

Lee County Board Of County Commissioners
Agenda Item Summary

Blue Sheet No. 20020857

1. REQUESTED MOTION:

ACTION REQUESTED: Conduct a Public Hearing and adopt a Resolution to create the Cottage Point Waterline MSBU. Approve related Budget Amendment Resolution and Resolution of Intent to Reimburse.

WHY ACTION IS NECESSARY: Public Hearing is a legal requirement in the consideration of the creation of a Municipal Services Benefit Unit.

WHAT ACTION ACCOMPLISHES: Provides an opportunity of public input. Satisfies the legal requirements of the Florida Statutes and County Ordinance to proceed with the acquisition and construction of an MSBU project.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #:

5:00 #8

3. MEETING DATE:

08-13-2002

4. AGENDA:

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

5. REQUIREMENT/PURPOSE:
 (Specify)

STATUTE 125.01q
 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 *fw*

7. BACKGROUND:

Cottage Point is a small residential community located off of Summerlin Road. The property owners currently use well water. Residents have had significant well problems this spring/summer with wells drying up. The property owners recognize the need to construct a waterline and have supplied MSTBU Services with the required petitions to move forward and create the MSBU. The estimated cost of the project is \$201,061 and the methodology for the assessment is on an equivalent assessment unit.

Exhibits:
 A-Notice to Property Owners
 B-Notice of Intent
 C-Legal Description

Attachment: A-Assessment Roll
 B-Petition Statistical Sheet
 C-Map

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services <i>am 7/25</i>				G County Manager
					OA	OM	Risk	GC	
<i>7-24-02 AS 7/25/02</i>	N/A	N/A	N/A	<i>S. Powell 7/25/02</i>	<i>CA 7/25/02</i>	<i>7/25/02</i>	<i>LP 7/25</i>	<i>7/25/02</i>	<i>7-25-02</i>

10. COMMISSION ACTION:

_____ APPROVED
 _____ DENIED
 _____ DEFERRED
 _____ OTHER

REC'D.
 BY CO. ATTY.
 7/24/02
 3:00 PM
 CO. ATTY.
 FORWARDED TO:
 10-3/02

RECEIVED BY
 COUNTY ADMIN. CA
 7/25 10:30
 COUNTY ADMIN.
 FORWARDED TO: HS
 7/25 4:00

RESOLUTION

Amending the Cottage Point Waterline MSTBU, Fund # 35283, Budget to incorporate the unanticipated receipts into Estimated Revenues and Appropriations for the fiscal year 2001-2002.

WHEREAS, in compliance with the Florida Statutes 129.06(2), it is the desire of the Board of County Commissioners of Lee County, Florida, to amend Cottage Point Waterline MSTBU, Fund # 35283, budget for \$155,922 of the revenues from Commercial Paper Proceeds and an appropriations of a like amount for Construction, Professional Services and Other Expenditures and;

WHEREAS, the Cottage Point Waterline MSTBU, Fund # 35283, budget shall be amended to include the following amounts which were previously not included.

ESTIMATED REVENUES

Prior Total:		\$0
Additions		
80715335283.384000.9003	Commercial Paper Proceeds	155,722
80715335283.361100.9000	Interest	200

Amended Total Estimated Revenues \$155,922

APPROPRIATIONS

Prior Total:		\$0
Additions		
80715335283.504960	Administrative Charges	9,183
80715335283.506511	Permits and Fees	3,000
80715335283.506510	Professional Services	23,000
80715335283.506540	Improvement Construction	113,314
80715335283.507220	Interest on Commercial Paper	7,425

Amended Total Appropriation accounts. \$155,922

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lee County, Florida, that the Cottage Point Waterline MSTBU, Fund # 35283, budget is hereby amended to show the above additions to its Estimated Revenue and Appropriation accounts.

Duly voted upon and adopted in Chambers at a regular Public Hearing by the Board of County Commissioners on this _____ Day of _____, 2002.

