

Lee County Board Of County Commissioners
Agenda Item Summary

Blue Sheet No. 20021392

1. REQUESTED MOTION:

ACTION REQUESTED: Conduct a Public Hearing to consider adoption of Resolution to Amend Resolution #00-03-41 which created the University Landscape Capital MSBU. Also approve associated Budget Amendments.

WHY ACTION IS NECESSARY: Board of County Commissioners must conduct a Public Hearing to adopt the Resolution.

WHAT ACTION ACCOMPLISHES: Will authorize funding required and allow staff to continue forward with approved project.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #:

5:00 #3

3. MEETING DATE:

01-14-2003

4. AGENDA:

CONSENT
ADMINISTRATIVE
APPEALS
 PUBLIC 5:00 pm
WALK ON
TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

STATUTE 125.01g
ORDINANCE
 ADMIN. CODE 3-15
OTHER

6. REQUESTOR OF INFORMATION:

A. COMMISSIONER County-wide
B. DEPARTMENT Public Resources
C. DIVISION MSTBU Services
BY: Libby Walker

7. **BACKGROUND:** The Board created the University Landscape Capital MSBU on March 28, 2000 for the purpose of landscaping Ben Hill Griffin Parkway and portions of Corkscrew Road. The Resolution created the unit with a not to exceed amount of \$2,000,000. This amount was based on preliminary estimates. Since the creation, the Advisory Committee has worked closely with staff on the landscaping and irrigation designs. The final design included a more expensive and natural landscaping than originally planned. In addition South Florida Water Management District required the project to utilize a different aquifer with six additional wells, for a total of 13 wells.

The construction manager bid the project with all modifications. With all cost now considered, including financing, we expect the final cost not to exceed \$2,750,000, with a completion date of May 1, 2003.

Exhibits:

- A-Notice to Property Owners
- B-Notice of Intent

Attachments:

- A-Resolution #00-03-41
- B-Map
- C-Legal Description
- D- ASSESSMENT ROLL

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	OM	Risk	GC	
				 12/19/02	RK 12/26	 12/26/02	 12/26/02	 12-26-02	

10. COMMISSION ACTION:

APPROVED
DENIED
DEFERRED
OTHER

Rec. by CoAtty
Date: 12/19/02
Time: 3:42 pm
Forwarded To:
City Admin
4:25 PM

RECEIVED BY
COUNTY ADMIN. CA
12-19-02
4:50
COUNTY ADMIN.
FORWARDED TO: CA
12/20/02

LEE COUNTY RESOLUTION NO. _____

A RESOLUTION OF LEE COUNTY, FLORIDA, AMENDING LEE COUNTY RESOLUTION NO. 00-03-41, RELATING TO UNIVERSITY LANDSCAPING CAPITAL MUNICIPAL SERVICE BENEFIT UNIT; AMENDING SECTION 3, RELATING TO THE PROJECT, NOT TO EXCEED ESTIMATE; PROVIDING FOR AN AMENDED SECTION 3, RELATING TO THE COSTS FOR THE PROJECT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 125.01(1)(q), Florida Statutes, grants the Board of County Commissioners of a charter county the power to establish a municipal service benefit unit for any part or all of the unincorporated areas of the County within which may be provided fire protection, law enforcement, beach erosion control, recreation services and facilities, water, streets, sidewalks, street lighting, garbage and trash collection and disposal, waste and sewage collection and disposal, drainage, transportation and other essential facilities;

WHEREAS, the Board of County Commissioners of Lee County, Florida (the "Board", on November 24, 1998, enacted Ordinance No. 98-25 (the "Ordinance"), which Ordinance provides for the creation by resolution of municipal service benefit units within the County to provide essential municipal services, facilities and improvements in the unincorporated area of Lee County, Florida (the "County");

WHEREAS, the Board executed the University Window Overlay Agreement on April 12, 1997 relating to improvements within the specified area;

WHEREAS, the Board of County Commissioners of Lee County on

WHEREAS, the Board of County Commissioners of Lee County on March 28, 2000 adopted Resolution No. 00-03-41 creating the University Landscaping Capital MSBU, relating to landscape improvements within the specified area;

WHEREAS, the County has published and mailed notice, as required by the Ordinance, of a meeting of the Board to hear the amendment to the benefit unit and to consider adoption of a resolution amending such unit, a copy of such notice and the proof of publication of which are attached hereto as Exhibit A and B; respectively; and

WHEREAS, a public hearing was held on this date and objections and comments of all interested persons have been heard and considered as required by the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, AMENDMENTS TO SECTION 3 AS FOLLOWS:

SECTION 3. THE PROJECT. The Board hereby determines that the Landscaping improvements (the "Project"), within the boundaries of said Unit is in the best interests of the County and the property owners in the Unit. The estimated Cost (as such term is defined in the Ordinance) of the Project is not to exceed ~~\$2,000,000~~ \$2,750,000. The Board hereby finds that the formation and completion of the Project within the Unit is an improvement which will primarily benefit those lots and parcels of property within the Unit in a manner that is in addition to or different from the benefit that the general public will enjoy. The Cost of the project shall be assessed in accordance with the terms of the Ordinance.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

