

# CHAPTER 2017-216

## House Bill No. 1311

An act relating to the Lehigh Acres Municipal Services Improvement District, Lee and Hendry Counties; amending chapter 2015-202, Laws of Florida; expanding the territorial boundaries of the district; ratifying and confirming as valid all taxes and assessments levied by or for the district notwithstanding any defects in the assessment or levy of such taxes and assessments; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 2 of section 4 of chapter 2015-202, Laws of Florida, is amended to read:

Section 2. District boundaries.—The lands incorporated within the Lehigh Acres Municipal Services Improvement District consist of the following described lands in Hendry and Lee Counties:

### A. LANDS IN LEE COUNTY, FLORIDA:

#### TOWNSHIP 43 SOUTH, RANGE 27 26 EAST

#### ~~SECTION 25:~~ The following portions of Section 25;

~~The East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , together with the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ .~~

#### ~~TOWNSHIP 43 SOUTH, RANGE 27 EAST~~

#### ~~SECTION 19:~~

~~Commencing at the Southeast corner of Government Lot 5 of said Section 19, said point also being the Southeast Corner of the Southwest  $\frac{1}{4}$  of said Section 19; thence North 89° 32' 09" West along the South line of said Section 19, a distance of 941.17 feet to the POINT OF BEGINNING thence continuing along the south line of said Section 19 a distance of 623.70 feet; thence North 00° 33' 48" West along the west line of lands described in Book 4433, Page 952-953 of the Official Records of Lee County, Florida a distance of 579.14 feet to a point on the southerly right-of-way of the Caloosahatchee River Canal; thence North 72° 41' 35" East along said right-of-way a distance of 264.64 feet; thence North 50° 57' 38" East along said right-of-way a distance of 399.11 feet; thence North 84° 04' 34" East along said right-of-way a distance of 57.98 feet to the northeast corner of lands described in Book 3558, Page 3183-3185 of the Official Records of Lee County, Florida; thence South 00° 33' 49" East along the east line of said lands a distance of 920.30 feet to the POINT OF BEGINNING and there terminate.~~

SECTION 30: The following portions of Section 30;

That portion of the ~~West 1/2~~ of said Section 30 lying both North of State Road 80, LESS the West 118.40 feet thereof.

~~That portion of the Northwest 1/4 of the Northeast 1/4 of Section 30 lying North of State Road 80.~~

~~That portion of Section 30 lying South of the Southerly Right-of-Way line of State Road 80, LESS the West 200.00 feet of said Section 30 lying South of Hickey's Creek,~~

AND West of Bateman Road; LESS Lots 1 thru 4, Lots 18 thru 28, Lots 31 and 32, Lots 37 and 38, Lots 41 thru 44 all as shown on Pine Creek Acres, Unit No. 1 as recorded in Plat Book 10, Page 13 of the Public Records of Lee County, Florida;

AND LESS Lot 1, Lots 23 and 24 thru, Lots 27 and 28, Lots 40 thru 52, the North 35 feet of Lot 53, 50 foot Right-of-Way for Dixie Lane and that portion of the 50 foot Right-of-Way for Pine Boulevard lying East Easterly of a line connecting the Southerly prolongation Northeast corner of Lot 92 with the West line Southeast corner of Lot 28 to the South Right-of-Way line of said Pine Boulevard AND lying West of the Southerly prolongation of the East line of Lot 24 to the South Right-of-Way line of said Pine Boulevard, that portion of the 50 foot Right-of-Way for Dixie Lane lying North of the Westerly prolongation of the South line of Lot 1 to the West Right-of-Way line of said Dixie Lane, 35 all as shown on Pine Creek Acres, Unit No. 2 as recorded in Plat Book 10, Page 74 of the said Public Records;

AND LESS the following described parcel;

BEGINNING at the Northeast corner of Pine Creek Acres, Unit No. 1 as recorded in Plat Book 10, Page 13 of the said Public Records; thence South 00° 56' 00" East along the East line of said Pine Creek Acres, Unit No. 1 and the Southerly projection thereof, a distance of 225.19 ~~223.86~~ feet; thence North 89° 35' 20" East, a distance of 166.20 feet; thence North 00° 24' 40" West, a distance of 203.00 feet to the said Southerly Right-of-Way line of State Road 80; thence North 82° 54' 00" West along the said Southerly Right-of-Way line of State Road 80 to the POINT OF BEGINNING;

