMA FLOODZONE LINE
- - - EXISTING TOP OF BANK LINE
- EXISTING STORMWATER AREA
- EXISTING POTABLE WATER INFRASTRUCTURE
- EXISTING SEWER INFRASTRUCTURE
- EXISTING IRRIGATION INFRASTRUCTURE
- EXISTING DRAINAGE INFRASTRUCTURE

MASTER EXISTING
CONDITIONS PLAN

AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD, #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

Gulf Gateway
RESORT & MARINA VILLAGE

GULF GATEWAY RESORT
& MARINA VILLAGE
MIXED USE

BEING A PART OF CAPE CORAL UNIT 76
THE ISLANDS - LEE COUNTY, FLORIDA

CDD-REPORT
PROJ. NUMBER
22-111
DATE:
5/2/2025

Exhibit 7.0

P:\CAD\2022\22-111\CDD\22-111 - 10 WATER CDD.dwg, MASTER PLAN, 5/2/2025 9:30:15 AM, 2025 Avalon Engineering, Inc., 2025 Avalon Engineering, Inc.

ISLAND 1

ISLAND 2

ISLAND 3

ISLAND 4

FRONTAGE 1

ISLAND 5

ISLAND 6

ISLAND 7

FRONTAGE 2

LEGEND

- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- EXISTING WATER SERVICE
- PROP. WATER P.O.S. W/ METER & RPBFP
- PROP FIRE P.O.S. W/ DDCV ASSY. W/ BY PASS METER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)

MASTER POTABLE WATER DISTRIBUTION PLAN

AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD, #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

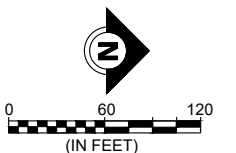


GULF GATEWAY RESORT & MARINA VILLAGE MIXED USE

BEING A PART OF CAPE CORAL UNIT 76
THE ISLANDS - LEE COUNTY, FLORIDA

CDD-REPORT
PROJ. NUMBER
22-111
DATE:
5/2/2025

Exhibit 10.0



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ISLAND 1

ISLAND 2

ISLAND 3

ISLAND 4

FRONTAGE 1

ISLAND 5

ISLAND 6

ISLAND 7

FRONTAGE 2

LEGEND

- PROPOSED GRAVITY SEWER
- PROPOSED FORCE MAIN
- EXISTING GRAVITY SEWER
- EXISTING FORCE MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED GREASE TRAP
- PROPOSED LIFT STATION

MASTER SANITARY SEWER SYSTEM PLAN

AVALON ENGINEERING, INC.

2503 DEL PRADO BLVD, #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077



GULF GATEWAY RESORT & MARINA VILLAGE MIXED USE

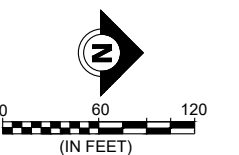
BEING A PART OF CAPE CORAL UNIT 76
THE ISLANDS - LEE COUNTY, FLORIDA

CDD-REPORT

PROJ. NUMBER
22-111

DATE:
5/2/2025

Exhibit 12.0



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ISLAND 1

ISLAND 2

ISLAND 3

ISLAND 4

FRONTAGE 1

ISLAND 5

ISLAND 6

ISLAND 7

FRONTAGE 2

LEGEND

- PROPOSED IRRIGATION MAIN
- EXISTING IRRIGATION MAIN
- PROPOSED IRRIGATION SERVICE POINT
- PROPOSED IRRIGATION GATE VALVE
- PROP. IRR. P.O.S. W/ METER & RPBFP

MASTER IRRIGATION SYSTEM PLAN

AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD, #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077



GULF GATEWAY RESORT & MARINA VILLAGE MIXED USE

BEING A PART OF CAPE CORAL UNIT 76
THE ISLANDS - LEE COUNTY, FLORIDA

CDD-REPORT

PROJ. NUMBER
22-111

DATE:
5/2/2025

Exhibit 11.0

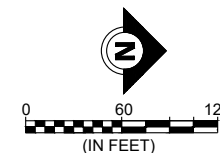


EXHIBIT 6

7 Islands CDD – Proposed Facilities

Infrastructure Ownership & Maintenance*

Improvement Category	Ownership	Operation & Maintenance
Potable Water System	CDD	CDD
Sanitary Sewer System	CDD	CDD
Stormwater Drainage System	CDD	CDD
Irrigation System	CDD	CDD
Roadway Improvements	CDD	CDD
Earthwork	CDD	CDD
Electrical Infrastructure	Service Provider	Service Provider
Landscaping & Environmental	CDD	CDD
Public Right-of-Way Improvements	CDD	CDD
Amenities	CDD	CDD

