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CS/HB 983

2015 Legislature

1  
 2 An act relating to the Village of Estero, Lee County;  
 3 amending chapter 2014-249, Laws of Florida; providing  
 4 continuing effect of certain developments of regional  
 5 impact; delaying compliance with state-shared revenue  
 6 requirements; authorizing millage levied by the Estero  
 7 Fire Rescue District to be used for certain purposes;  
 8 revising the corporate and council district  
 9 boundaries; providing an effective date.

10

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

12

13 Section 1. Paragraph (c) of subsection (7) and subsection  
 14 (8) of section 12 of chapter 2014-249, Laws of Florida, are  
 15 amended to read:

16 Section 12. Referendum election; transition.—

17 (7) TRANSITIONAL LAND DEVELOPMENT REGULATIONS.—To  
 18 implement the transitional comprehensive land use plan when  
 19 adopted, the village shall, in accordance with the procedures  
 20 required by the laws of the state, adopt ordinances providing  
 21 for land use development regulations within the corporate  
 22 limits. Until the village adopts the ordinances:

23 (c) ~~Subsequent to the adoption of a local comprehensive~~  
 24 ~~land use plan and~~ Subject to general law, the council is fully  
 25 empowered to amend, supersede, enforce, or repeal the  
 26 transitional land use development regulations, or any portion

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27 | thereof, by ordinance. All approved developments of regional  
 28 | impact (DRIs) located within the jurisdictional boundaries of  
 29 | and existing on the date of incorporation of the village are not  
 30 | required to submit a notice of proposed change application to  
 31 | adopt a new DRI development order as required by s.  
 32 | 380.06(15) (h), Florida Statutes. Effective December 31, 2014,  
 33 | any existing DRI development orders are deemed subject to the  
 34 | jurisdiction of the village without the need to amend the  
 35 | existing DRI development order. Jurisdiction over existing DRI  
 36 | development orders by the village is subject to, without  
 37 | limitation, all rights, entitlements, covenants, and commitments  
 38 | adopted in DRI development orders and zoning adopted in  
 39 | conjunction with or pursuant to the DRI development order before  
 40 | December 31, 2014, including, without limitation, all rights and  
 41 | entitlements included in any local development orders or plats  
 42 | adopted pursuant to the DRI development order and related  
 43 | zoning. The village shall recognize the property rights and  
 44 | interests held by property owners under such DRI development  
 45 | orders and all other vested property rights held by such  
 46 | property owners as such rights and entitlements existed on or  
 47 | before December 31, 2014.

48 | (8) STATE-SHARED REVENUES.—The village shall be entitled  
 49 | to participate in all revenue sharing programs of the state  
 50 | effective April 1, 2015. The provisions of s. 218.23(1), Florida  
 51 | Statutes, shall be waived for the purpose of conducting audits  
 52 | and financial reporting through the end of fiscal year 2016-2017

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53 | ~~2014-2015.~~ For purposes of complying with s. 218.23(1), Florida  
 54 | Statutes, relating to ad valorem taxation, the millage levied by  
 55 | special districts, including, but not limited to, the Estero  
 56 | Fire Rescue District, may be used for an indefinite period of  
 57 | time. Initial revised population estimates for calculating  
 58 | eligibility for shared revenues shall be determined by the  
 59 | University of Florida Bureau of Economic and Business Research.  
 60 | Should the bureau be unable to provide an appropriate population  
 61 | estimate, the Lee County Department of Community Development  
 62 | shall provide the estimate.

63 | Section 2. Section 3 of chapter 2014-249, Laws of Florida,  
 64 | is amended to read:

65 | Section 3. Corporate boundaries.—The territorial  
 66 | boundaries of the Village of Estero upon the date of  
 67 | incorporation shall include the following areas situated in Lee  
 68 | County:

69 | A. In Township 46 South, Range 24 East, those portions  
 70 | of Sections 25 and 36 lying east of the waters of  
 71 | Estero Bay.

72 | B. In Township 46 South, Range 25 East, those portions  
 73 | of Section 31 lying east of the waters of Estero Bay.

74 | C. In Township 46 South, Range 25 East, the Southwest  
 75 | Quarter (SW- ¼ ) of Section 22 and All of Sections 21,  
 76 | 25, 26, 27, 28, 29, 30, 32, 33, 34, 35 and 36.