The foregoing Resolution was offered by Commissioner who, moved its

adoption. The motion was seconded by Commissioner and, being put to a vote, the vote was as follows:

ROBERT P. JANES	_____
DOUG ST. CERNY	_____
RAY JUDAH	_____
ANDY COY	_____
JOHN E. ALBION	_____

DULY PASSED AND ADOPTED THIS 14TH DAY OF JANUARY, 2003.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____

APPROVED AS TO FORM:

BY: _____
Office of the County Attorney

Exhibit "A"

December 23, 2002

Name
Address 1
Address 2
City, State, Zip

Strap No.:

Dear Property Owner

On March 28, 2000, the University Landscaping Capital Municipal Services Benefit Unit (MSBU) was created, as required by the University Overlay Agreement, for the purpose of installing irrigation and landscaping in the medians of Ben Hill Griffin Parkway (BHG) and on Corkscrew Road from BHG to I75. The University Overlay area on Alico Road from BHG to I75 will be completed after the widening of that roadway.

Since the unit was created, the Advisory Committee (members from Alico, Miromar, Grandezza, US Homes, and SunTrust Bank) reviewed, modified, and approved the landscaping and irrigation plans. Lee County's DOT has identified and tagged the specified trees for the project, Lodge Construction was contracted as the construction manager, the water use permit was obtained from South Florida Water Management, and the State permitted the landscaping within their jurisdiction. Lodge Construction recently finished their bidding process to identify the landscaping capital, landscaping maintenance, and the electrical contractors. Lodge is currently proceeding with locating a staging site for their construction trailer and materials.

This letter is notice for a Public Hearing to amend the Resolution creating this unit, increasing the not to exceed amount of the project to \$2,750,000. We believe the final costs will be approximately \$2,500,000, with the apportionment of the special assessment on a front footage basis. The original estimate in the Resolution creating the unit of \$2,000,000 was included prior to the completion of the landscaping design. The final and approved design incorporates more mature and significant materials, six additional wells, as required to obtain the water use permit, irrigation modifications, financing costs, and operation and maintenance services for a year.

On Tuesday, January 14, 2003 at 5:00 P.M., in the County Commissioner Meeting Room of the Lee County Courthouse, Fort Myers, Florida, a public hearing will be held regarding the amendment of Resolution 00-03-41 which created the University Landscaping Capital Municipal Service Benefit Unit. The Resolution to be considered is titled as follows:

A RESOLUTION OF LEE COUNTY, FLORIDA,
AMENDING LEE COUNTY RESOLUTION
NO. 00-03-41, RELATING TO UNIVERSITY
LANDSCAPING CAPITAL MUNICIPAL
SERVICE BENEFIT UNIT; AMENDING
SECTION 3, RELATING TO THE PROJECT,
NOT TO EXCEED ESTIMATE; PROVIDING
FOR AN AMENDED SECTION 3, RELATING
TO THE COSTS FOR THE PROJECT;
PROVIDING FOR AN EFFECTIVE DATE.

The area to be encompassed includes all parcels within the University Overlay Area fronting Ben Hill Griffin Parkway, Alico and Corkscrew Roads, as depicted in the attached map.

The adoption of this resolution amending Resolution 00-03-41 will be the final adjudication of the issues presented thereby unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of adoption of such resolution. You are advised that any person wishing to appeal any decision of the Board with respect to any matter considered will need a record and may wish to ensure that a verbatim record is made.

This Public Hearing is an opportunity for you to express your opinion or you may wish to write a letter to the sender at P. O. Box 398, Fort Myers, Florida 33902. All correspondence received within twenty (20) days of this notice will become a part of the Public Record. If you have any questions, please call 335-2186. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the County Commission at (941) 335-2269 at least seven days prior to the date of the hearing.

Sincerely,

Libby Walker
Public Resources Manager

Attached: Map

EXHIBIT "B"

**NOTICE OF INTENT TO AMEND COUNTY
RESOLUTION RELATING TO A MUNICIPAL SERVICE BENEFIT UNIT**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on Tuesday, the 14th day of January, 2003, at 5:00 P.M. in the County Courthouse, 2120 Main Street, Fort Myers, Florida, the Board of County Commissioners of Lee County, Florida, will consider the amendment of a County Resolution creating a Municipal Service Benefit Unit pursuant to Article VIII, Section 1, of the State Constitution, Chapter 125, Florida Statutes. The title of the proposed Resolution is as follows:

A RESOLUTION OF LEE COUNTY, FLORIDA, AMENDING LEE COUNTY RESOLUTION NO. 00-03-41, RELATING TO UNIVERSITY LANDSCAPING CAPITAL MUNICIPAL SERVICE BENEFIT UNIT; AMENDING SECTION 3, RELATING TO THE PROJECT, NOT TO EXCEED ESTIMATE; PROVIDING FOR AN AMENDED SECTION 3, RELATING TO THE COSTS FOR THE PROJECT; PROVIDING FOR AN EFFECTIVE DATE.

Copies of the Resolution are on file in the Office of the Clerk of the Circuit Court of Lee County, Florida, Minutes Department and the Office of Public Resources both located in the Courthouse Office Building, 2115 Second Street, Fort Myers, Florida.