ATTEST:
CHARLIE GREEN, EX-OFFICIO CLERK

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CHAIRMAN

APPROVED AS TO FORM

DOC TYPE YA
LEDGER TYPE BA

OFFICE OF COUNTY ATTORNEY

RESOLUTION NO. _____

RESOLUTION RELATING TO THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA: CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "COTTAGE POINT WATERLINE 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 TO BE \$201,061 AND THE PROPOSED METHOD OF ASSESSMENT TO BE ON AN EQUIVALENT RESIDENTIAL UNIT BASIS; ESTABLISHING THAT THIS NON-AD VALOREM ASSESSMENT WILL 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 COTTAGE POINT WATERLINE MUNICIPAL SERVICE BENEFIT UNIT. There is hereby created and established the Cottage Point Waterline 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 potable water 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 \$201,061. 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 an equivalent residential unit (ERU). 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. The first annual payment will be billed directly from the MSTBU Office following the adoption of the confirming resolution. Thereafter, all special assessments may be collected pursuant to the Uniform Assessment Collection Act in fourteen (14) 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:

DOUGLAS ST. CERNY	_____
ANDREW COY	_____
ROBERT JANES	_____
RAY JUDAH	_____
JOHN E. ALBION	_____

DULY PASSED AND ADOPTED THIS 13th DAY OF AUGUST, 2002.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____

BY: _____

APPROVED AS TO FORM:

BY: _____

Office of County Attorney

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 DEBT FOR CERTAIN CAPITAL EXPENSES INCURRED AND TO BE INCURRED RELATING TO THE CONSTRUCTION OF THE COTTAGE POINT WATERLINE MSBU; AUTHORIZING CERTAIN INCIDENTAL ACTIONS; AND PROVIDING FOR AN EFFECTIVE

WHEREAS, in connection with the construction of the Cottage Point Waterline MSBU, 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 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 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 debt to be issued to finance the project is expected not to exceed an aggregate principal amount of \$35,000.

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.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner _____, and seconded by Commissioner _____, and, upon being put to a vote, the vote was as follows:

DOUGLAS ST. CERNY _____
ANDREW COY _____
ROBERT JANES _____
RAY JUDAH _____
JOHN E. ALBION _____

DULY PASSED AND ADOPTED THIS 13th DAY OF AUGUST, 2002.

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”

(239) 335-2186

July 23, 2002

Daniel J. & Margaret A. Conlan
16881 Windcrest Drive
Fort Myers, FL 33908

Strap No.: 02-46-23-02-0000G.0010

Dear Property Owner:

On Tuesday, August 13, 2002 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 Cottage Point Waterline Municipal Service Benefit Unit. The Resolution to be considered and 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 "**COTTAGE POINT WATERLINE 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 TO BE \$201,061 AND THE PROPOSED METHOD OF ASSESSMENT TO BE ON AN EQUIVALENT RESIDENTIAL UNIT BASIS; ESTABLISHING THAT THIS NON-AD VALOREM ASSESSMENT WILL 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 02, Township 46, Range 23 in the Cottage Point area of Fort Myers, as depicted in the attached map.

The estimated cost of the Project is \$201,061 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 an Equivalent Residential Unit (ERU) basis, with each parcel being assessed for one unit which is anticipated to be billed as a non-ad valorem special assessment. The first annual payment will be billed directly from the MSTBU Office following the completion of the project and closing on the loan. All succeeding annual payments will be billed as a non-ad valorem special assessment on your annual tax bill, beginning November, 2003. 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. The assessment for one (1) ERU is estimated to be \$3,408.

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 County Commission at (239) 335-2259 at least seven days prior to the date of the hearing.

