

**Lee County Board Of County Commissioners  
Agenda Item Summary**

Blue Sheet No. 20050685

**1. ACTION REQUESTED/PURPOSE:** Approval of a Resolution to create the San Carlos Drive Drainage and Curbing Municipal Service Benefit Unit and a Resolution to Reimburse.

**2. WHAT ACTION ACCOMPLISHES:** Allows staff to set up a Municipal Taxing Benefit Unit to coordinate and manage a capital project to install drainage and curbs in the defined area.

**3. MANAGEMENT RECOMMENDATION:** Approve

**4. Departmental Category:** 06

*5:00 #3*

**5. Meeting Date:**

*06-28-2005*

**6. Agenda:**

- Consent
- Administrative
- Appeals
- Public
- Walk-On

**7. Requirement/Purpose:** (specify)

- Statute 125.01 g
- Ordinance
- Admin. Code 3-15
- Other

**8. Request Initiated:**

Commissioner \_\_\_\_\_  
 Department Public Resources  
 Division MSTBU  
 By: Denise Sabatini

*Denise Sabatini 5/26/05*

**9. Background:** The proposed San Carlos Drive Drainage and Curbing MSBU is located on San Carlos Island in Sections 13 and 24, Township 46, Range 23 of Lee County. Property owners have submitted the required 51% requesting the Board of County Commissioners to create a Municipal Services Taxing Benefit unit, which will allow for the installation of underground drainage and curbing. The estimated cost of this project is \$948,258.00 and consists of 79 parcels. The assessment methodology will be determined by a split assessment between front footage (\$64.92 per Front Foot) and acreage (\$18,041 per acre).

The property owners have a dual purpose in pursuing this project:

1. To improve drainage
2. Beautification of the area

The property owners have chosen this time in consultation with the DOT. This is a County maintained road. DOT is due to resurface this area. By coordinating this project with the DOT, the cost of resurfacing the road will be saved if the project is done now, rather than at a later date. This project will also save the DOT the on-going expense of improving and maintaining a swale system.

There are 79 property owners. 41 petitions (51%) have been received.

- Exhibits:**
- "A" Notice of Intent
  - "B" Proof of Publication
  - "C" Legal Description
  - "D" Map
  - "E" Tentative Assessment Roll

- Attachments:**
- "A" Statistical Sheet
  - "B" Letter to Property Owner

**10. Review for Scheduling**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>W</i>					<i>5/26/05</i>	<i>5/26/05</i>	<i>5/26/05</i>	<i>5/26/05</i>	

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

Rec. by CoAtty
Date:
Time:
Forwarded To:

RECEIVED BY COUNTY ADMIN
<i>5-26-05</i>
<i>3:25</i>
COUNTY ADMIN
FORWARDED TO:
<i>4/2/05</i>
<i>4/2/05</i>

LEE COUNTY RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA: DECLARING THE OFFICIAL INTENT OF THE COUNTY TO REIMBURSE ITSELF FROM THE PROCEEDS OF TAX EXEMPT DEBT FOR CERTAIN CAPITAL EXPENSES INCURRED AND TO BE INCURRED RELATING TO THE CONSTRUCTION OF THE SAN CARLOS DRIVE DRAINAGE/CURBING MSBU; AUTHORIZING CERTAIN INCIDENTAL ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, in connection with the construction of the "San Carlos Drive Drainage/Curbing MSBU" (a general description, attachment A), the County will incur expenses for which the County will advance internal funds; and

WHEREAS, the County intends to reimburse itself for all or a portion of such expenses from the proceeds of tax exempt debt to be incurred by the County.

NOW, THEREFORE, BE IT RESOLVED THAT THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

**SECTION 1. Declaration of Official Intent.**

The County hereby declares its official intent to reimburse itself from the proceeds of tax exempt debt to be incurred by the County for expenses paid with respect to the project subsequent to the date of this resolution. This resolution is intended as a declaration of official intent under treasury regulation §1.150-2. The original expenditure is expected to be paid from MSBU 10400 fund. The debt to be issued to finance the project is expected not to exceed an aggregate principal amount of \$800,000.

**SECTION 2. Incidental Action.**

The appropriate officials of the County are hereby authorized to take such actions as may be necessary to carry out the purpose of this Resolution.

**SECTION 3. Effective Date.**

This Resolution shall take effect immediately upon its adoption.

**RESOLUTION RELATING TO THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA: CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "SAN CARLOS DRIVE DRAINAGE/CURBING MUNICIPAL SERVICES 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 A PROJECT; ESTABLISHING THE ESTIMATED COST TO BE \$948,258 AND THE PROPOSED METHOD OF ASSESSMENT TO BE ON A FRONT FOOT/ACRAGE SPLIT; ESTABLISHING THAT THIS NON-AD VALOREM ASSESSMENT MAY BE COLLECTED, IN PART, 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, 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 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 "SAN CARLOS DRIVE DRAINAGE/CURBING MUNICIPAL SERVICES BENEFIT".**

There is hereby created and established the **SAN CARLOS DRIVE DRAINAGE/CURBING MUNICIPAL SERVICES BENEFIT UNIT** (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 drainage and curbing 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 \$948,258. 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. All funds borrowed, from either an internal County source or from an external source, and expended during the project are to be reimbursed with the long-term finance obtained upon the completion of the project.

#### **SECTION 4. PROPOSED METHOD OF ASSESSMENT.**

The proposed method of assessment to be made upon benefited property within the Unit is by a front foot/acreage split. 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 during construction of the related improvement, at the office of MSTBU Services within 30 days of adoption of such confirming resolution. Special assessments may be collected pursuant to the Uniform Assessment Collection Act in fifteen (15) equal annual principal installments with interest at the above described rate, subject to the provision of Section 4.01 of the Ordinance.