The area to be encompassed by the unit includes all property located within 100 feet of Ben Hill Griffin Road, Alico Road (Ben Hill Griffin to I-75) and Corkscrew Road (Ben Hill Griffin Road to I-75) as depicted by the attached map. The nature of the project consists of landscaping and irrigation with a project cost of \$2,750,000. The proposed method of assessment will be on a front footage basis.

Interested parties may appear at the meeting in person or through counsel, and be heard with respect to the adoption of the proposed Resolution. All objections to the resolution creating the unit shall be in writing and filed with MSTBU Services, Public Resources on or before the time or the adjourned time of the hearing. Upon consideration of the objection and the resolution, the Board shall consider the resolution with such amendments as it deems appropriate or necessary. The adoption of the resolution shall be the final adjudication of the

issues presented thereby unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Board action on the Resolution.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the county Commission at (941) 335-2269 at least seven days prior to the date of the hearing.

If anyone decides to appeal a decision made by the Board, with respect to any matter considered at this meeting, a record of the proceeding will be needed for the appeal. Whoever appeals may need a verbatim record of the proceeding, including the testimony and evidence upon which the appeal is to be based.

The resolution shall take effect immediately upon their adoption by the Board of County Commissioners.

The text of this Notice is pursuant to and in conformance with Section 125.66 Florida Statutes (1999).

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
Charlie Green, Ex-Officio
Clerk to the Board of County
Commissioners of Lee County, Florida

APPROVED AS TO FORM:

By: _____
Office of the County Attorney

Attachment "A"

RESOLUTION NO. 00-03-41

RESOLUTION RELATING TO THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA: CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "UNIVERSITY LANDSCAPING CAPITAL MUNICIPAL SERVICE BENEFIT UNIT" FOR THE PURPOSE OF PROVIDING FOR THE ACQUISITION, CONSTRUCTION OF VARIOUS ESSENTIAL MUNICIPAL SERVICES, FACILITIES AND IMPROVEMENTS; PRESCRIBING THE BOUNDARIES OF SAID UNIT, ALL WITHIN THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA; AUTHORIZING THE ACQUISITION AND CONSTRUCTION OF A PROJECT WITHIN THE UNIT AND THE LEVYING OF SPECIAL ASSESSMENTS TO FINANCE SUCH PROJECT; ESTABLISHING THE ESTIMATED COST NOT TO EXCEED \$2,000,000 AND THE PROPOSED METHOD OF ASSESSMENT TO BE ON A FRONT FOOTAGE BASIS; ESTABLISHING THAT THIS NON-AD VALOREM ASSESSMENT WILL BE COLLECTED PURSUANT TO THE UNIFORM COLLECTION ACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01(1)(q), Florida Statutes, grants the Board of County Commissioners of a charter county the power to establish a municipal service benefit unit for any part or all of the unincorporated areas of the County within which may be provided fire protection, law enforcement, beach erosion control, recreation services and facilities, water streets, sidewalks, streetlighting, garbage and trash collection and disposal, waste and sewage collection and disposal, drainage, transportation and other essential facilities;

WHEREAS, the Board of County Commissioners of Lee County, Florida (the "Board", on November 24, 1998, enacted Ordinance No. 98-25 (the "Ordinance"), which Ordinance provides for the creation by resolution of municipal service benefit units within the County to provide essential municipal services, facilities and improvements in the unincorporated area of

Lee County, Florida (the "County");

WHEREAS, the Board executed the University Window Overlay Agreement on April 12, 1997 relating to improvements within the specified area;

WHEREAS, the County has published and mailed notice, as required by the Ordinance, of a meeting of the Board to hear the proposed benefit unit and to consider adoption of a resolution creating such unit, a copy of such notice and the proof of publication of which are attached hereto as Exhibit A and B; respectively; and

WHEREAS, a public hearing was held on this date and objections and comments of all interested persons have been heard and considered as required by the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. CREATION OF UNIVERSITY LANDSCAPING CAPITAL MUNICIPAL SERVICE BENEFIT UNIT. There is hereby created and established the UNIVERSITY LANDSCAPING CAPITAL MUNICIPAL SERVICE BENEFIT UNIT (the "Unit") under the authority of Section 125.01, Florida Statutes, and pursuant to the provisions of the Ordinance. The Unit shall consist of all real property in the unincorporated area of Lee County, Florida outlined on Exhibit C attached hereto.

SECTION 2. PURPOSE FOR CREATION OF UNIT. The Unit is created for the principal purpose of acquiring, constructing or otherwise providing and maintaining various essential municipal services, facilities and improvements within the Unit.

SECTION 3. THE PROJECT. The Board hereby determines that the Landscaping improvements (the "Project"), within the boundaries of said Unit is in the best interests of the County and the property owners in the Unit. The estimated Cost (as such term is defined in the Ordinance) of the Project is not to exceed \$2,000,000. The Board hereby finds that the formation and completion of the Project within the Unit is an improvement which will primarily benefit those lots and parcels of property within the Unit in a manner that is in addition to or different from the benefit that the general public will enjoy. The Cost of the project shall be assessed in accordance with the terms of the Ordinance.

SECTION 4. PROPOSED METHOD OF ASSESSMENT. The proposed method of assessment to be made upon benefited property within the Unit is by front footage. Each lot or parcel of property within the Unit shall be assessed in proportion to the benefit the lot or parcel derives from the Project.