Sincerely,

Libby Walker
Public Resources Manager

attach: Map

"Exhibit B"

**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 13th day of August, 2002, 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, 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 "COTTAGE POINT WATERLINE 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 TO BE \$201,061 AND THE PROPOSED METHOD OF ASSESSMENT TO BE ON AN EQUIVALENT RESIDENTIAL UNIT BASIS; ESTABLISHING THAT THIS NON-AD VALOREM ASSESSMENT WILL 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 Lee Cares 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 of a potable water line in Cottage Point and the estimated cost of the project is \$201,061. The proposed method of assessment will be on an Equivalent Residential Unit 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 (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:  _____
County Attorney's Office

P.O. # Direct Voucher

PUBLISHING DATE: 07/23/02

“Exhibit C”

**Legal Description
For
Cottage Point Waterline MSBU**

Parcels 0030 and 0010 located in Cottage Point Subdivision, Block H as recorded in Plat Book 9, Page 133.

Cottage Point parcels 0020 through 0450 in Block G, as identified in Deed Book 259, Page 224.

Cottage Point parcels 0670 through 0830 in Block G, as identified in Deed Book 259, Page 224.

"Attachment A"

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JLY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

02-46-23-02-0000G.0140

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 1
4

***** OWNER *****
NORRIS ROBERT EARL + LOIS M

***** SITE *****

16905 WINDCREST DR

16905 WINDCREST DR

FORT MYERS FL 33908

Fort Myers

33908

02-46-23-01-0000H.0010

COTTAGE POINT BLK H P
B 9 PG 133 WEST 100 FT OF
LT 1 DESC OR 3108 PG 206

***** OWNER *****
NEWCOMB PAUL RAYMOND + H/W

***** SITE *****

10081 FOREST RIVER LANE

13020 POINT BREEZE DR

FT MYERS FL 33908

Fort Myers

33908

02-46-23-01-0000H.0030

COTTAGE POINT SUBD BLK H
PB 9 PG 133 WEST 100
FT OF LOT 3 DESC OR 2885

***** OWNER *****
NEWCOMB PAUL R + CARMEL B

***** SITE *****

10081 FOREST RIVER LN

13021 POINT BREEZE DR

FT MYERS FL 33908

Fort Myers

33908

02-46-23-02-0000G.0020

COTTAGE POINT DB 259 PG 2
24 LOT 2

***** OWNER *****
LAVORGNA ANTHONY N + CATHERINE

***** SITE *****

16809 WINDCREST DR

16809 WINDCREST DR

FR MYERS FL 33908

Fort Myers

33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JLY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

02-46-23-02-0000G.0030

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 3

***** OWNER *****
MILLIGAN CARL E + CLARA F

***** SITE *****

174 PLEASANT ST

16817 WINDCREST DR

OXFORD ME 04270

Fort Myers

33908

02-46-23-02-0000G.0040

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 4

***** OWNER *****
KLOHS GEORGE +

***** SITE *****

16825 WINDCREST DR

16825 WINDCREST DR

FORT MYERS FL 33908

Fort Myers

33908

02-46-23-02-0000G.0050

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 5

***** OWNER *****
DELL STEVEN E

***** SITE *****

16833 WINDCREST DR

16833 WINDCREST DR

FT MYERS FL 33908

Fort Myers

33908

02-46-23-02-0000G.0060

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 6

***** OWNER *****
KEENE STEPHEN D + CAROLYN

***** SITE *****

1603 N FOUNTAINHEAD RD

16841 WINDCREST DR

FT MYERS FL 33919

Fort Myers

33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JLY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

 02-46-23-02-0000G.0070

COTTAGE POINT UNREC. BLK.
 G DB 259 PG 224 LOT 7

***** OWNER *****
 SILCOX DAVID R

***** SITE *****

16849 WINDCREST DR

16849 WINDCREST DR

FT MYERS FL 33908

Fort Myers

33908

 02-46-23-02-0000G.0080

COTTAGE POINT UNREC. BLK.
 G DB 259/224 LOT 8

***** OWNER *****
 HEFF LARRY O

***** SITE *****

16857 WINDCREST DR

16857 WINDCREST DR

FT MYERS FL 33908

Fort Myers

33908

 02-46-23-02-0000G.0090

COTTAGE POINT UNREC. BLK.
 G DB 259 PG 224 LOT 9

***** OWNER *****
 BONWELL GARY R +

***** SITE *****

BONWELL PATRICIA
 16865 WINCREST DR

16865 WINDCREST DR

FT MYERS FL 33908

Fort Myers

33908

 02-46-23-02-0000G.0100

COTTAGE POINT UNREC. BLK
 G DB 259/224 LOT 10.