#### **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 \_\_\_\_\_ who, moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and, being put to a vote, the vote was as follows:

ROBERT P. JANES	_____
DOUGLAS ST. CERNY	_____
RAY JUDAH	_____
TAMMY HALL	_____
JOHN E. ALBION	_____

DULY PASSED AND ADOPTED THIS 28<sup>TH</sup> DAY OF JUNE, 2005.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: \_\_\_\_\_

BY: \_\_\_\_\_

APPROVED AS TO FORM:

BY: \_\_\_\_\_

Office of County Attorney

## **Exhibit "A"**

### **NOTICE OF INTENT TO ENACT COUNTY RESOLUTION CREATING A MUNICIPAL SERVICE BENEFIT UNIT**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on Tuesday, the 28th day of June 2005, 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 enactment of a County Resolution creating a Municipal Service Benefit Unit pursuant to Article VIII, Section 1, of the State Constitution, and Chapter 125, Florida Statutes. The title of the proposed Resolution is as follows:

**RESOLUTION RELATING TO THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA: CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "SAN CARLOS DRIVE DRAINAGE/CURBING MUNICIPAL SERVICES 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 A PROJECT; ESTABLISHING THE ESTIMATED COST TO BE \$948,258 AND THE PROPOSED METHOD OF ASSESSMENT TO BE ON A FRONT FOOT/ACRAGE SPLIT; ESTABLISHING THAT THIS NON-AD VALOREM ASSESSMENT MAY BE COLLECTED, IN PART, PURSUANT TO THE UNIFORM COLLECTION ACT; AND PROVIDING 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 is described in the map below. The nature of the project consists of construction an underground drainage system and curbing on San Carlos Island, Lee County and the estimated cost of the project is \$948,258. The proposed method of assessment will be Front Footage/Acreage Split 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 the County MSTBU Services 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 (239) 335-2259 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 (2004).



BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

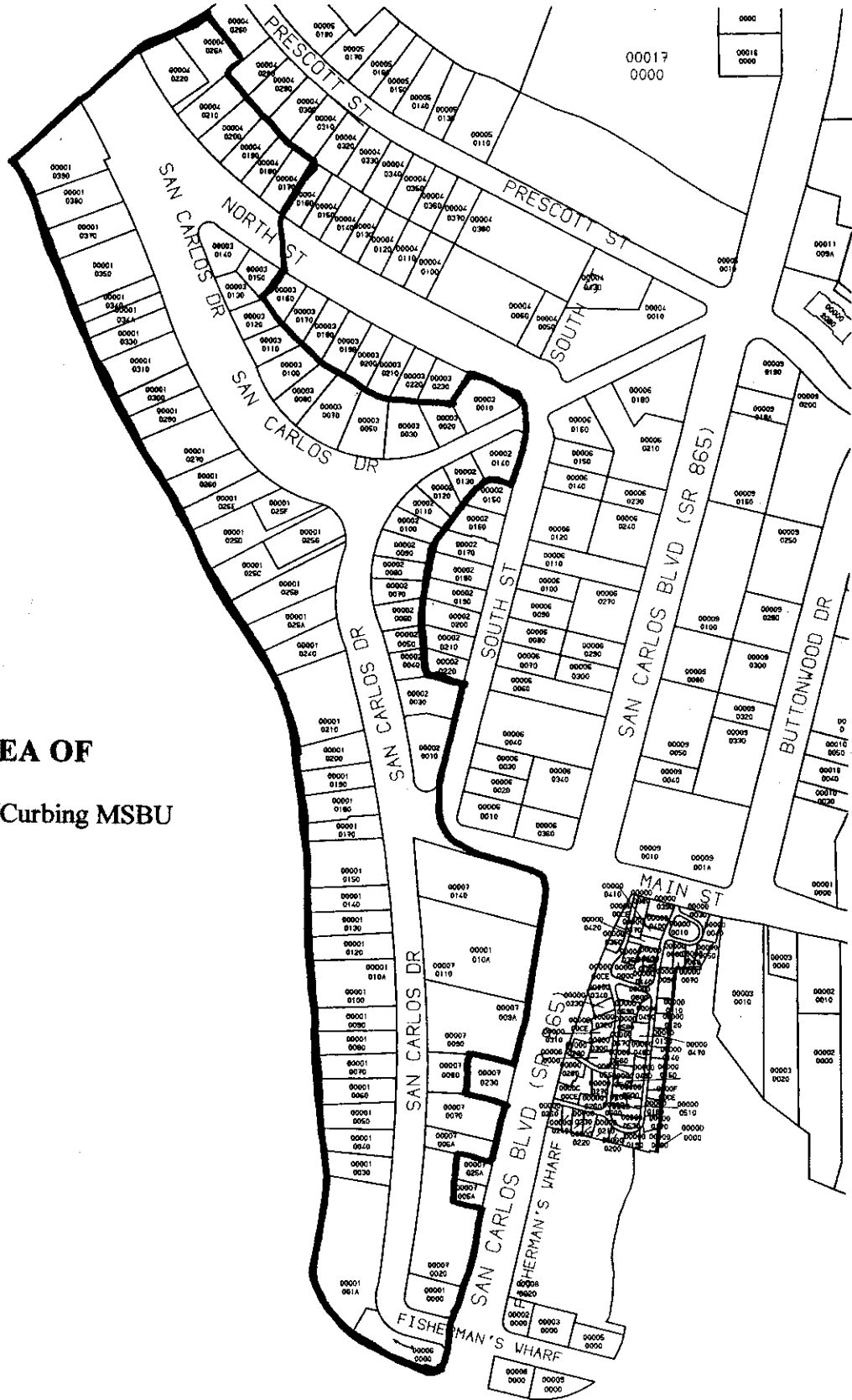
By: \_\_\_\_\_  
Charlie Green, Ex-Officio  
Clerk to the Board of County  
Commissioners of Lee County,  
Florida