SECTION 5. INTEREST RATE AND TERMS OF SPECIAL ASSESSMENTS.

The interest rate on the special assessments levied and imposed in regard to the Project shall be one percent greater than the interest rate the County is able to borrow at time of financing. No prepayments of special assessments shall be accepted prior to adoption of the final resolution confirming the preliminary assessment roll. Upon adoption of such confirming resolution, special assessments may be prepaid in full, without interest, other than interest included as a Cost of the related improvement, at the office of MSTBU Services within 30 days of adoption of such confirming resolution. Thereafter, all special assessments shall be payable in three (3) equal annual principal installments with interest at the above described rate, subject to the provision of Section 4 of the Ordinance, accruing from the expiration of such 30 day period. Each installment, with accrued interest, will be collected pursuant to the Uniform Assessment Collection Act.

SECTION 6. POWERS. For the purpose of providing the services within the Unit, describing in this Resolution, the County shall have all the authority and powers provided in the Ordinance and Chapter 125, Florida Statutes. Should a parcel as described in the legal description attached hereto be subdivided, the assessment will remain with the parent parcel, unless the MSTBU Coordinator is notified prior to the subdivision. Upon notification the MSTBU may reallocate any remaining assessment due among parcels involved in the subdivision.

SECTION 7. EFFECT OF ADOPTION OF RESOLUTION. The adoption of this Resolution will be the final adjudication of the issues presented hereby unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of adoption of this Resolution.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

The foregoing Resolution was offered by Commissioner Judah who, moved its adoption. The motion was seconded by Commissioner St. Cerny and, being put to a vote, the vote was as follows:

DOUGLAS ST. CERNY	<u>Aye</u>
ANDREW COY	<u>Aye</u>
JOHN E. MANNING	<u>Absent</u>
RAY JUDAH	<u>Aye</u>
JOHN E. ALBION	<u>Aye</u>

DULY PASSED AND ADOPTED THIS 28 DAY OF MARCH, 2000.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Ann S. Pierce*

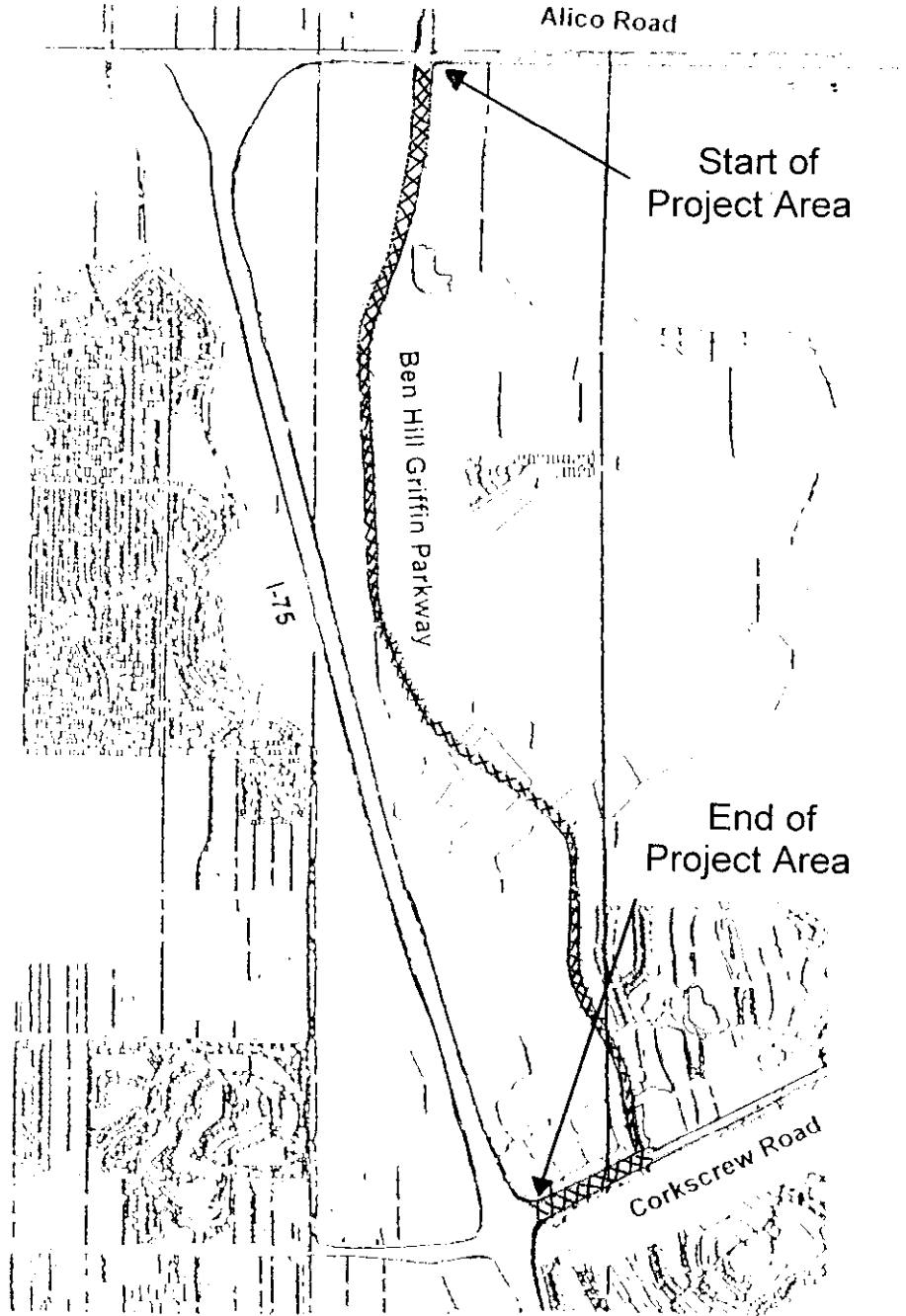
BY: *[Signature]*

APPROVED AS TO FORM:

BY: *Melody A. B...*
Office of County Attorney

Attachment "B"

University Landscape Capital MSBU



Attachment "C"

Legal Description

All property located within 100 feet of Ben Hill Griffin Road, Alico Road (Ben Hill Griffin to I-75) and Corkscrew Road (Ben Hill Griffin Road to I-75) as depicted by the map in Attachment "B".

ATTACHMENT "D"

1/2/2003 1:32 PM

Lee County MSTBU Parcel Listing SPECIAL ASSESSMENT = \$51.80/Front Foot

Project: UNIVERSITY OVERLAY

<u>SC TW RG AR BLOCK LOT</u>	<u>Owner Name / Address</u>	<u>Legal Discription</u>	<u>Units (FF):</u>
02-46-25-00-00001.0000	AGRI INSURANCE COMPANY LTD BARCLAYS BANK INTL BLDG 44 CHURCH ST P O BOX HM2064 HAMILTON HM-HX BERMUDA	SECT 2 LESS R/W LESS PAR 1.1000 + LESS 1.0010-1.0030 + LESS OR 3532/3888 + LESS OR 3524/4601 + OR 3540 PG 150	1617
02-46-25-00-00001.0010	COLLINS JOHN W + LINDA G 3875 MIDSHORE DR NAPLES FL 33975	PAR IN SW1/4 SEC 02 N OF ALICO RD DESC OR 3073 PG 2024	703
02-46-25-00-00001.0020	KLEMAN REAL ESTATE INVESTMENTS 4415 METRO PKWY STE 325 FORT MYERS FL 33916	PAR OF LAND LYING IN SW 1/4 OF SEC OR 3522/3430 LYING N + W OF ROADS	803
<i>02 46 25 00 00001.0030</i>	<i>SAME AS ABOVE</i>	<i>CORNER LOT TREELINE AND ALICO ROAD</i>	<i>221</i>
02-46-25-00-00001.0080	UNIVERSAL VENTURE FUND LLC 12800 UNIVERSITY DR STE 240 FORT MYERS FL 33907	PARCEL LYING AT NE CORNER OF BEN HILL GRIFFIN BLVD + ALICO RD DESC OR 3553/4623	100
02-46-25-00-00001.0000	AGRI INSURANCE COMPANY LTD BARCLAYS BANK INTL BLDG 44 CHURCH ST P O BOX HM2064 HAMILTON HM-HX BERMUDA	SEC 3 E OF I-75 LESS THE N 50 FT AND LESS PARCELS LYING IN S 1/4 THEREOF	1424
10-46-25-00-00001.0010	AGRI INSURANCE CO LTD C/O ALICO INC P O BOX 338 LABELLE FL 33975	IN NE 1/4 OF NE 1/4 OF NE 1/4	968
11-46-25-00-00001.0000	AGRI INSURANCE COMPANY LTD BARCLAYS BANK INTL BLDG 44 CHURCH ST P O BOX HM2064 HAMILTON HM-HX BERMUDA	ALL SEC 11 LESS TH N50FT + 1-75+1.0010 THRU 1.004+ ADDITIONAL R/W OR 3032 PG 3888	3573

1/2/2003 1:32 PM

Lee County MSTBU Parcel Listing

SPECIAL ASSESSMENT = \$51.80/Front Foot

Project: UNIVERSITY OVERLAY

<u>SC TW RG AR BLOCK LOT</u>	<u>Owner Name / Address</u>	<u>Legal Discription</u>	<u>Units (±) ±</u>
11-46-25-00-00001.0010	AGRI INSURANCE CO LTD C/O ALICO INC P O BOX 338 LABELLE FL 33975	IN THE N 1/2 OF NW 1/4 LESS ROW OR 3726 PG 2467	2577
11-46-25-00-00001.0020	SUNTRUST BANK SW FL ATT: FINANCE DEPT P O BOX 3454 FORT MYERS FL 33918	FR NW COR SEC 11 E1920FT TH S 1058FT TO P O B DESC OR 2737/1099	220
11-46-25-00-00001.0030	SOUTHTRUST BANK N A %25 MCNAMARA ASSOCIATES 2000 C SHAKERAG HILL PEACHTREE CITY GA 30269	FR NW COR E 1920FT S1019FT SLY 1403FT W75FT TO P O B DESC OR 2884 PG 575	218
11-46-25-00-00001.0040	MIROMAR LAKES LLC 24810 BURNT PINE DR SUITE 4 BONITA SPRINGS FL 34134	PARCEL LYING E AND W OF BEN HILL GRIFFIN PKWY DESC OR 3165 PG 1800 LESS SPLITS	5975
11-46-25-06-0000J.0000	PULTE HOMES CORP 9148 BONITA BEACH RD STE 102 BONITA SPRINGS FL 34135	MIROMAR LAKES UNIT 4 PB 70 PGS 48-51 TRACT J	326
13-46-25-00-00001.0010	TIITF STATE OF FLORIDA C/O DIV OF STATE LANDS 3900 COMMONWEALTH BLVD MAIL STATION 115 TALLAHASSEE FL 32399	IN SW 1/4 OF SEC OR 2497/1564 FL GULF COAST UNIV	3827
14-46-25-00-00001.0020	MIROMAR LAKES LLC 24810 BURNT PINE DR SUITE 4 BONITA SPRINGS FL 34134	PARCEL LYING ON BOTH SIDES OF BEN HILL GRIFFIN PKWY DESC OR 3165 PG 1800 LESS SPLITS	9291