***** OWNER *****
 BONWELL GARY ROSS + PATRICIA

***** SITE *****

16865 WINDCREST DR

16873 WINDCREST DR

FORT MYERS FL 33908

Fort Myers

33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JLY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

02-46-23-02-0000G.0110

COTTAGE POINT UNREC BLK G
DB 259/224 LOT 11

***** OWNER *****
CONLAN DANIEL J + MARGARET A

***** SITE *****

16881 WINDCREST DR

16881 WINDCREST DR

FT MYERS FL 33908

Fort Myers

33908

02-46-23-02-0000G.0120

COTTAGE POINT UNREC BLK G
DB 259 PG 224 LOT 12

***** OWNER *****
PRITCHARD ELLEN L

***** SITE *****

16889 WINDCREST DR

16889 WINDCREST DR

FT MYERS FL 33908

Fort Myers

33908

02-46-23-02-0000G.0130

COTTAGE POINT UNREC BLK G
DB 259 PG 224 LOT 13

***** OWNER *****
GARBIN STANKO + ZORKA

***** SITE *****

1014 N BLACK HORSE PIKE

16897 WINDCREST DR

BLACKWOOD NJ 08012

Fort Myers

33908

02-46-23-02-0000G.0150

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 1
5

***** OWNER *****
NEWCOMB PAUL R + CARMEL

***** SITE *****

16681 AMAZON LN

16913 WINDCREST DR

FORT MYERS FL 33908

Fort Myers

33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JLY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

 02-46-23-02-0000G.0160
 COTTAGE POINT UNREC. BLK
 G DB 259/224 LOTS 16
 + 17
 ***** OWNER *****
 HINES LOUISE L/E ***** SITE *****
 16921 WINDCREST DR 16921 WINDCREST DR
 FT MYERS FL 33908 Fort Myers
 33908

 02-46-23-02-0000G.0180
 COTTAGE POINT UNREC. BLK
 G DB 259/224 LOT 18
 ***** OWNER *****
 NEWCOMB PAUL + CARMEL ***** SITE *****
 10081 FOREST RIVER LN 16937 WINDCREST DR
 FORT MYERS FL 33908 Fort Myers
 33908

 02-46-23-02-0000G.0190
 COTTAGE POINT UNREC. BLK
 G DB 259 PG 224 LOT 1
 9
 ***** OWNER *****
 ODONNELL MICHAEL J ***** SITE *****
 16945 WINDCREST DR 16945 WINDCREST DR
 FORT MYERS FL 33908 Fort Myers
 33908

 02-46-23-02-0000G.0200
 COTTAGE POINT UNREC. BLK
 G DB 259/224 LOTS 20
 + 21
 ***** OWNER *****
 GRIGAT ALBERT A ***** SITE *****
 521 E WILSON AV 16953 WINDCREST DR
 LOMBARD IL 60148 Fort Myers
 33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JLY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

02-46-23-02-0000G.0220

COTTAGE POINT UNREC. BLK
G DB 259/224 LOT 22

***** OWNER ***** SITE *****
WINDSHEIMER ALMA

16920 WINDCREST DR 16920 WINDCREST DR
 FT MYERS FL 33908 Fort Myers 33908

02-46-23-02-0000G.0230

COTTAGE POINT UNREC. BLK
G DB 259 PG 224 LOT 2
3

***** OWNER ***** SITE *****
LUNDGREN DANA R

13040 POINT BREEZE DR 13040 POINT BREEZE DR
 FT MYERS FL 33908 Fort Myers 33908

02-46-23-02-0000G.0240

COTTAGE POINT UNREC. BLK
G DB 259/224 LOT 24

***** OWNER ***** SITE *****
NEWCOMB PAUL R +

10081 FOREST RIVER LN 13090 POINT BREEZE DR
 FORT MYERS FL 33908 Fort Myers 33908

02-46-23-02-0000G.0250

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 2
5

***** OWNER ***** SITE *****
NEWCOMB PAUL R +

10081 FOREST RIVER LN 13100 POINT BREEZE DR
 FORT MYERS FL 33908 Fort Myers 33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JLY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