APPROVED AS TO FORM:

By: \_\_\_\_\_  
County Attorney's Office

P.O. # Direct Voucher

PUBLISHING DATE June 8, 2005  
2" X 5" ad



**PROPOSED AREA OF**

**San Carlos Drive Drainage/Curbing MSBU**

T

Exhibit "B"

PROOF OF NOTICE

**TO BE INSERTED HERE WHEN RECEIVED FROM THE  
NEWS PRESS**

# EXHIBIT "C"

## LEGAL DESCRIPTION

### San Carlos on the Gulf Sub Division

***Block 1      Plat Book 6      Page 6***

Lots 1, 3 – 16, 19, 21 – 25, 26 – 29, 35, 36  
Lots Part 31 + 32  
Lot 32 N 30 Feet + Lot 33 S 45 Feet  
Lot 34 Less OR 4397/1211  
Sly Por of Lot 34 + N 15 Feet of Lot 33  
Lot 37 as Described in OR 1293/1176  
Lot 38 as Described in OR 1255/955 Less OR 2742/3175  
Lots 39 + 40 + Part Lot 38 as Described in OR 2742/3177 + Vacated Property  
Lot 17 Less N 15 Feet of W 100 Feet  
Lot 18 + N 15 Feet of W 100 Feet of Lot 17  
Lot 20 + Part Lot 19  
N 75 Feet of S 150 Feet of Lot 25  
Lot 25 as Described in OR 1303/1432  
Lot Part 25 N 70 Feet  
Part Lot 25 as Described in 1326/28  
Part Lot 25 as Described in 1432/1164  
Lot 30 + Part Lot 31

***Block 2      Plat Book 6      Page 6***

Lots 1, 2, 4 - 14  
Lots 3 + 23 + Beg SE Cor

***Block 3      Plat Book 6      Page 6***

Lots 1 – 4, 11 – 15, 8, 10  
Lot 5 + E ½ of Lot 6  
Part of Lot 6 + All Lot 7

***Block 4      Plat Book 6      Page 6***

Lots 17 – 21  
Lot 22 as Described in OR 1198/1688  
Lot 26A Parl in S E ¼ Sec 13 Twp 46 R 24 as Described in OR 1210/1420

San Carlos Drive Drainage/Curbing Legal Description Continued (Page 2)

**Block 7      Plat Book 6      Page 6**

Lots 8, 9, 10, 21, 22,  
Lots 2 Thru 4 + W ½ Lot 5 + S 40 Feet of Lot 6  
Lot 6 N 50 Feet + Lot 25 N. 50 Feet  
Lots 7 + 24  
Lots 11 – 13 + 18 – 20 + Vac St  
Lots 14 – 17 + Adjoining Vacated S. St.