1/2/2003 1:32 PM

Lee County MSTBU Parcel Listing

SPECIAL ASSESSMENT = \$51.80/Front Foot

Project: UNIVERSITY OVERLAY

<u>SC TW RG AR BLOCK LOT</u>	<u>Owner Name / Address</u>	<u>Legal Discription</u>	<u>Units (FF)</u>
14-46-25-01-000A1.0000	MIROMAR LAKES LLC 24810 BURNT PINE DR SUITE 4 BONITA SPRINGS FL 34134	MIROMAR LAKES UNIT ONE DESC IN PB 67 PGS 60-73 TRACTS A-1 THRU A-3 LESS PT UNIT III	177
14-46-25-01-000A4.0000	MIROMAR LAKES COMMUNITY DEVELO C/O ANNIS MITCHELL COCKEY PA 12800 UNIVERSITY DR STE 600 FORT MYERS FL 33906	MIROMAR LAKES UNIT ONE DESC IN PB 67 PGS 60-73 TRACT A-4	200
14-46-25-01-000C1.0000	MIROMAR LAKES COMMUNITY DEVELO C/O ANNIS MITCHELL COCKEY PA 12800 UNIVERSITY DR STE 600 FORT MYERS FL 33906	MIROMAR LAKES UNIT ONE DESC IN PB 67 PGS 60-73 TRACT C-1	34
14-46-25-01-000F2.0000	MIROMAR LAKES LLC 24810 BURNT PINE DR SUITE 4 BONITA SPRINGS FL 34134	MIROMAR LAKES UNIT ONE DESC IN PB 67 PGS 60-73 TRACT F-2	871
14-46-25-01-000F4.0000	MIROMAR LAKES LLC 24810 BURNT PINE DR SUITE 4 BONITA SPRINGS FL 34134	MIROMAR LAKES UNIT ONE DESC IN PB 67 PGS 60-73 TRACT F-4	900
14-46-25-02-0000F.0000	CENTEX HOMES 5801 PELICAN BAY BLVD STE 600 NAPLES FL 34108	MIROMAR LAKES UNIT TWO PB 70 PGS 1-2 TRACT F LESS CONDO	439
14-46-25-02-000B1.0000	MIROMAR LAKES LLC 24810 BURNT PINE DR SUITE 4 BONITA SPRINGS FL 34134	MIROMAR LAKES UNIT TWO PB 70 PGS 1-2 TRACT B-1	463

1/2/2003 1:32 PM

Lee County MSTBU Parcel Listing

SPECIAL ASSESSMENT = \$51.80/Front Foot

Project: UNIVERSITY OVERLAY

<u>SC TW RG AR BLOCK LOT</u>	<u>Owner Name / Address</u>	<u>Legal Discription</u>	<u>Units (FF)</u>
14-46-25-02-000B2.0000	MIROMAR LAKES LLC 24810 BURNT PINE DR SUITE 4 BONITA SPRINGS FL 34134	MIROMAR LAKES UNIT TWO PB 70 PGS 1-2 TRACT B-2	1140
14-46-25-02-000L1.0000	MIROMAR LAKES LLC 24810 BURNT PINE DR SUITE 4 BONITA SPRINGS FL 34134	MIROMAR LAKES UNIT TWO PB 70 PGS 1-2 TRACT L-1	416
14-46-25-02-000L2.0000	MIROMAR LAKES LLC 24810 BURNT PINE DR SUITE 4 BONITA SPRINGS FL 34134	MIROMAR LAKES UNIT TWO PB 70 PGS 1-2 TRACT L-2	166
14-46-25-06-0000B.0000	PULTE HOMES CORP 9148 BONITA BEACH RD STE 102 BONITA SPRINGS FL 34135	MIROMAR LAKES UNIT 4 PB 70 PGS 48-51 TRACTS B	116
14-46-25-06-0000I.0000	PULTE HOMES CORP 9148 BONITA BEACH RD STE 102 BONITA SPRINGS FL 34135	MIROMAR LAKES UNIT 4 PB 70 PGS 48-51 TRACT I	1347
23-46-25-00-00001.0000	MIROMAR LAKES LLC 24810 BURNT PINE DR STE 4 BONITA SPRINGS FL 34134	PARCEL LYING IN SW 1/4 CF SECT SOUTH OF TREELINE RD	1025
23-46-25-00-00001.0020	LUTHERAN CHURCH-MISSOURI SYNOD 7207 MONETARY DR ORLANDO FL 32809	PAR LYING IN THE SW 1/4 OF SEC EAST OF TREELINE AVE DESC OR 2851 PG 3172	486