02-46-23-02-0000G.0260

COTTAGE POINT UNREC. BLK
G DB 259 PG 224 LOT 2
6

***** OWNER *****
NEWCOMB PAUL R +

***** SITE *****

10081 FOREST RIVER LN

16896 WINDCREST DR

FT MYERS

FL 33908

Fort Myers

33908

02-46-23-02-0000G.0270

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 2
7

***** OWNER *****
GIBBONS RUTH M +

***** SITE *****

13120 POINT BREEZE DR

13120 POINT BREEZE DR

FT MYERS

FL 33908

Fort Myers

33908

02-46-23-02-0000G.0280

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 2
8

***** OWNER *****
SPENCER LARRY DALE

***** SITE *****

13140 POINT BREEZE DR

13130 POINT BREEZE DR

FT MYERS

FL 33908

Fort Myers

33908

02-46-23-02-0000G.0290

COTTAGE POINT UNREC
BLK G DB 259 PG 224
LOT 29

***** OWNER *****
SPENCER LARRY DALE

***** SITE *****

13140 POINT BREEZE DR

13140 POINT BREEZE DR

FT MYERS

FL 33908

Fort Myers

33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JULY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

02-46-23-02-0000G.0300

COTTAGE POINT UNREC. BLK
G DB 259/224 LOT 30

***** OWNER ***** SITE *****
FULKERSON BRUCE W

13150 POINT BREEZE DR 13150 POINT BREEZE DR
 FT MYERS FL 33908 Fort Myers 33908

02-46-23-02-0000G.0310

COTTAGE POINT UNREC BLK G
DB 259/224 LOT 31

***** OWNER ***** SITE *****
COTE FRANCIS L + NORMA JEAN

13160 POINT BREEZE DR 13160 POINT BREEZE DR
 FORT MYERS FL 33908 Fort Myers 33908

02-46-23-02-0000G.0320

COTTAGE POINT UNREC. BLK
G DB 259/224 LOT 32

***** OWNER ***** SITE *****
COULTER VELMA JEAN

118 DUNCAN DR 13170 POINT BREEZE DR
 BUTLER PA 16001 Fort Myers 33908

02-46-23-02-0000G.0330

COTTAGE POINT UNREC
BLK G DB 259/224
LOT 33

***** OWNER ***** SITE *****
EVERLY DONALD D + PHYLLIS M

102 EVERLY LN 13180 POINT BREEZE DR
 CHICHORA PA 16025 Fort Myers 33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JLY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

02-46-23-02-0000G.0340

COTTAGE POINT UNREC. BLK.
G DB 259/224 LOT 34

***** OWNER *****
NOYES EDWIN H + CATHERINE M

***** SITE *****

4240 ADAMS CIR

13190 POINT BREEZE DR

WAYNE MI 48184

Fort Myers

33908

02-46-23-02-0000G.0350

COTTAGE POINT UNREC. BLK
G PB 9 PG 133 LOT 35

***** OWNER *****
FOSE LEROY N + LOIS M

***** SITE *****

13200 POINT BREEZE DR

13200 POINT BREEZE DR

FT MYERS FL 33908

Fort Myers

33908

02-46-23-02-0000G.0360

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 3
6

***** OWNER *****
REED DWIGHT I + NATALIE F

***** SITE *****

195 BACK KINGDOM RD

13171 CAJUPUT DR

MEXICO ME 04257

Fort Myers

33908

02-46-23-02-0000G.0370

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 3
7

***** OWNER *****
SLINGSBY SUZANNE

***** SITE *****

13161 CAJUPUT DR

13161 CAJUPUT DR

FORT MYERS FL 33908

Fort Myers

33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JULY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