**PLUS**

**San Carlos on Gulf Re Sub Division**

**Block 7      Plat Book 8      Page 58**

Lot 1

**Block A      Plat Book 8      Page 58**

All Block A + Part Lot 1 Block 1 as Described in )R 2215/4739

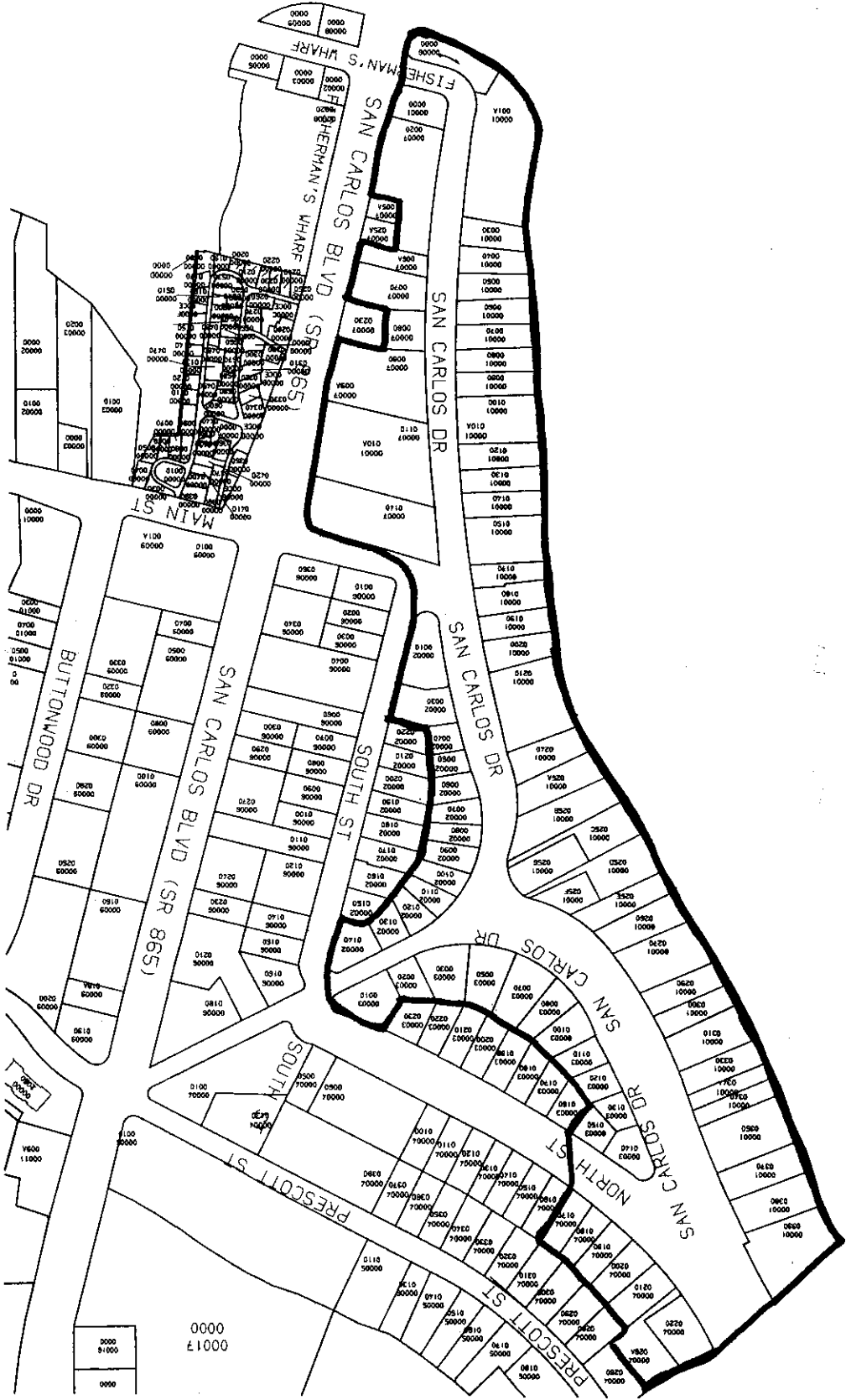


Exhibit "D"

# Exhibit "E"

## Preliminary Assessment Roll

**Date of Report:** May 24, 2005

**Parcels Selected:** 79

**Source:** Lee County Property Appraiser

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>Estimated Assessment</u>	<u>LEGAL DESCRIPTION</u>
FERRIOT MILDRED M 938 SAN CARLOS DR FT MYERS BEACH FL 33931	13-46-23-01-00001.0310 938 SAN CARLOS DR FORT MYERS BEACH FL 33931	10,823	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOTS PT.31 + 32
MAGRATH ADRIAN G TR 936 SAN CARLOS DR FT MYERS BEACH FL 33931	13-46-23-01-00001.0330 936 SAN CARLOS DR FORT MYERS BEACH FL 33931	8,766	SAN CARLOS ON THE GULF BLK.1 PB 6 PG 6 LOT32 N30 FT + LT33 S45 FT
FRED W AHLEMEIER CO 934 SAN CARLOS DR FORT MYERS BEACH FL 33931	13-46-23-01-00001.0340 934 SAN CARLOS DR FORT MYERS BEACH FL 33931	6,097	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 34 LESS OR 4397/1211
AHLEMEIER BARRY W 8505 DELMAR STE C SAINT LOUIS MO 63124	13-46-23-01-00001.034A 934 SAN CARLOS DR #A FORT MYERS BEACH FL 33931	6,097	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 SLY POR OF LOT 34 + N 15FT OF LOT 33 DESC IN OR 4397/1211
DOBROWOLSKI THERESE A + 932 SAN CARLOS DR FORT MYERS BEACH FL 33931	13-46-23-01-00001.0350 932 SAN CARLOS DR FORT MYERS BEACH FL 33931	17,699	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOTS 35 + 36
KOLAR T J AND ELEANOR 916 SAN CARLOS DR FT MYERS BEACH FL 33931	13-46-23-01-00001.0370 916 SAN CARLOS DR FORT MYERS BEACH FL 33931	11,183	SAN CARLOS ON THE GULF BLK 1 LOT 37 PB 6 PG 6 AS DESC IN OR 1293 PG 1176
VANSELOW SCOTT D + KATHRYN L 908 SAN CARLOS DR FORT MYERS BEACH FL 33931	13-46-23-01-00001.0380 908 SAN CARLOS DR FORT MYERS BEACH FL 33931	12,554	SAN CARLOS ON THE GULF BLK 1 LT38 PB6PG6 DESC OR 1255/955 LESS OR2742/3175
BELL LARRY E + GAYLE 906 SAN CARLOS DR FORT MYERS BEACH FL 33931	13-46-23-01-00001.0390 906 SAN CARLOS DR FORT MYERS BEACH FL 33931	14,504	SAN CARLOS ON THE GULF BLK 1 LTS39+40+PT LT38 DESC OR 2742/3177 + VACATED PROPERTY OR3083/2236
NADEAU THOMAS R + DONNA M 945 SAN CARLOS DR FORT MYERS BEACH FL 33931	13-46-23-01-00003.0110 945 SAN CARLOS DR FORT MYERS BEACH FL 33931	7,611	SAN CARLOS ON THE GULF BLK 3 PB 6 PG 6 LOT 11
WILDEY TIMOTHY R + 941 SAN CARLOS DR #1 FT MYERS BEACH FL 33931	13-46-23-01-00003.0120 941 SAN CARLOS DR #1+2 FORT MYERS BEACH FL 33931	8,080	SAN CARLOS ON THE GULF BLK 3 PB 6 PG 6 LOT 12
TRACY JOHN C 915 SAN CARLOS DR FORT MYERS BEACH FL 33931	13-46-23-01-00003.0130 913/15 SAN CARLOS DR FORT MYERS BEACH FL 33931	8,188	SAN CARLOS ON THE GULF BLK 3 PB 6 PG 6 LOT 13
VANSELOW SCOTT D + KATHRYN L 908 SAN CARLOS DR FT MYERS BEACH FL 33931	13-46-23-01-00003.0140 909 SAN CARLOS DR FORT MYERS BEACH FL 33931	17,602	SAN CARLOS ON THE GULF BLK.3 PB 6 PG 6 LOT 14
KAKATSCH JOHN L + JEAN 1364 SHADOW LN FORT MYERS FL 33901	13-46-23-01-00003.0150 914 NORTH ST #16 FORT MYERS BEACH FL 33931	8,549	SAN CARLOS ON THE GULF BLK.3 PB 6 PG 6 LOT 15
KOLAR THOMAS J + ELEANOR M 916 SAN CARLOS DR FT MYERS BEACH FL 33931	13-46-23-01-00004.0170 919 NORTH ST FORT MYERS BEACH FL 33931	7,323	SAN CARLOS ON THE GULF BLK 4 PB 6 PG 6 LOT 17
STEINBERG KIM 921 NORTH ST FORT MYERS BEACH FL 33931	13-46-23-01-00004.0180 921 NORTH ST FORT MYERS BEACH FL 33931	6,962	SAN CARLOS ON THE GULF BLK 4 PB 6 PG 6 LOT 18