77 | D. In Township 46 South, Range 26 East, those portions  
 78 | of Sections 19 and 20 lying south of the south right-

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79 | of-way line of Corkscrew Road and all of Sections 29,  
80 | 30, 31 and 32.

81 | E. In Township 47 South, Range 25 East, those portions  
82 | of Sections 2 and 11 lying west of the west right-of-  
83 | way line of Interstate 75 (State Road No. 93) and all  
84 | of Sections 3, 4, 9 and 10.

85 | F. In Township 47 South, Range 25 East, the Northwest  
86 | Quarter of (NW-  $\frac{1}{4}$  ) of Section 5, the Northeast  
87 | Quarter of (NE-  $\frac{1}{4}$  ) of Section 5 and a parcel of land  
88 | lying in the Southeast Quarter (SE-  $\frac{1}{4}$  ) of Section 5  
89 | as described in Deed Book 244, page 138, public  
90 | records of Lee County, Florida.

91 | G. That portion of Section 6, Township 47 South, Range  
92 | 25 East lying within a parcel of land as described in  
93 | Official Records Book 1924, page 2148, public records  
94 | of Lee County, Florida and the plat of West Bay Club  
95 | as recorded in Plat Book 62, page 79, public records  
96 | of Lee County, Florida.

97 | H. That portion of Section 7, Township 47 South, Range  
98 | 25 East lying within a parcel of land as described in  
99 | Instrument Number 2013000044684, public records of Lee  
100 | County, Florida.

101 | I. In Township 47 South, Range 25 East, All of Section  
102 | 8.

103 | LESS AND EXCEPT:

104 | The East Half (E-  $\frac{1}{2}$  ) of the Northwest Quarter (NW-  $\frac{1}{4}$

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105 ) and the West Half (W- ½ ) of the West Half (W- ½ )  
 106 of the Northeast Quarter (NE- ¼ ) of Section 8,  
 107 Township 47 South, Range 25 East, less the south 40  
 108 feet for the Coconut Road Right-of-way.  
 109 ALSO LESS AND EXCEPT:  
 110 The West Half (W- ½) of the Northwest Quarter (NW- ¼)  
 111 of Section 8, Township 47 South, Range 25 East.  
 112 ALSO LESS AND EXCEPT:  
 113 That portion of Coconut Road lying in the West Half  
 114 (W- ½) of the Southwest Quarter (SW- ¼) of Section 8,  
 115 Township 47 South, Range 25 East.  
 116 ALSO LESS AND EXCEPT:  
 117 The following parcel located within the corporate  
 118 limits of the City of Bonita Springs, Florida:  
 119 Being a portion of land located in Section 8, Township  
 120 47 South, Range 25 East, Lee County, Florida, more  
 121 particularly described as follows:  
 122 Commence at the southwest corner of the Coconut Road  
 123 Right-of-way as shown on the specific purpose survey  
 124 prepared by Johnson Engineering, Inc. dated December  
 125 15, 1999 with a project number of 19991898; thence run  
 126 along the south line of said right-of-way South  
 127 89°43'06" East, for a distance of 45.84 feet, to the  
 128 Point of Beginning of the parcel of land herein  
 129 described; thence continue along said south line South  
 130 89°43'06" East, for a distance of 904.21 feet to the

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131 intersection of the extension of the west line of Via  
 132 Veneto right-of-way as recorded in Official Records  
 133 Book 4408, page 470 of the public records of Lee  
 134 County, Florida and said south line of Coconut Road;  
 135 thence run along the westerly line of said right-of-  
 136 way and extension thereof for the following four (4)  
 137 courses and distances:  
 138 1. South 00°17'49" West, for a distance of 47.01 feet;  
 139 2. thence run South 74°36'33" East, for a distance of  
 140 58.19 feet;  
 141 3. thence run South 50°54'15" East, for a distance of  
 142 143.04 feet;  
 143 4. thence run South 00°11'43" West, for a distance of  
 144 82.19 feet to a point on the Westerly line of parcel 5  
 145 of those lands recorded in Instrument Number  
 146 2009000192836 of said public records; thence run along  
 147 said westerly line for the following eight (8) courses  
 148 and distances:  
 149 1. North 89°47'57" West, for a distance of 34.12 feet;  
 150 2. thence run South 63°30'43" West, for a distance of  
 151 230.57 feet;  
 152 3. thence run South 47°26'14" West, for a distance of  
 153 466.86 feet;  
 154 4. thence run South 41°35'17" West, for a distance of  
 155 46.90 feet to a point on a circular curve concave  
 156 northwest, whose radius point bears North 48°24'38"