1/2/2003 1:32 PM

Lee County MSTBU Parcel Listing

SPECIAL ASSESSMENT = \$51.80/Front Foot

Project: UNIVERSITY OVERLAY

<u>SC TW RG AR BLOCK LOT</u>	<u>Owner Name / Address</u>	<u>Legal Discription</u>	<u>Units (FF)</u>
23-46-25-00-00001.0030	METHODIST UNITED CHURCH INC DI 3820 COLONIAL BLVD STE 103 FT MYERS FL 33912	PARL LYING IN MULTI SECS 23+24 ELY OF TREELINE AV DESC OR 2887/633	398
23-46-25-00-00001.0040	JOHN E + ALIESE PRICE FOUNDATI 1279 LAVIN LN N FT MYERS FL 33917	FR SE LINE OF TREELINE DR N603FT TO CURVE TO LEFT 140FT FT N421FT TO POB OR2962/2112	1264
23-46-25-00-00001.0050	MIROMAR LAKES LLC 24810 BURNT PINE DR SUITE 4 BONITA SPRINGS FL 34134	PARCEL LYING IN THE SW 1/4 OF SECT DESC OR 3165 PG 1800	6270
23-46-25-00-00001.0060	MIROMAR LAKES COMMUNITY DEVELO C/O ANNIS MITCHELL COCKEY PA 12800 UNIVERSITY DR STE 600 FORT MYERS FL 33906	PARCEL LYING IN S 1/2 OF SECT NE OF TREELINE BLVD DESC OR 3165 PG 1800	538
23-46-25-00-00001.1010	MIROMAR LAKES LLC 24810 BURNT PINE DR SUITE 4 BONITA SPRINGS FL 34134	PARCEL LYING IN THE SW 1/4 OF SECT DESC IN OR 3380 PG 794 AKA AREA B	2092
23-46-25-00-00001.1030	MIROMAR LAKES LLC 24810 BURNT PINE DR SUITE 4 BONITA SPRINGS FL 34134	PARCEL LYING IN THE SW 1/4 OF SECT DESC IN OR 3380 PG 796 AKA AREA C2	1617

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Lee County MSTBU Parcel Listing

SPECIAL ASSESSMENT = \$51.80/Front Foot

Project: UNIVERSITY OVERLAY

<u>SC TW RG AR BLOCK LOT</u>	<u>Owner Name / Address</u>	<u>Legal Discription</u>	<u>Units (FF)</u>
23-46-25-00-00001.1040	MIROMAR LAKES LLC 24810 BURNT PINE DR SUITE 4 BONITA SPRINGS FL 34134	PARCEL LYING IN THE SW 1/4 OF SECT DESC IN OR 3380 PG 797 AKA AREA D	1756
23-46-25-00-00001.1050	MIROMAR LAKES COMMUNITY DEVELO C/O ANNIS MITCHELL COCKEY PA 12800 UNIVERSITY DR STE 600 FORT MYERS FL 33906	PARCEL LYING IN THE SW 1/4 OF SECT DESC IN OR 3165 PG 1800 C2 CONSERVATION AREA	530
25-46-25-00-00001.1000	FLORIDA DEVELOPMENT PARTNERS 5692 STRAND CT NAPLES FL 34110	GRANDE OAK TRACT 8 PG 85 TRACT GC GOLF COURSE + WATER	PB 68 1506
25-46-25-00-00001.1040	URIKA II INC 384 RANDALL BLVD NAPLES FL 34120	PAR LYING IN SW1/4 NWLY OF CORKSCREW RD DESC OR 2993 PG 1701	175
25-46-25-00-00001.1100	MIROMAR OUTLET PARKING EAST LC 10801 CORKSCREW ROAD SUITE 199 ESTERO FL 33921	PAR LYING IN SW1/4 SEC 25 DESC OR 3114 PG 2679 AKA MIROMAR OUTLETS OUT PARCEL II	664
25-46-25-00-00001.110A	MIROMAR OUTLET PARKING EAST LC 10801 CORKSCREW ROAD SUITE 199 ESTERO FL 33921	PAR LYING IN SW1/4 SEC 25 DESC OR 3114 PG 2679 AKA MIROMAR OUTLETS OUT PARCEL II	210
25-46-25-00-00001.1120	MIROMAR OUTLET PARKING EAST LC 10801 CORKSCREW ROAD SUITE 199 ESTERO FL 33921	PAR IN SW1/4 SEC 25 DESC OR 3114 PG 2675 AKA MIROMAR OUTLETS OUT PARCEL I	483