<b>OWNER NAME AND ADDRESS</b>	<b>STRAP AND LOCATION</b>	<b>LEGAL DESCRIPTION</b>
VANSELOW SCOTT D + KATHRYN L 908 SAN CARLOS DR FORT MYERS BEACH FL 33931	13-46-23-01-00004.0190 907 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 4 PB 6 PG 6 LOT 19
VANSELOW SCOTT D + KATHRYN L 908 SAN CARLOS DR FORT MYERS BEACH FL 33931	13-46-23-01-00004.0200 905 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 4 PB 6 PG 6 LOT 20
VANSELOW SCOTT D + KATHRYN L 908 SAN CARLOS DR FT MYERS FL 33931	13-46-23-01-00004.0210 903 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 4 PB 0006 PG 0006 LOT 21
PRIMICH THEODORE F + LINDA M 900 SAN CARLOS DR FORT MYERS BEACH FL 33931	13-46-23-01-00004.0220 900 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF PB 6 PG 6 PT BLK 4 DESC IN OR 1198 PG 1688
RICE JEFFREY R 901 SAN CARLOS DR FORT MYERS BEACH FL 33931	13-46-23-01-00004.026A 901 SAN CARLOS DR FORT MYERS BEACH FL 33931	PARL IN S E 1/4 SEC 13 TWP 46 R 24 DESC IN OR 1210 PG 1420
U S FISH + WILDLIFE SERVICES 75 SPRING ST SW STE 1240 ATLANTA GA 30303	24-46-23-01-00001.001A 719 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT PT 1
KROHN MITCHELL W TR 12351 COCONUT CREEK CRT FORT MYERS FL 33908	24-46-23-01-00001.0030 725 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 3
KROHN MITCHELL W TR 12351 COCONUT CREEK CT FORT MYERS FL 33908	24-46-23-01-00001.0040 727 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 4
DEHAYS JAMES H 743 SAN CARLOS DR FT MYERS BEACH FL 33931	24-46-23-01-00001.0050 743 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 5
CARR MARY R 749 SAN CARLOS DR FT MYERS BEACH FL 33931	24-46-23-01-00001.0060 749 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 6
RUSS MATTHEW V + CHERI 5579 NORTH EAGLE CT YPSILANTI MI 48197	24-46-23-01-00001.0070 753 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 7
HASKINS RICHARD H TR 15770 WAITE ISLAND DR FT MYERS FL 33908	24-46-23-01-00001.0080 757 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 8
SPIEGEL A J + PO BOX 50 PEOSTA IA 52068	24-46-23-01-00001.0090 761 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 9
SAN CARLOS LODGE INC JIM HALL 21266 SAIL BAY DR CASSOPOLIS MI 49031	24-46-23-01-00001.0100 773 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOTS 10 + 11 AKA SAN CARLOS LODGE TLR PK
WILLOUGHBY JUNE M TR 777 SAN CARLOS DR FORT MYERS BEACH FL 33931	24-46-23-01-00001.0120 777 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 12
HARRISON JULIA E TR 789 SAN CARLOS DR FORT MYERS BEACH FL 33931	24-46-23-01-00001.0130 789 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 13
SHERIDAN GORDON + CATHARINE 793 SAN CARLOS DR FORT MYERS BEACH FL 33931	24-46-23-01-00001.0140 793 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 14
SHERIDAN GORDON J + CATHARINE 5990 THOROLD STONE RD NIAGARA FALLS ON L2J 1A2 CANADA	24-46-23-01-00001.0150 801 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOTS 15 + 16