AND LESS the following described parcel;

Commencing at the said Northeast corner of Pine Creek Acres, Unit No. 1; thence South 82° 54' 00" East along the said Southerly Right-of-Way line of State Road 80, a distance of 308.57 ~~307.31~~ feet to the POINT OF BEGINNING of this description; thence South 00° 24' 40" East, a distance of 225.19 ~~237.58~~ feet; thence North 89° 35' 20" East, a distance of 209.19 feet; thence North ~~South~~ 00° 24' 40" East, a distance of 918.16 feet; thence North 89° 35' 20" East, a distance of 420.00 feet; thence

North ~~00° 24' 40"~~ West, a distance of 210.00 ~~1069.39~~ feet to the said Southerly Right-of-Way line of State Road 80; thence Northwesterly along the said Southerly Right-of-Way line of State Road 80 to the POINT OF BEGINNING;

AND LESS the following described parcel;

~~BEGINNING at the intersection of the East line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30 and the said Southerly Right of Way line of State Road 80; thence South 00° 24' 40" East along the East line of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 30, a distance of 129.00 feet from the Northwest corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30; thence South 89° 41' 55" East along a line parallel with the North line of the said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , a distance of 337.00 feet; thence North 00° 24' 40" West to the said Southerly Right of Way line of State Road 80; thence North 81° 08' 00" West along the said Southerly Right of Way line of State Road 80 to the POINT OF BEGINNING.~~

SECTION 31: The following portions of Section 31;

The West  $\frac{1}{2}$ , together with the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ , together with the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , together with the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , together with the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , together with the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ .

SECTION 36: The East  $\frac{1}{2}$  of Section 36, LESS the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  thereof.

TOWNSHIP 44 SOUTH, RANGE 26 EAST

SECTION 1-3: All of Sections 1, 2 and 3.

SECTION 4: The East  $\frac{1}{2}$  of Section 4.

SECTION 10: The following portions of Section 10;

The East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ , together with the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .

SECTIONS 11-14: All of Sections 11, 12, 13 and 14.

SECTION 15: The East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of Section 15.

SECTION 16: The following portions of Section 16;

All of Units 1 through 5 of "Lehigh Acres" as recorded in Plat Book 27, Page 186 of the Public Records of Lee County, Florida, together with Lot 16, Block 36 of "Buckingham Park, Northwest Section" as recorded in Plat Book 9, Page 92 of the said Public Records.

SECTION 19: The following portions of Section 19;

The Southeast  $\frac{1}{4}$ , together with that portion of the Northeast  $\frac{1}{4}$  of said Section 19 lying South of Buckingham Road.

SECTION 20: The following portions of Section 20;

The South  $\frac{1}{2}$ , together with that portion of the North  $\frac{1}{2}$  of said Section 20 lying South of Buckingham Road.

SECTION 21: The following portions of "Buckingham Park, South Section" as recorded in Plat Book 9, Page 99 of the said Public Records being in Section 21:

Lots 3 through 10 of Block 40; Lots 1 and 3 of Block 38,

Lot 28 of Block ~~39~~ 29; the North 40 feet of Lot 29 of Block ~~39~~ 29; all of Tract "D", all of Block "E," together with the Re-subdivision of that portion of Block "E" of said "Buckingham Park, South Section" as replatted on "Plat of Unit 3 Lehigh Park, a Subdivision of Lehigh Acres" as recorded in Plat Book 15, Page 66 of the said Public Records, together with that portion of said Section 21 lying Southwesterly of the centerline of a 60 foot easement as described in Miscellaneous Book 32, Page 335 of the said Public Records.

SECTION 22: That portion of Section 22 lying South and Southwesterly of Homestead Road as shown on Plat of "Buckingham Park Entrance Roads" as recorded in Plat Book 9, Page 97 of the said Public Records.

SECTIONS 23-29: All of Sections 23, 24, 25, 26, 27, 28 and 29.

SECTION 30: The following portions of Section 30;

The South  $\frac{1}{2}$ , together with the South 100 feet of the North  $\frac{1}{2}$  together with the remainder of the Northeast  $\frac{1}{4}$ .

SECTION 31: That portion of said Section 31 lying Northeasterly of State Road 82.