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157 West, a distance of 100.00 feet therefrom;  
 158 5. thence run southwesterly along the arc of said  
 159 curve to the right, having a radius of 100.00 feet,  
 160 through a central angle of  $28^{\circ}01'16''$ , subtended by a  
 161 chord of 48.42 feet at a bearing of South  $55^{\circ}36'00''$   
 162 West, for an arc length of 48.91 feet to a point on a  
 163 circular curve concave southeast, whose radius point  
 164 bears South  $20^{\circ}23'12''$  East, a distance of 105.00 feet  
 165 therefrom;  
 166 6. thence run southwesterly along the arc of said  
 167 curve to the left, having a radius of 105.00 feet,  
 168 through a central angle of  $54^{\circ}28'46''$ , subtended by a  
 169 chord of 96.12 feet at a bearing of South  $42^{\circ}22'25''$   
 170 West, for an arc length of 99.84 feet to a point on a  
 171 circular curve concave northwest, whose radius point  
 172 bears North  $74^{\circ}51'54''$  West, a distance of 100.00 feet  
 173 therefrom;  
 174 7. thence run southwesterly along the arc of said  
 175 curve to the right, having a radius of 100.00 feet,  
 176 through a central angle of  $14^{\circ}44'34''$ , subtended by a  
 177 chord of 25.66 feet at a bearing of South  $22^{\circ}30'23''$   
 178 West, for an arc length of 25.73 feet to the end of  
 179 said curve;  
 180 8. thence run South  $29^{\circ}52'39''$  West, for a distance of  
 181 22.93 feet; thence run North  $34^{\circ}45'41''$  West, for a  
 182 distance of 134.67 feet; thence run North  $53^{\circ}03'31''$

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183 West, for a distance of 119.51 feet; thence run North  
 184 19°08'07" West, for a distance of 117.09 feet; thence  
 185 run North 41°42'16" West, for a distance of 86.54  
 186 feet; thence run North 00°49'46" West, for a distance  
 187 of 150.18 feet; thence run North 50°28'56" West, for a  
 188 distance of 47.03 feet; thence run North 20°07'09"  
 189 West, for a distance of 19.34 feet; thence run North  
 190 34°54'03" West, for a distance of 30.82 feet; thence  
 191 run North 23°07'05" East, for a distance of 44.14  
 192 feet; thence run North 28°21'44" West, for a distance  
 193 of 88.04 feet; thence run North 39°18'43" East, for a  
 194 distance of 25.46 feet; thence run North 07°41'43"  
 195 East, for a distance of 98.70 feet; thence run North  
 196 10°04'01" West, for a distance of 18.32 feet to the  
 197 Point of Beginning.

198 Containing 12.26 acres, more or less.

199 ALSO LESS AND EXCEPT:

200 The following parcel located within the corporate  
 201 limits of the City of Bonita Springs, Florida:

202 A parcel of land located in Section 7 and 8, Township  
 203 47 South, Range 25 East, Lee County, Florida being  
 204 more particularly described as follows:

205 Commence at the East Quarter corner of Section 7,  
 206 Township 47 South, Range 25 East, Lee county, Florida;  
 207 thence along the east line of said Section 7, South  
 208 00°50'02" East, a distance of 25.00 feet to a point on