8,319

9,379

9,560

9,092

8,168

39,033

11,940

8,045

8,045

8,081

8,405

8,081

10,823

17,208

9,452

9,308

7,395

17,713



<b>OWNER NAME AND ADDRESS</b>	<b>STRAP AND LOCATION</b>	<b>LEGAL DESCRIPTION</b>
SHIRLEY DENNIS + CONNIE 1065 BAYSIDE LN MINNETRISTA MI 55364	24-46-23-01-00001.0170 805 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 17 LESS N 15 FT OF W 100 FT
LEA R A + BARBARA K 807 SAN CARLOS DR FT MYERS BEACH FL 33931	24-46-23-01-00001.0180 807 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 18 + N 15 FT OF W 100 FT LOT 17
HIDDEN HARBOR INN LLC 819 SAN CARLOS DR FORT MYERS BEACH FL 33931	24-46-23-01-00001.0190 811 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK.1 PB 6 PG 6 LOT 19
HIDDEN HARBOR INN LLC 819 SAN CARLOS DR FORT MYERS BEACH FL 33931	24-46-23-01-00001.0200 813 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 20 + PT 19
HIDDEN HARBOR INN LLC 819 SAN CARLOS DR FORT MYERS FL 33931	24-46-23-01-00001.0210 819 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOTS 21 22 23
HIDDEN HARBOR INN LLC 819 SAN CARLOS DR FORT MYERS BEACH FL 33931	24-46-23-01-00001.0240 829 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 24
PROUDFOOT DONN 845 SAN CARLOS DR FT MYERS BEACH FL 33931	24-46-23-01-00001.025A 845 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 PT LOT 25
DUFFY KATHLEEN + 18212 CUTLASS DR FORT MYERS BEACH FL 33931	24-46-23-01-00001.025B 855 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 N 75 FT OF S 150 FT OF LOT 25
JUVE ROBERT A + 4985 TIMBER TRAIL MINNETRISTA MN 55364	24-46-23-01-00001.025C 857 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 PT LOT 25
CHRISTLIEB A RICHARD + SHIRLEY 859 SAN CARLOS DR FT MYERS BEACH FL 33931	24-46-23-01-00001.025D 859 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 25 DESC OR 1303 PG 1432
PRIMEAU NORMAN L + BEVERLY ANN 950 SAN CARLOS CT FT MYERS BEACH FL 33931	24-46-23-01-00001.025E 950 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT PT 25 N 70 FT
PRIMEAU NORMAN L + BEVERLY ANN 950 SAN CARLOS CT FT MYERS BEACH FL 33931	24-46-23-01-00001.025F 863 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 PT LOT 25 DESC OR 1326 PG 28
PROUDFOOT DONN 845 SAN CARLOS DR FT MYERS BEACH FL 33931	24-46-23-01-00001.025G 861 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 PT LT 25 DESC OR 1432 PG 1164
ROBBINS RONALD W + MICHELLE A 948 SAN CARLOS DR FT MYERS BEACH FL 33931	24-46-23-01-00001.0260 948 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 26
ROBBINS RONALD W + MICHELLE A 948 SAN CARLOS DR FORT MYERS BEACH FL 33931	24-46-23-01-00001.0270 944/946 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK.1 PB 6 PG 6 LTS 27 + 28
VASSALLO JOSEPH + MARY LEE 942 SAN CARLOS DR FORT MYERS BEACH FL 33931	24-46-23-01-00001.0290 942 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 29
FRANKE MARGOT TR 6941 LAMOTTE DR LINO LAKES MN 55038	24-46-23-01-00001.0300 940 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 1 PB 6 PG 6 LOT 30 + PT LOT 31
HIDDEN HARBOR INN LLC 819 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	24-46-23-01-00002.0010 800 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 2 PB 6 PG 6 LOTS 1 + 2

<b>OWNER NAME AND ADDRESS</b>	<b>STRAP AND LOCATION</b>	<b>LEGAL DESCRIPTION</b>
HIDDEN HARBOR INN LLC 819 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	24-46-23-01-00002.0030 820 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 2 PB 6 PG 6 LOTS 3 + 23 + BEG SE COR
HIDDEN HARBOR INN LLC 819 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	24-46-23-01-00002.0040 826 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 2 PB 6 PG 6 LOT 4
HIDDEN HARBOR INN LLC 819 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	24-46-23-01-00002.0050 830 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 2 PB 6 PG 6 LOT 5
ROSS D N + DONNA K 834 SAN CARLOS DR FT MYERS BEACH FL 33931	24-46-23-01-00002.0060 834 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 2 PB 6 PG 6 LOT 6
CANBY DONALD S + DEE ANN 921 KATY'S LN WILMINTON OH 45177	24-46-23-01-00002.0070 840 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 2 PB 6 PG 6 LOT 7
ROSS LAWRENCE G + MARY J TR 819 SAN CARLOS DR FORT MYERS FL 33931	24-46-23-01-00002.0080 844 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 2 PB 6 PG 6 LOT 8
BLANKENSHIP RICHARD 862 OAK ST FORT MYERS BEACH FL 33931	24-46-23-01-00002.0090 850/852 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 2 PB 6 PG 6 LOT 9
HOWLAND WILLIAM STETSON + 862 SAN CARLOS BLVD FORT MYERS BEACH FL 33931	24-46-23-01-00002.0100 862 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 2 PB 6 PG 6 LOT 10
WAGNER ROLF + ANN MARIE 864 SAN CARLOS DR FORT MYERS BEACH FL 33931	24-46-23-01-00002.0110 864 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 2 PB 6 PG 6 LOT 11
JOHNSON ANDREW D + KELLY L 958 SAN CARLOS CT FT MYERS BEACH FL 33931	24-46-23-01-00002.0120 958 SAN CARLOS CT FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 2 PB 6 PG 6 LOT 12
CONDOS GREGORY A 960 SAN CARLOS CT FORT MYERS BEACH FL 33931	24-46-23-01-00002.0130 960 SAN CARLOS CT FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 2 PB 6 PG 6 LOT 13
GLODEN RAYMOND P 960 SAN CARLOS CT FORT MYERS BEACH FL 33931	24-46-23-01-00002.0140 976 SAN CARLOS CT FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 2 PB 6 PG 6 LOT 14
SNIDER JOAN C 975 SAN CARLOS CT FORT MYERS BEACH FL 33931	24-46-23-01-00003.0010 975 SAN CARLOS CT FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 3 PB 6 PG 6 LOT 1
BATISTA CAROL 4820 SHERRY LN FORT MYERS FL 33908	24-46-23-01-00003.0020 965 SAN CARLOS CT FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 3 PB 6 PG 6 LOT 2
DOTSON SCOTT A III 961 SAN CARLOS CT SW FT MYERS BEACH FL 33931	24-46-23-01-00003.0030 961 SAN CARLOS CT FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 3 PB 6 PG 6 LOTS 3 + 4
DAMICO STEVEN A + LISA M 957 SAN CARLOS CT FT MYERS BEACH FL 33931	24-46-23-01-00003.0050 957 SAN CARLOS CT FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 3 PB 6 PG 6 LOT 5 + E 1/2 OF LOT 6
SCHOLZ KAREN H P O BOX 2943 FT MYERS BEACH FL 33932	24-46-23-01-00003.0070 955 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 3 PB 6 PG 6 PT LOT 6 + ALL 7
FRAZIER LINDA L 949 SAN CARLOS DR FT MYERS BEACH FL 33931	24-46-23-01-00003.0080 949 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 3 PB 6 PG 6 LOT 8
FARRELL PATRICK M + JEAN M 943 SAN CARLOS DR FT MYERS BEACH FL 33931	24-46-23-01-00003.0100 947 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 3 PB 6 PG 6 LOT 10