SECTIONS 32-36: All of Sections 32, 33, 34, 35 and 36.

TOWNSHIP 44 SOUTH, RANGE 27 EAST

SECTION 1: All of Section 1.

SECTION 2: All of Section 2, LESS the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  thereof.

SECTION 3: All of Section 3, LESS the Northeast  $\frac{1}{4}$  thereof, AND LESS the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  thereof.

SECTIONS ~~4-36~~ 4-6: All of Sections ~~4, 5 and 6~~.

SECTION 7: The following portions of Section 7;

~~The South 1/2, together with the Northwest 1/4, together with the Southwest 1/4 of the Northeast 1/4, together with the North 1/2 of the Northeast 1/4, together with the North 854 feet of the East 466 feet of the Southeast 1/4 of the Northeast 1/4.~~

SECTION 8: The following portions of Section 8;

~~The South 1/2, together with the Northwest 1/4 of the Northeast 1/4, together with the West 1/2 of the Northeast 1/4, together with the East 3/4 of the Southeast 1/4 of the Northwest 1/4.~~

~~SECTION 9: All of said Section 9, LESS the Southwest 1/4 of the Northeast 1/4 thereof.~~

~~SECTIONS 10-36: All of Sections 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36.~~

TOWNSHIP 45 SOUTH, RANGE 26 EAST

SECTIONS 1-3: All of Section 1, 2 and 3.

SECTION 4: All that portion of Section 4 lying North of State Road 82.

SECTION 5: All that portion of Section 5 lying North of State Road 82.

SECTION 6: All that portion of Section 6 lying North of State Road 82.

SECTION 9: All that portion of Section 9 lying North of State Road 82.

SECTION 10: All that portion of Section 10 lying North of State Road 82.

SECTION 11: All that portion of Section 11 lying North of State Road 82.

SECTION 12: All of Section 12.

SECTION 13: All that portion of Section 13 lying North of State Road 82.

SECTION 14: All that portion of Section 14 lying North of State Road 82.

TOWNSHIP 45 SOUTH, RANGE 27 EAST

SECTIONS 1-17: 1-3: All of Sections 1, 2 and 3.

~~SECTION 4: All of Section 4, LESS the Southeast 1/4 of the Southeast 1/4 thereof, AND LESS the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 4,~~

~~AND LESS the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 4, AND LESS the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 4.~~

SECTION 5: The following portions of Section 5;

~~The Northwest  $\frac{1}{4}$ , together with the East  $\frac{3}{4}$  of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ , together with The South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ , together with the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  LESS the South 175 feet of the East 125 feet thereof, together with The following described parcel being in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 5; Commencing at the Northeast corner of said Section 5; thence Westerly along the North line of said Section 5, said North line of Section 5 being the South line of Units 7 and 18 of "Leeland Heights" as shown on plat recorded in Plat Book 12, Page 53 of the said Public Records, a distance of 116.51 feet to the Southwest corner of Lot 10 of Block 87 of said "Leeland Heights" and the POINT OF BEGINNING of this description; thence continuing Westerly along the said North line of Section 5, a distance of 1208.55 feet to the Northwest corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 5; thence South  $01^{\circ} 35' 34''$  East along the West line of the said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5, a distance of 1149.72 feet; thence Easterly along a line parallel with the said North line of Section 5, a distance of 1268.07 feet to a point of intersection with a line parallel with and 60 feet Westerly of (as measured at right angles) the East line of said Section 5; thence North  $01^{\circ} 44' 40''$  West along said parallel line, a distance of 1089.78 feet to a point of intersection with a line parallel with and 60 feet Southerly of (as measured at right angles) the said North line of Section 5; thence Westerly along said line parallel with and 60 feet Southerly of the North line of Section 5, a distance of 58.31 feet to a point of intersection with the Southerly prolongation of the West line of said Lot 10 of Block 87 of "Leeland Heights"; thence Northerly along said Southerly prolongation, a distance of 60.00 feet to the POINT OF BEGINNING. Bearings in last described parcel relative to said Plat of Units 7 and 18 of "Leeland Heights," together with the following described parcel beginning at the Northwest corner of the Southeast  $\frac{1}{4}$  of said Section 5; thence  $N02^{\circ}13'08''W$  along the west line of the Northeast  $\frac{1}{4}$  of said Section 5 a distance of 1405.94 feet to a point on the Southwesterly right-of-way line of Homestead Road (80 feet wide); thence  $S45^{\circ}12'26''E$  along said Southwesterly right-of-way a distance of 3913.55 feet to the East line of the Southeast  $\frac{1}{4}$  of said Section 5; thence  $S02^{\circ}29'49''E$  along the East line of the Southeast  $\frac{1}{4}$  of said Section 5 a distance of 1239.65 feet to the Southeast corner of the Southeast  $\frac{1}{4}$  of said Section 5; thence  $S89^{\circ}08'31''W$  along the South line of the Southeast  $\frac{1}{4}$  of said Section 5 a distance of 1462.65 feet; thence  $N02^{\circ}21'32''W$  a distance of 175.06 feet; thence  $N89^{\circ}08'31''E$  a distance of 125.05 feet to a point on the East line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 5; thence  $N02^{\circ}21'29''W$  along the East line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 5 a distance of~~