02-46-23-02-0000G.0380

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 3
8

***** OWNER *****
JARVIS VIRGINIA A

***** SITE *****

13151 CAJUPUT DR

13151 CAJUPUT DR

FORT MYERS FL 33908

Fort Myers

33908

02-46-23-02-0000G.0390

COTTAGE POINT UNREC BLK G
DB 259 PG 224 LOT 39

***** OWNER *****
GILLIS RUTH E

***** SITE *****

13141 CAJUPUT DR

13141 CAJUPUT DR

FT MYERS FL 33908

Fort Myers

33908

02-46-23-02-0000G.0400

COTTAGE POINT UNREC. BLK
G DB 259/224 LOT 40

***** OWNER *****
PLOWMAN DENNIS W

***** SITE *****

13131 CAJUPUT DR

13131 CAJUPUT DR

FORT MYERS FL 33908

Fort Myers

33908

02-46-23-02-0000G.0410

COTTAGE POINT UNREC BLK G
DB 259 PG 224 LOT 41

***** OWNER *****
HADLE JOHN F + MARY C TR

***** SITE *****

13121 CAJUPUT DR

13121 CAJUPUT DR

FT MYERS FL 33908

Fort Myers

33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JLY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

02-46-23-02-0000G.0420

COTTAGE POINT UNREC BLK G
DB259 PG 224 LOT 42

***** OWNER ***** SITE *****
 SPENCER LARRY D

13140 POINT BREEZE DR 13111 CAJUPUT DR
 FT MYERS FL 33908 Fort Myers 33908

02-46-23-02-0000G.0430

COTTAGE POINT UNREC
DB 259 PG 224
LOT 43

***** OWNER ***** SITE *****
 WINDSHEIMER ALMA E

16920 WINDCREST DR 13101 CAJUPUT DR
 FT MYERS FL 33908 Fort Myers 33908

02-46-23-02-0000G.0440

COTTAGE POINT UNREC BLK G
OR 259 PG 224 LOT 44

***** OWNER ***** SITE *****
 GRIM JOHN S TR

16896 WINDCREST DR 16880 WINDCREST DR
 FT MYERS FL 33908 Fort Myers 33908

02-46-23-02-0000G.0450

COTTAGE POINT UNREC
BLK G DB 259 PG 224
LOT 45

***** OWNER ***** SITE *****
 NEWCOMB PAUL R +

10081 FOREST RIVER LN 16896 WINDCREST DR
 FORT MYERS FL 33908 FT MYERS 33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JLY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

02-46-23-02-0000G.0670

COTTAGE POINT UNREC. BLK
G DB 259/224 LOT 67

***** OWNER *****
CANAN DOROTHY L/E

***** SITE *****

13201 POINT BREEZE DR
FORT MYERS FL 33908

13201 POINT BREEZE DR
Fort Myers 33908

02-46-23-02-0000G.0680

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 6
8

***** OWNER *****
BUCK ISABEL L TR L/E

***** SITE *****

13191 POINT BREEZE DR
FT MYERS FL 33908

13191 POINT BREEZE DR
Fort Myers 33908

02-46-23-02-0000G.0690

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 6
9

***** OWNER *****
BALLOU MARY JEE TR

***** SITE *****

13181 POINT BREEZE DR
FT MYERS FL 33908

13181 POINT BREEZE DR
Fort Myers 33908

02-46-23-02-0000G.0700

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 7
0

***** OWNER *****
CIESINSKI HENRY T + DIANNE A

***** SITE *****

P O BOX 2986
FORT MYERS BEACH FL 33932

13171 POINT BREEZE DR
Fort Myers 33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JULY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