11,580

6,385

5,535

7,106

6,926

6,096

7,287

6,926

7,070

7,719

7,575

12,769

15,331

7,935

14,162

13,239

13,275

8,982

9,992

<b>OWNER NAME AND ADDRESS</b>	<b>STRAP AND LOCATION</b>	<b>LEGAL DESCRIPTION</b>
CARROLL MARINA LLC 703 FISHERMANS WHARF FORT MYERS BEACH FL 33931	<b>24-46-23-01-00007.0020</b> 713 FISHERMANS WHARF FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 7 PB 6 PG 6 LT 2 THRU 4 + W 1/2 LT 5 + S 40 FT 6
CARROLL MARINA LLC 703 FISHERMANS WHARF FORT MYERS BEACH FL 33931	<b>24-46-23-01-00007.006A</b> 740/42 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 7 PB 6 PG 6 LT 6 N 50 FT + LT 25 N 50 FT
CARROLL MARINA LLC 703 FISHERMANS WHARF FORT MYERS BEACH FL 33931	<b>24-46-23-01-00007.0070</b> 746 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 7 PB 6 PG 6 LOTS 7 + 24
BIANCHI SANDRA E 752 SAN CARLOS DR FORT MYERS BEACH FL 33931	<b>24-46-23-01-00007.0080</b> 752 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK.7 PB 6 PG 6 LOTS 8
WILLOUGHBY REUBEN TR EST 777 SAN CARLOS DR FT MYERS BEACH FL 33931	<b>24-46-23-01-00007.0090</b> 760 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 7 PB 6 PG 6 LOTS 9 10 21 22 AKA BON AIRE RENTAL PARK
SAN CARLOS LODGE INC JAMES D HALL PRES 21266 SAIL BAY DR CASSOPOLIS MI 49031	<b>24-46-23-01-00007.0110</b> 790 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 7 PB 6 PG 6 LOTS 11 THRU 13+18 THRU 20+VAC ST AKA SAN CARLOS LODGE TRL PK
LEE COUNTY P O BOX 398 FORT MYERS FL 33902	<b>24-46-23-01-00007.0140</b> 796 SAN CARLOS DR FORT MYERS BEACH FL 33931	SAN CARLOS ON THE GULF BLK 7 PB6 PG6 LTS 14-17 + ADJOINING VACATED S ST LESS OR 1148/856 RD R/W
CARROLL MARINA LLC 703 FISHERMANS WHARF FORT MYERS BEACH FL 33931	<b>24-46-23-10-00001.0000</b> 711 FISHERMANS WHARF FORT MYERS BEACH FL 33931	SAN CARLOS ON GULF RESUB. PB 8 PG 58 LOT 1 BLK 7
CARROLL MARINA LLC 703 FISHERMANS WHARF FORT MYERS BEACH FL 33931	<b>24-46-23-10-00006.0000</b> 703 FISHERMANS WHARF FORT MYERS BEACH FL 33931	SAN CARLOS ON GULF RESUB BLK.A PB 8 PG 58 ALL BLK A + PT LOT 1 BLK 1 DESC OR 2215 PG 4739

38,959

6,998

15,332

10,677

30,195

36,711

24,857

12,823

21,499

79 RECORDS PRINTED

**Attachment "A"**

**STATISTICAL REPORT**

MSBU: San Carlos Drive Drainage and Curbing MSBU

TYPE OF BENEFIT: Drainage and Curbing

LOCATION OF DISTRICT: San Carlos Island, Lee County

METHOD OF PAYMENT: Front Footage/Acragage Split

**FORMAL PETITION RESULTS**

Assessed Value: \$948,258

	Number	%
Total # of Parcels	79	100%
Required Number of Signatures	41	51%
Actual Number of Notarized Signatures	44	55%

Attachment "B"

(239) 335-2186

June 8, 2005

Name  
Address  
City, State, Zip

**Strap No.:**

Dear Property Owner:

On Tuesday, June 28, 2005 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 creation of the San Carlos Drive Drainage/Curbing Municipal Service Benefit Unit. The Resolution to be considered is titled as follows:

RESOLUTION RELATING TO THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA: CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "SAN CARLOS DRIVE DRAINAGE/CURBING MUNICIPAL SERVICES 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 A PROJECT; ESTABLISHING THE ESTIMATED COST TO BE \$948,258 AND THE PROPOSED METHOD OF ASSESSMENT TO BE ON A FRONT FOOT/ACRAGE SPLIT; ESTABLISHING THAT THIS NON-AD VALOREM ASSESSMENT MAY BE COLLECTED, IN PART, PURSUANT TO THE UNIFORM COLLECTION ACT; AND PROVIDING AN EFFECTIVE DATE.