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209 | the south right-of-way line of Coconut Road, the same  
 210 | being the Point of Beginning of the parcel of land  
 211 | herein described; thence run along said south line,  
 212 | South 89°43'21" East, a distance of 45.84 feet; thence  
 213 | South 10°04'01" East, a distance of 18.32 feet; thence  
 214 | South 07°41'43" West, a distance of 98.70 feet; thence  
 215 | South 39°18'43" West, a distance of 25.46 feet; thence  
 216 | South 28°21'44" East, a distance of 88.04 feet; thence  
 217 | South 23°07'05" West, a distance of 44.14 feet; thence  
 218 | South 34°54'03" East, a distance of 30.82 feet; thence  
 219 | South 20°07'09" East, a distance of 19.34 feet; thence  
 220 | South 50°28'56" East, a distance of 47.03 feet; thence  
 221 | South 00°49'46" East, a distance of 150.18 feet;  
 222 | thence South 41°42'16" East, a distance of 86.54 feet  
 223 | to a point on the boundary line of Conservation  
 224 | Easement Number 14, recorded in Official Records Book  
 225 | 3094, page 3234, public records of Lee County,  
 226 | Florida; thence along said boundary, South 75°38'07"  
 227 | West, a distance of 112.79 feet to a point on the  
 228 | boundary of a Conservation Easement recorded in  
 229 | Official Records Book 4283, page 3774, public records  
 230 | of Lee County, Florida; thence follow along the  
 231 | boundary of said Conservation Easement to the  
 232 | intersection of the south line of Section 8, Township  
 233 | 47 South, Range 25 East, Lee County, Florida, for the  
 234 | following courses and distances, South 13°27'24" West,

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235 a distance of 68.12 feet; thence South 38°25'26" West,  
 236 a distance of 13.31 feet; thence South 22°41'02" East,  
 237 a distance of 9.38 feet; thence South 14°12'53" West,  
 238 a distance of 28.04 feet; thence North 83°09'35" East,  
 239 a distance of 75.71 feet; thence South 17°31'04" West,  
 240 a distance of 24.03 feet; thence South 01°58'43" West,  
 241 a distance of 35.44 feet; thence South 80°03'12" East,  
 242 a distance of 25.81 feet; thence South 76°58'32" East,  
 243 a distance of 32.43 feet; thence South 58°26'34" East,  
 244 a distance of 32.79 feet; thence South 50°42'32" East,  
 245 a distance of 25.83 feet; thence South 06°30'32" West,  
 246 a distance of 20.53 feet; thence South 34°00'38" West,  
 247 a distance of 22.57 feet; thence South 86°51'04" West,  
 248 a distance of 39.79 feet; thence North 71°44'14" West,  
 249 a distance of 18.15 feet; thence North 79°21'50" West,  
 250 a distance of 24.88 feet; thence North 54°46'17" West,  
 251 a distance of 19.72 feet; thence North 70°05'51" West,  
 252 a distance of 36.50 feet; thence South 14°42'48" West,  
 253 a distance of 28.87 feet; thence South 31°00'38" West,  
 254 a distance of 25.53 feet; thence South 46°04'37" West,  
 255 a distance of 27.43 feet; thence South 79°48'07" East,  
 256 a distance of 48.50 feet; thence South 41°58'46" East,  
 257 a distance of 40.98 feet; thence South 42°24'51" East,  
 258 a distance of 36.16 feet; thence South 83°34'30" East,  
 259 a distance of 24.52 feet; thence South 15°52'35" West,  
 260 a distance of 34.51 feet; thence South 59°45'12" East,

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261 a distance of 25.96 feet; thence South 60°07'55" East,  
 262 a distance of 30.22 feet; thence South 28°14'30" East,  
 263 a distance of 18.56 feet; thence South 12°04'44" West,  
 264 a distance of 31.95 feet; thence North 82°28'58" West,  
 265 a distance of 22.54 feet; thence North 78°36'49" West,  
 266 a distance of 29.64 feet; thence North 60°50'08" West,  
 267 a distance of 22.14 feet; thence South 14°57'51" West,  
 268 a distance of 38.06 feet; thence South 11°26'36" West,  
 269 a distance of 19.74 feet; thence South 58°07'12" East,  
 270 a distance of 25.45 feet; thence South 12°12'57" East,  
 271 a distance of 22.75 feet; thence South 86°12'55" East,  
 272 a distance of 20.51 feet; thence South 56°23'00" East,  
 273 a distance of 28.55 feet; thence South 41°44'09" West,  
 274 a distance of 15.79 feet; thence North 71°14'30" West,  
 275 a distance of 22.95 feet; thence North 67°33'53" West,  
 276 a distance of 23.50 feet; thence South 54°36'26" West,  
 277 a distance of 44.61 feet; thence North 53°20'16" West,  
 278 a distance of 28.47 feet; thence North 35°50'04" West,  
 279 a distance of 42.22 feet; thence North 41°43'16" East,  
 280 a distance of 24.56 feet; thence North 82°15'02" West,  
 281 a distance of 13.75 feet; thence South 58°55'16" West,  
 282 a distance of 31.96 feet; thence South 22°08'04" West,  
 283 a distance of 21.15 feet; thence South 40°59'54" East,  
 284 a distance of 20.68 feet; thence South 47°19'30" East,  
 285 a distance of 50.06 feet; thence South 03°17'09" East,  
 286 a distance of 19.29 feet; thence South 39°41'04" East,