~~1141.39 feet to the Northeast corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 5; thence S89°08'13" W along the North line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 5 a distance of 1334.41 feet to the West line of the Southeast  $\frac{1}{4}$  of said Section 5; thence N02°13'08"W along the West line of the Southeast  $\frac{1}{4}$  of said Section 5 a distance of 1316.26 feet to the POINT OF BEGINNING; with the exception of the following described parcel recorded in Book 2383, Page 399 of the Official Records of Lee County, Florida and BEGINNING at the Northwest corner of the Southeast  $\frac{1}{4}$  of said Section 5; thence N89°07'57"E along the North line of said Southeast  $\frac{1}{4}$  a distance of 1340.36 feet to a point on the Southwesterly right-of-way line of Homestead Road (80 feet wide); thence S45°12'26"E along said right-of-way line a distance 530.85 feet to the POINT OF BEGINNING of said parcel; thence continuing S45°12'26"E along said right of way line a distance of 461.42 feet; thence S44°50'37"W a distance of 100.69 feet; thence S89°07'57"W along a line lying 780.00 feet South of (as measured per perpendicular) and parallel to the aforementioned North line of said Southeast  $\frac{1}{4}$  a distance of 687.60 feet; thence N00°45'12"W a distance of 400.32 feet; thence N89°07'57"E a distance of 436.39 feet to a point on the Southwesterly right-of-way line of Homestead Road and the POINT OF BEGINNING.~~

~~SECTION 6: All of Section 6, LESS the following described parcel: BEGINNING at the Southwest corner of Government Lot 5 of said Section 6; thence Northerly along the West line of said Government Lot 5, a distance of 466.70 feet; thence Easterly along a line parallel with the South line of said Government Lot 5, a distance of 466.70 feet; thence Southerly along a line parallel with the said West line of Government Lot 5, a distance of 466.70 feet; thence Westerly along the South line of said Government Lot 5, a distance of 466.70 feet to the POINT OF BEGINNING.~~

~~SECTION 7: All of Section 7.~~

~~SECTION 8: All of Section 8, LESS the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  thereof.~~

~~SECTION 9: The following portions of Section 9;~~

~~The West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ , together with the Southeast  $\frac{1}{4}$ , together with the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ , together with the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ .~~

~~SECTIONS 10-17: All of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17.~~

~~SECTION 18: All of Section 18, LESS the 200 foot Right-of-Way for State Road 82 thereof, AND LESS the Westerly 25 feet of that portion of said Section 18 lying Northerly of said State Road 82, said 25 foot strip as conveyed to Lee County for roadway purposes by deed recorded in~~

Official Record Book 147, Page 73 of the said Public Records of Lee County.

SECTION 19: All of Section 19, LESS the 200 foot Right-of-Way for State Road 82 thereof, ~~AND LESS the following described parcel, BEGINNING at the Northeast corner of said Section 19; thence South 89°55'00"W along the North line of said Section 19 a distance of 1327.50 feet to the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 19; thence South 49°30'50"W a distance of 465.93 ft to a point on the North right-of-way line of State Road 82; thence Southeasterly with the North right-of-way line of State Road 82 to a point on the East line of said Section 19; thence North 00°34'00"W along the East line of said Section 19 to the POINT OF BEGINNING.~~