1. The installation and maintenance of landscaping in the medians and the lateral rights of way should remain with the CDD.
2. Streetlighting, including conduit, should remain with the CDD.

*provided in accordance with section 190.005(1)(a)6., F.S.

EXHIBIT 7

7 Islands CDD

Estimated Costs

Improvement	Total
Potable Water System	\$5,371,317.51
Sanitary Sewer System	\$2,361,760.07
Stormwater Drainage System	\$8,531,104.53
Irrigation System	\$412,946.17
Roadway Improvements	\$4,293,740.71
Earthwork	\$29,378,815.31
Electrical Infrastructure	\$1,380,500.00
Landscaping & Environmental	\$3,190,000.00
Public Right-of-Way Improvements	\$2,050,378.00
Amenities	\$14,534,215.74
Total	\$71,504,778.04

*All amounts include a 10% contingency

EXHIBIT 8

**7 ISLANDS
COMMUNITY DEVELOPMENT DISTRICT**

Statement of Estimated Regulatory Costs

April 28, 2026

Prepared by

Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

(561) 630-4922

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to establish the 7 Islands Community Development District (“District”). The proposed District will be comprised of approximately 47.18 +/- acres of land located in the City of Cape Coral, Florida, which will make up the 7 Islands development (collectively referred to herein as the “Project”). The limitations on the scope of this SERC are explicitly set out in Section 190.002(2) (d), F.S. (governing District establishment) as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added).”

1.2 Overview of 7 Islands Community Development District

The District is designed to provide public district infrastructure, services, and facilities along with their operations and maintenance to a development as approved by the City of Cape Coral, within the boundaries of the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly: (1) is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; (2) is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after implementation of the rule; or (3) is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this section, “transactional costs” are direct costs that are readily ascertainable by the agency based upon standard business practices, as defined in Section 120.541(2), F.S.

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

(f) In evaluating the impacts described in paragraphs (a) and (e), an agency must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.
3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

(g) Any additional information that the agency determines may be useful.

“Note: the references to “rule” in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an “ordinance” under section 190.005(2) (a), Florida Statutes.”

2.0 An economic analysis of potential impacts on growth, business competitiveness or increased regulatory costs, in excess of \$1 million within the next 5 years.

It is unlikely the establishment of the District will meet any of the adverse triggers referenced in Section 120.541(2)(a). The basis for this determination is that this Petition to establish the District is for the sole purpose of providing public infrastructure for the development of the development project, which was vetted by the City during the review process. Additional support of this determination is provided in the discussions in Section 3.0 through Section 6.0 herein.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The 7 Islands Community Development District serves land that comprises an approximately 47.18 +/- acre mixed use development to be made up of an estimated 992 residential dwelling units, a 240-room Hotel, Event Space, Retail, Community Center, and Marina.. The estimated population of the District is 2,480 (2.5 per household), within the District. The property owners in the District will be individuals that may operate industrial, manufacturing and other retail and non-retail related businesses outside the boundaries of the District.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed establishment of the District. The District as established on the proposed land, will encompass under 2,500 acres, therefore, the City of Cape Coral is the establishing entity under 190.005(2), F.S. The modest costs to various State entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, the District must pay an annual fee to the State of Florida Department of Economic Development, which offsets such costs.

City of Cape Coral

There will be only modest costs to the City for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, the City routinely processes similar petitions though for entirely different subjects, for land uses and zoning changes that are far more complex than is the petition to establish a community development district.