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287 a distance of 35.54 feet; thence South 00°32'00" West,  
 288 a distance of 23.73 feet; thence South 36°13'51" West,  
 289 a distance of 33.30 feet; thence South 26°54'16" West,  
 290 a distance of 22.25 feet; thence South 21°50'28" West,  
 291 a distance of 36.79 feet; thence South 63°28'06" West,  
 292 a distance of 28.23 feet; thence South 25°24'38" West,  
 293 a distance of 13.47 feet; thence South 42°37'08" West,  
 294 a distance of 36.84 feet; thence South 19°49'02" West,  
 295 a distance of 36.20 feet; thence South 48°17'57" West,  
 296 a distance of 25.07 feet; thence South 48°46'20" East,  
 297 a distance of 23.96 feet; thence South 07°18'24" East,  
 298 a distance of 39.41 feet; thence South 61°42'17" East,  
 299 a distance of 63.96 feet; thence South 19°30'39" East,  
 300 a distance of 37.00 feet; thence South 07°11'44" East,  
 301 a distance of 30.87 feet; thence South 57°48'34" West,  
 302 a distance of 26.54 feet; thence South 39°49'37" West,  
 303 a distance of 51.91 feet; thence South 33°12'43" West,  
 304 a distance of 21.35 feet; thence South 09°34'48" West,  
 305 a distance of 44.74 feet; thence South 20°48'56" East,  
 306 a distance of 48.32 feet; thence South 24°55'57" West,  
 307 a distance of 41.90 feet; thence South 02°45'31" East,  
 308 a distance of 35.63 feet; thence South 33°18'17" East,  
 309 a distance of 34.45 feet; thence South 08°14'15" West,  
 310 a distance of 43.31 feet; thence South 19°59'58" East,  
 311 a distance of 78.22 feet; thence South 27°23'35" East,  
 312 a distance of 37.53 feet; thence South 37°39'35" West,

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313 a distance of 40.08 feet; thence South 01°14'30" East,  
 314 a distance of 20.37 feet; thence South 71°18'06" West,  
 315 a distance of 15.08 feet; thence South 57°59'14" West,  
 316 a distance of 26.21 feet; thence South 27°10'02" West,  
 317 a distance of 44.00 feet; thence South 34°26'29" East,  
 318 a distance of 51.64 feet; thence South 12°11'33" East,  
 319 a distance of 38.89 feet; thence South 31°00'48" East,  
 320 a distance of 40.10 feet; thence South 05°32'22" East,  
 321 a distance of 52.47 feet; thence South 14°06'44" West,  
 322 a distance of 27.92 feet; thence South 18°32'06" West,  
 323 a distance of 38.27 feet; thence North 86°57'32" East,  
 324 a distance of 15.90 feet; thence North 67°34'27" East,  
 325 a distance of 25.47 feet; thence South 12°39'01" East,  
 326 a distance of 39.36 feet; thence South 84°33'25" West,  
 327 a distance of 27.45 feet; thence South 47°36'58" West,  
 328 a distance of 27.94 feet; thence South 34°56'23" East,  
 329 a distance of 26.07 feet; thence North 89°13'57" East,  
 330 a distance of 45.10 feet; thence South 16°15'58" East,  
 331 a distance of 49.58 feet; thence South 12°23'09" West,  
 332 a distance of 35.75 feet; thence South 05°37'35" East,  
 333 a distance of 67.77 feet; thence South 17°34'05" West,  
 334 a distance of 40.65 feet; thence South 45°08'32" East,  
 335 a distance of 43.24 feet; thence South 07°58'04" East,  
 336 a distance of 16.70 feet to a point on the south line  
 337 of aforementioned Section 8; thence along said south  
 338 line, North 89°52'21" West, a distance of 34.61 feet