SECTION 20: All of Section 20, LESS the 200 foot Right-of-Way for State Road 82 thereof, AND LESS the following described parcel, BEGINNING at the Northwest corner of said Section 20; thence North 89° 15' 50" East along the North line of said Section 20, a distance of 227.46 feet; thence South 00° 34' 00" East along a line parallel with the West line of said Section 20, a distance of 1516.82 feet to a point of intersection with the Northerly Right-of-Way line of State Road 82; thence North 49° 52' 20" West along the said Northerly Right-of-Way line of State Road 82, a distance of 300.00 feet to a point of intersection with the West line of said Section 20; thence North 00° 34' 00" East along the said West line of Section 20 to the POINT OF BEGINNING; AND LESS the following described parcel, BEGINNING at the intersection of the Southwesterly Right-of-Way line of State Road 82 and the South line of said Section 20; thence North 24° 51' 40" West along the said Southwesterly Right-of-Way line of State Road 82, a distance of 1000.00 feet; thence South 32° 24' 30" West, a distance of 1081.39 feet to a point of intersection with the said South line of Section 20; thence North 89° 40' 40" East along the said South line of Section 20, a distance of 1000.00 feet to the POINT OF BEGINNING. Last described parcel being recorded in Deed Book 306, Page 153 of the said Public Records of Lee County.

SECTIONS 21-26: All of Sections 21, 22, 23, 24, 25 and 26.

SECTION 27: All of Section 27 lying NORTH of State Road 82.

SECTION 28: All of Section 28 lying North of State Road 82.

SECTION 29: All of Section 29 lying North of State Road 82.

SECTION 34: All of Section 34 lying North of State Road 82.

SECTION 35: All of Section 35 lying North of State Road 82.

SECTION 36: All of Section 36 LESS the 200 foot Right-of-Way for State Road 82 thereof.



B. LANDS IN HENDRY COUNTY, FLORIDA

TOWNSHIP 43 SOUTH, RANGE 28 EAST

SECTION 30: The following portions of Section 30:

The West 400.00 feet of the Southwest ¼ less the right-of-way for State Road 80, together with the parcel commencing at the West ¼ corner of Section 30; thence along the West Section line North 01° 01' 11" West, a distance of 164.01 feet to the North right-of-way line of State Road 80 and the POINT OF BEGINNING; thence continuing North 01° 01' 11" West, a distance of 1156.17 feet to the South Right-of-Way line for the Caloosahatchee River (C-43 canal); thence along said South Right-of-Way line North 78° 07' 28" East, a distance of 162.92 feet; thence South 01° 01' 11" East, a distance of 415.55 feet; thence South 45° 02' 36" East, a distance of 345.35 feet; thence South 01° 01' 11" East, a distance of 520.42 feet to the North Right-of-Way for State Road 80; thence along said right-of-way South 88° 36' 43" West, a distance of 400.00 feet to the POINT OF BEGINNING.

SECTION 31: The following portions of Section 31;

The Southeast ¼ of the Northwest ¼, together with the East ½ of the Southwest ¼, together with the South 185.00 feet of the North ½ of the Northwest ¼ less the West 1189.24 feet of the East 1439.25 feet of the South 25.00 feet thereof; together with the West 660.76 feet of the North 30.00 feet of the Southwest ¼ of the Northwest ¼; together with the West 400.00 feet of the Northwest ¼ of the Northwest ¼.

TOWNSHIP 44 SOUTH, RANGE 28 EAST

SECTION 6: The West ½ of Section 6.

SECTION 7: The West ½ of Section 7.

SECTION 18: The West ½ of Section 18.

SECTION 19: The West ½ of Section 19.

SECTION 30: The West ½ of Section 30.

SECTION 31: The West ½ of Section 31.

Section 2. All taxes and assessments levied by or for Lehigh Acres Municipal Services Improvement District upon lands situated within the district, as defined in this act, be, and the same hereby are ratified, confirmed, and validated, and declared to be legal and binding, notwithstanding any defects in the proceedings pursuant to which such taxes and assessments were levied or the failure upon the part of any officer or person to comply with statutory provisions or requirements relating to the assessment and levy of such taxes and assessments or as may be levied

and made subject to existing assessments in accordance with the provisions of s. 298.225(8), Florida Statutes.

Section 3. This act shall take effect upon becoming a law.

Approved by the Governor June 6, 2017.

Filed in Office Secretary of State June 6, 2017.