

EXHIBIT C

Position: The City of Cape Coral SUPPORTS legislation that designate resources solely for the unique problems facing pre-platted cities and provides property owners and local governments additional tools including funding with which to address challenges posed by antiquated subdivisions.

Purpose of Legislation: To develop dedicated resource stream(s) to assist pre-platted communities in their challenges caused by aging infrastructure.

What are pre-platted lands? Also known as “antiquated subdivisions”, pre-platted lands refers to subdivisions developed prior to the mid-1970’s, and are characterized by the provision of minimal infrastructure, provision of minimal lands for commercial, park, and public uses, the location outside of the then-urban area, communities having a fragmented ownership pattern indicative of sprawl, and lack of environmental controls and protection.

What are the challenges? These subdivisions were marketed to potential buyers throughout the world, and were developed to maximize residential sales. As a result, these communities were developed with inadequate and obsolete infrastructure, and provided few large tracts for needed commercial development, which results in a tax base heavily dependent on residents. Today, subdivision regulations require developers to provide utilities as a part of development; the costs of providing utilities after development has commenced, as is the case in pre-platted communities, is enormous.

What will legislation accomplish? These communities are negatively affected by their pre-platted nature, which is extremely difficult, if not impossible to fully correct, given the thousands of lots located in each of the communities, and the vested rights held by those lots. The provision of establishing priorities for use by certain entities when awarding grants or financial assistance to assist these legacy communities will ensure that these communities will be able to mitigate the effects of these antiquated development patterns and provide them with a better opportunity for financial stability.

Would the Legislation have a widespread impact? The focus of the legislation is narrow; for Legacy Communities only. However, these communities are located throughout the state, and their inability to provide necessary infrastructure for their residents could have an impact outside of their borders.