The annual costs to the City of Cape Coral, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District. However, consistent with section 190.005(1)(b)1, F.S., the Petitioner has included a one-time payment of \$15,000 to offset any expenses the City may incur in the processing of this Petition, or in the monitoring of this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other units of local government. In accordance with State law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

The Petitioner has estimated the costs for providing the capital facilities to be approximately \$71,504,778.04. The District may issue special assessment bonds to fund all or a portion of the costs of these facilities. These bonds would be repaid through the levy of non-ad valorem special assessments. Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

Locating in the District by new property owners is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non-ad valorem special assessments by various names and user fees as a tradeoff for the benefits and facilities that the District provides.

A Community Development District (“CDD”) provides property owners with the option of having higher levels of facilities and services financed through self-imposed assessments. The District is an alternative means to manage necessary development services with related financing powers. District management, including transactional costs associated with infrastructure maintenance, monitoring and reporting, is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a property association, County or City provision, or through developer equity and/or bank loans.

In considering these transactional costs, it shall be noted that owners of the lands to be included within the District will receive three major classes of benefits. First, landowners in the District will receive a higher long-term sustained level of public services and amenities sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other taxpayers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is a form of governance that allows District landowners, through landowner voting, and eventually qualified electors, through general elections, to determine the type, quality and expense of District services they receive.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative management mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

Approval of the 7 Islands CDD will have positive impacts on small business as defined in Chapter 288.703 (1), F. S. These positive impacts will result because the additional population in the District

will require goods and services from small businesses. These services can be provided by the small businesses that currently serve the general area. Additional opportunities will also be created for new businesses to be formed or relocate to the area. No negative impacts have been identified for small businesses as defined.

The City has an estimated population in 2020 that is greater than 75,000; therefore the City is not defined as a “*small*” City according to Section 120.52, F.S, and there will accordingly be no impact on a small City because of the formation of the District.

7.0 An evaluation of market impacts likely to result from compliance with the proposed rule.

There are minimal market impacts as the ordinance establishing the District is not likely to result in market impacts such as changes to or additional customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by State of Florida or the City of Cape Coral governmental staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and all development within the CDD is subject to existing City requirements.

8.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner’s Engineer and other professionals associated with the Petitioner.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUTE CITATION	DUE DATE
Annual Financial Audit	190.008/218.32	within 45 days of audit completion, but no later than 9 months after end of fiscal year
Annual Financial Report	190.008/218.32	within 45 days of financial audit completion, but no later than 12 months after end of fiscal year; if no audit required, no later than 9 months after the end of the fiscal year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1: Statement of Financial	112.3145	within 30 days of accepting interest the appointment, then every year thereafter by 7/1 (by “local officers” appointed to special district’s board); during the qualifying period, then every year thereafter by 7/1 (by “local officers” elected to special district’s board)
Public Facilities Report	189.08	within one year of special district’s creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government’s evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	within 120 days after the sale of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by 6/15
Adopted Budget	190.008	annually by 10/1
Public Depositor Report	280.17	annually by 11/30
Notice of Establishment	190.0485	within 30 days of the effective date of an ordinance establishing the CDD
Notice/Disclosure of Public Financing	190.009	after the sale of bonds

EXHIBIT 9

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jonathan T. Johnson of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for Gulf Gateway Resort & Marina, LLC with regard to all matters regarding the petition to establish a community development district to the City Council of the City of Cape Coral, Florida, pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

WITNESSES:

GULF GATEWAY RESORT & MARINA, LLC
a Florida limited liability company


Name: Andrew Karmaris

GREGORY DEMETRIADES

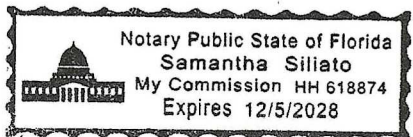


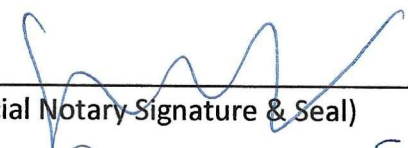
Name: Gregory Demetriades
Andrew Karmaris


Name: Peter Baytarian
Title: Managing Partner

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of April, 2026, by Peter Baytarian as Managing Partner of Gulf Gateway Resort & Marina, LLC, who is ☒ personally known to me or ☐ produced as identification.




(Official Notary Signature & Seal)

Print Name: Samantha Siliato
Notary Public, State of Florida