 02-46-23-02-0000G.0710

COTTAGE POINT UNREC. BLK
 G DB 259/224 LOT 71

***** OWNER *****
 CIESINSKI HENRY T + DIANNE A

***** SITE *****

P O BOX 2986

13161 POINT BREEZE DR

FORT MYERS BEACH FL 33932

Fort Myers

33908

 02-46-23-02-0000G.0720

COTTAGE POINT UNREC. BLK.
 G DB 259 PG 224 LOT 7
 2

***** OWNER *****
 MILLIGAN EARL +

***** SITE *****

13151 POINT BREEZE DR

13151 POINT BREEZE DR

FORT MYERS FL 33908

Fort Myers

33908

 02-46-23-02-0000G.0730

COTTAGE POINT UNREC. BLK.
 G DB 259 PG 224 LOTS
 73 + 74

***** OWNER *****
 TEDESCO PATRICK W + EVA R

***** SITE *****

13141 PT BREEZE DR

13141 POINT BREEZE DR

FT MYERS FL 33908

Fort Myers

33908

 02-46-23-02-0000G.0750

COTTAGE POINT UNREC. BLK
 G DB 259/224 LOTS 75
 + 76

***** OWNER *****
 COOK DARLENE F

***** SITE *****

7794 TEMPLIN RD

13121 POINT BREEZE DR

BLANCHESTER OH 45107

Fort Myers

33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JLY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

02-46-23-02-0000G.0770

COTTAGE POINT UNREC. BLK
G DB 259 PG 224 LOT 7
7

***** OWNER ***** SITE *****
GRUSHON HELEN C TR +

6414 ELBROOK AVE 13101 POINT BREEZE DR
CINCINNATI OH 45237 Fort Myers 33908

02-46-23-02-0000G.0780

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 7
8

***** OWNER ***** SITE *****
MOSER GARLIN + NADINE

PO BOX 66 13091 POINT BREEZE DR
MADISONVILLE TN 37354 Fort Myers 33908

02-46-23-02-0000G.0790

COTTAGE POINT UNREC. BLK.
G DB 259 PG 224 LOT 7
9

***** OWNER ***** SITE *****
NEWCOMB PAUL R +

10081 FOREST RIVER LN 13081 POINT BREEZE DR
FORT MYERS FL 33908 Fort Myers 33908

02-46-23-02-0000G.0800

COTTAGE POINT UNREC. BLK
G DB 259/224 LOT 80

***** OWNER ***** SITE *****
TOBAC GEORGE L SR

13071 POINT BREEZE DR 13071 POINT BREEZE DR
FORT MYERS FL 33908 Fort Myers 33908

 *** VARIANCE REPORT ***

 *** Prepared By ***
 *** LEE COUNTY PROPERTY APPRAISER ***
 *** Kenneth M. Wilkinson ***

DATE OF REPORT : 22JLY02
 SUBJECT PROPERTY : 02-46-23-02-0000G.0140
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 59

 02-46-23-02-0000G.0810

COTTAGE POINT UNREC. BLK
 G DB 259 PG 224 LOT 81

***** OWNER ***** SITE *****
 GODERT KARL +

13690 GRACKLE DR 13061 POINT BREEZE DR
 FT MYERS FL 33908 Fort Myers 33908

 02-46-23-02-0000G.0820

COTTAGE POINT UNREC. BLK.
 G DB 259 PG 224 LOT 8
 2

***** OWNER ***** SITE *****
 KEEFE THOMAS J SR

4930 MT VERNON BLVD 13051 POINT BREEZE DR
 HAMBURG NY 14075 Fort Myers 33908

 02-46-23-02-0000G.0830

COTTAGE POINT UNREC. BLK
 G DB 259/224 LOTS 83
 + 84

***** OWNER ***** SITE *****
 CURTIS CAROL F

13041 POINT BREEZE DR 13041 POINT BREEZE DR
 FT MYERS FL 33908 Fort Myers 33908

 *** END OF REPORT ***

"Attachment B"

STATISTICAL REPORT

MSBU: Cottage Point Waterline
TYPE OF BENEFIT: Potable Water
LOCATION OF DISTRICT: Cottage Point
METHOD OF PAYMENT: Equivalent Residential Unit

FORMAL PETITION RESULTS

Assessed Value: \$201,061

	Number	%
Total # of Parcels	59	100%
Required Number of Signatures	30	51%
Actual Number of Notarized Signatures	32	54%