Page 2

The area to be encompassed by the proposed Unit shall consist of real property located in Section 13 & 24, Township 46, Range 23 in the San Carlos Drive area of San Carlos Island, Fort Myers, as depicted in the attached map.

The estimated cost of the Project is \$948,258, which shall be paid as a special assessment on the properties within the Unit, which are specially benefited by the Project.

The proposed method of assessment for purposes of paying the costs of the project is on a Front Footage/Acreage Split basis to be billed as a non-ad valorem special assessment. Payments will be billed as a non-ad valorem special assessment on your annual tax bill, beginning November 2006. Failure to pay the special assessment may cause a tax certificate to be issued against the property, which may result in the loss of title.

Should the proposed Unit be created, the Board of County Commissioners of Lee County, Florida (the "Board") shall act as its governing body, and, acting on behalf of the Unit, will obtain the necessary financing and contract for the acquisition and construction of the Project. At the public hearing on the creation of the Unit, the Board will hear further public input regarding the acquisition and construction of the Project and establishment and apportionment of special assessments within the Unit.

The adoption of the resolution creating the Unit 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.

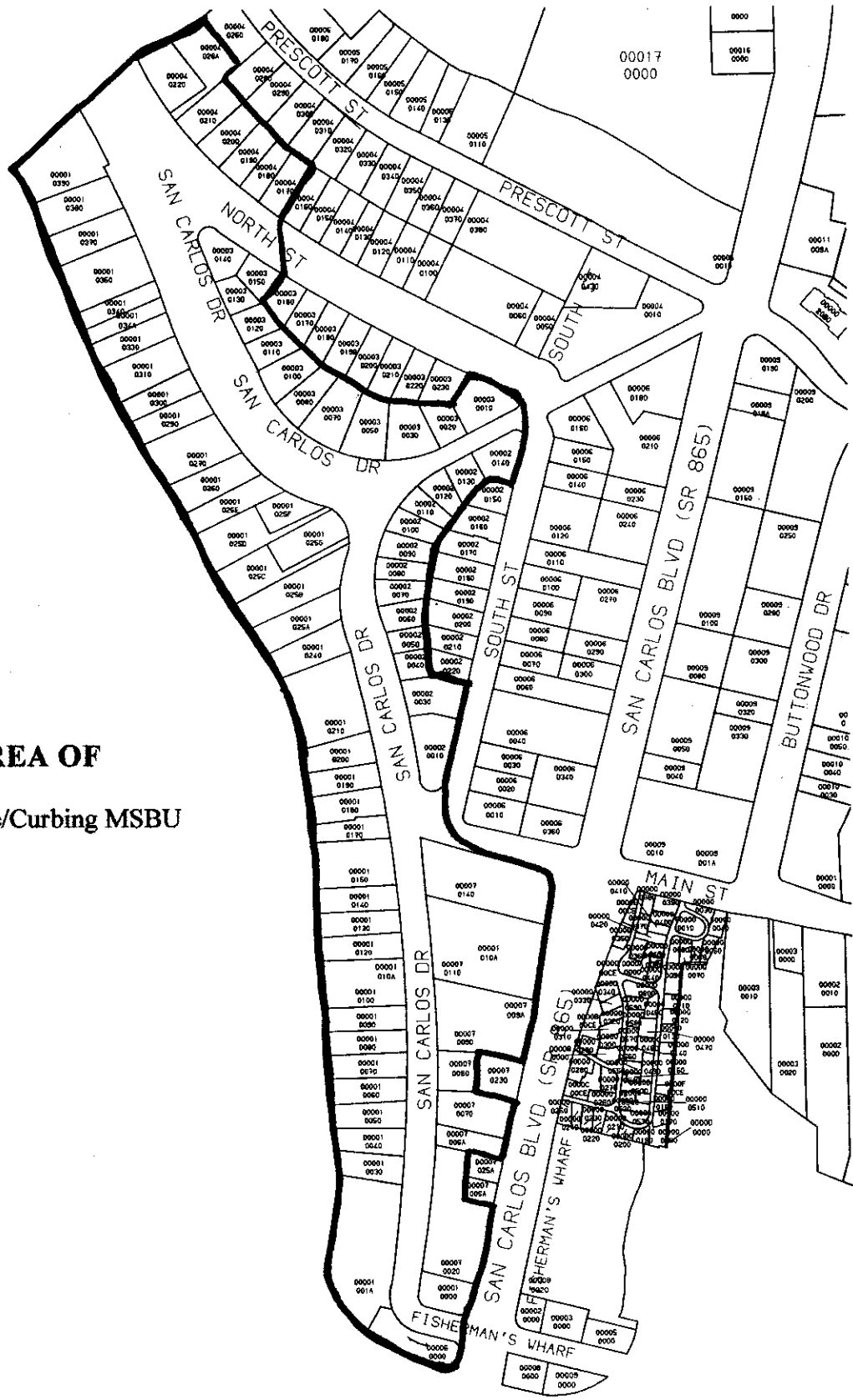
This Public Hearing is an opportunity for you to express your opinion or you may wish to write a letter to the sender at P. O. Box 398, Fort Myers, Florida 33902. All correspondence received within twenty (20) days of this notice will become a part of the Public Record. If you have any questions, please 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 Public Resources Office at (239) 335-2269 at least seven days prior to the date of the hearing.

Sincerely,

Denise Sabatini  
MSTBU Coordinator

attachment: Map

**PROPOSED AREA OF**  
**San Carlos Drive Drainage/Curbing MSBU**



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