

CHAPTER 2024-285

House Bill No. 819

An act relating to the Lehigh Acres Municipal Services Improvement District, Hendry and Lee Counties; amending chapter 2015-202, Laws of Florida, as amended; expanding the territorial boundaries of the district; 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, as amended by chapter 2017-216, 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 EAST

SECTION 30: The following portions of Section 30;

That portion of Section 30 lying both South of the Southerly Right-of-Way line of State Road 80

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 24 thru 28, Lots 40 thru 52, the North 35 feet of Lot 53, that portion of the 50 foot Right-of-Way for Pine Boulevard lying East of the Southerly prolongation of the West line 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, 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 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 feet to the POINT OF BEGINNING of this description; thence South 00° 24' 40" East, a distance of 225.19 feet; thence North 89° 35' 20" East, a distance of 209.19 feet; thence North 00° 24' 40" West, a distance of 210.00 feet to the said Southerly Right-of-Way line of State Road 80; thence North-westerly 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 1/2, together with the West 1/2 of the Southeast 1/4, together with the Southeast 1/4 of the Southeast 1/4, together with the Southwest 1/4 of the Northeast 1/4, together with the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4.

SECTION 36: The East 1/2 of Section 36, LESS the Northwest 1/4 of the Northeast 1/4 thereof.

TOWNSHIP 44 SOUTH, RANGE 26 EAST

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

SECTION 4: The East 1/2 of Section 4.

SECTION 10: The following portions of Section 10;

The East 1/2 of the Southeast 1/4, together with the Northwest 1/4 of the Southeast 1/4.

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

SECTION 15: The East 1/2 of the East 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 ¼, together with that portion of the Northeast ¼ of said Section 19 lying South of Buckingham Road.

SECTION 20: The following portions of Section 20;

The South ½, together with that portion of the North ½ 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; the North 40 feet of Lot 29 of Block 39; 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;

AND that portion, lying and being East of Buckingham Park, as shown by plat recorded in plat book 9, page 61, and lying and being North of Homestead Road, as shown by plat of Buckingham Park Entrance Roads, recorded in Plat Book 9, Page 97; excepting therefrom that part of Section 22 deeded to Theodore C. Handweg and Grace E. Handweg, his wife, which deed is recorded in Deed Book 232, Page 378 and described as follows: BEGINNING at the point of intersection of the East line of Buckingham Park Northeast Section, according to plat recorded in Plat Book 9, Pages 59 to 65 with the North line of Section 22, run S 89°52'10" E along said section line for 500 feet; thence run S 00°49'20" E for 51.3 feet to the North line of Homestead Road; thence run Westerly along said North line on an arc of a curve to the left of radius 1,482.4 feet for 467.2 feet to a point of tangency; thence run S 89°10'40" W along said north line for 40.5 feet to said East line of Buckingham Park; thence run N 00°25'10" W along said East line for 14.8 feet to the POINT OF BEGINNING.

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

SECTION 30: The following portions of Section 30;

The South ½, together with the South 100 feet of the North ½ together with the remainder of the Northeast ¼.

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 1/4 of the Northwest 1/4 thereof.

SECTION 3: All of Section 3, LESS the Northeast 1/4 thereof, AND LESS the East 1/2 of the Northwest 1/4 thereof.

SECTIONS 4-36: 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:

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.

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 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.

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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. This act shall take effect October 1, 2024.

Approved by the Governor May 16, 2024.

Filed in Office Secretary of State May 16, 2024.