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25-46-25-00-00001.1130	FLORIDA DEVELOPMENT PARTNERS L 9375 SW 93RD PL MIAMI FL 33176	PARL DESC IN OR 3244 PG 3256 LESS OR 3290 PG 3102	3566
25-46-25-00-00001.1180	REGENCY REALTY GROUP INC 121 W FORSYTH ST STE 200 JACKSONVILLE FL 32202	PARL LOC IN THE SW 1/4 DESC IN OR 3342/2919	0
25-46-25-09-000B1.0000	U S HOME CORP 10481 SIX MILE CYPRESS PKWY FORT MYERS FL 33912	STONEYBROOK SUBD PB 63 PGS 1-50 TRACTS B1 THRU B5 + B24 + B26 + B51	0
25-46-25-09-000R1.0000	U S HOME CORP 10481 SIX MILE CYPRESS PKWY FORT MYERS FL 33912	STONEYBROOK SUBD PB 63 PGS 1-50 TRACT R1 + CLUBHOUSE	100
25-46-25-16-000R1.0000	FLORIDA DEVELOPMENT PARTNERS L 9375 SW 93RD PL MIAMI FL 33176	GRANDE OAK S/D PB 67 PGS 15 THRU 36 TRACTS R-1 + R-5	127
25-46-25-16-00GC1.0000	FLORIDA DEVELOPMENT PARTNERS L 9375 SW 93RD PL MIAMI FL 33176	GRANDE OAK S/D PB 67 PGS 15-36 TRACTS GC-1 THRU GC-4 + TRACT GC GRANDE OAK TR 6 PB 71 PGS 71-73	0
25-46-25-20-00000.0010	COLONIAL BANK P O DRAWER 2648 BONITA SPRINGS FL 34133	SHOPPES AT GRANDE OAK PB 69 PGS 31-34 LOT 1	0

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<u>SC TW RG AR BLOCK LOT</u>	<u>Owner Name / Address</u>	<u>Legal Discription</u>	<u>Units(FF)</u>
25-46-25-20-00000.0020	COLONIAL BANK P O DRAWER 2648 BONITA SPRINGS FL 34133	SHOPPES AT GRANDE OAK PB 69 PGS 31-34 LOT 2	0
25-46-25-20-00000.0030	EQUISTAR ESTERO ONE LC 9375 SW 93RD PL MIAMI FL 33176	SHOPPES AT GRANDE OAK PB 69 PGS 31-34 LOT 3	0
25-46-25-20-00000.0040	MCDONALDS CORP P O BOX 66207 AMF OHARE AIRPORT CHICAGO IL 60666	SHOPPES AT GRANDE OAK PB 69 PGS 31-34 LT 4	0
25-46-25-20-00000.0050	CBL PARTNERSHIP P O BOX 61532 FORT MYERS FL 33906	SHOPPES AT GRANDE OAK PB 69 PGS 31-34 LT 5	0
25-46-25-20-0000R.0000	REGENCY REALTY GROUP INC 121 W FORSYTH ST STE 200 JACKSONVILLE FL 32202	SHOPPES AT GRANDE OAK PB 69 PGS 31-34 TRACT R	0
26-46-25-00-00001.1020	UNIVERSITY HIGHLAND LP 365 FIFTH AVENUE SOUTH SUITE 201 NAPLES FL 34102	PAR DESC OR1618/1343 E OF I-75 LES R/W OR2745 PG1550 +OR2768PG76 LESS OR 2829/1590 AND 1586 AND	3721
26-46-25-00-00001.1080	UNIVERSITY SQUARE COMMUNITY DE C/O ANNIS MITCHELL COCKEY STE 600 12800 UNIVERSITY DR FORT MYERS FL 33906	PAR IN SECS 25+26 DESC OR 3120 PG 2427 AKA MIROMAR OUTLETS PHASE II ROAD	73

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<u>SC TW RG AR BLOCK LOT</u>	<u>Owner Name / Address</u>	<u>Legal Discription</u>	<u>Units(FF)</u>
26-46-25-00-00001.1090	UNIVERSITY SQUARE COMMUNITY DE C/O ANNIS MITCHELL COCKEY 12800 UNIVERSITY DR STE 600 FORT MYERS FL 33906	PAR IN SE1/4 SEC 26 DESC OR 3120 PG 2427 AKA MIROMAR OUTLETS PH I ROAD	582
26-46-25-00-00001.1110	MIROMAR OUTLET PARKING EAST LC 10801 CORKSCREW ROAD SUITE 199 ESTERO FL 33921	PAR PAR IN SECS 26+25+35 DESC OR 3114 PG 2671 AKA MIROMAR OUTLETS OUT PARCEL III	1064
35-46-25-00-00001.0010	MIROMAR SQUARES LLC 10801 CORKSCREW ROAD SUITE 199 ESTERO FL 33921	PARL IN LYING SLY OF CORKSCREW RD OR 2868/2279	1382
36-46-25-00-00001.0010	MIROMAR SQUARES LLC 10801 CORKSCREW ROAD SUITE 199 ESTERO FL 33921	PAR LYING SLY OF CORKSCREW RD OR 2868/2279	804
36-46-25-09-00000.000A	STONEBROOK SUBD	SUBD LOC IN MULTI-SECS 25 + 35-46- 25 AS RECD IN PB 63 PGS 1-50	0
36-46-25-09-0000A.0000	U S HOME CORP 10481 SIX MILE CYPRESS PKWY FORT MYERS FL 33912	STONEBROOK SUBD PB 63 PGS 1-50 TRACT A	100