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339 to a the southeast corner of said Section 7; thence  
 340 along the south line of said Section 7, North  
 341 89°52'21" West, a distance of 2,276 feet more or less  
 342 to the water of the Estero Bay; thence northerly along  
 343 said waters, a distance of 4,498 feet, more or less;  
 344 thence North 89°13'27" East, a distance of 742 feet  
 345 more or less to a point on the boundary of the lands  
 346 described in Official Records Book 3052, page 1859,  
 347 public records of Lee County, Florida; thence along  
 348 the boundary of said lands for the following three (3)  
 349 calls: 1) South 00°46'33" East, a distance of 650.00  
 350 feet; 2) thence North 89°13'27" East, a distance of  
 351 1,107.21 feet; 3) thence North 00°50'02" West, a  
 352 distance of 625.00 feet to the Point of Beginning.  
 353 Containing 110.89 acres, more or less.

354 AND INCLUDING:

355 J.A. In Township 46 South, Range 25 East, that portion  
 356 of the Southwest Quarter (SW-¼) of Section 23 lying  
 357 west of the west right-of-way line of Interstate 75  
 358 (State Road No. 93).

359 K.B. In Township 46 South, Range 25 East, that portion  
 360 of the Southeast Quarter (SE-¼) of Section 20 lying  
 361 south of the north line of a parcel of land described  
 362 in Instrument Number 2012000146389, public records of  
 363 Lee County, Florida and northeast of the northeast  
 364 right-of-way line of US 41-Tamiami Trail (State Road

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365 | No. 45).

366 | ~~L.M.~~ That portion of a Tract or Parcel of land lying

367 | in Section 20, Township 46, South, Range 25 East,

368 | which Tract or Parcel is more particularly described

369 | as follows:

370 | Beginning at the Southeast corner of said Section 20

371 | and run Westerly along the south line of said Section

372 | 20 for 660 feet to the Easterly boundary of lands

373 | described in deed recorded in Deed Book 217, at Page

374 | 367, of the Public Records of Lee County; thence run

375 | Northerly along said Easterly boundary, parallel with

376 | the East line of said Section 21 for 995.91 feet to

377 | the Southwesterly corner of lands described in deed

378 | recorded in Deed Book 295, at Page 505 of said Public

379 | Records, thence run Easterly along the Southerly

380 | boundary of said lands and an Easterly prolongation

381 | thereof, parallel with the south line of said Section

382 | 21 for 498.56 feet; thence deflect 35°25'00" left and

383 | run Northeasterly, perpendicular to the centerline of

384 | the Tamiami Trail (State Road 45) for 126.84 feet to a

385 | Point on the Southwesterly line (68 feet from said

386 | centerline) of said Tamiami Trail thence run

387 | Southeasterly along said Southwesterly line for 100.00

388 | feet to a concrete monument on the line common to said

389 | sections 20 and 21, thence continue Southeasterly

390 | along said Southwesterly line of said Tamiami Trail

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391 | for 315.24 feet to a concrete monument; thence deflect  
 392 | 126°13' to the right and run Westerly, perpendicular  
 393 | to said line common to said Sections 20 and 21 for  
 394 | 186.26 feet to a point on said section line; thence  
 395 | run Southerly along said section line for 733.59 feet  
 396 | to the Point of Beginning.

397 | AND INCLUDING:

398 | M. A tract or parcel of land lying in the Southeast  
 399 | quarter of the Southeast quarter of Section 20,  
 400 | Township 46, Range 25 East, Lee County, Florida, which  
 401 | Tract or Parcel is described as follows:

402 | From the concrete monument marking the Southeast  
 403 | corner of said Section 20, run S 88°30'00" W, along  
 404 | the South line of said Section for 660.0 feet to a  
 405 | concrete monument; thence run N 0°42'00" W, parallel  
 406 | with the East line of said Section 995.91 feet to a  
 407 | concrete monument; thence run N 88°30'00" E, parallel  
 408 | with said South line for 498.56 feet to a concrete  
 409 | monument, thence run N 53°05'00" E, for 23.96 feet to  
 410 | concrete monument and the point of beginning. From  
 411 | said point of beginning run N 38°56'00" W for 286.25  
 412 | feet to a steel pin, thence run N 17°25'50" E, for  
 413 | 62.04 feet to a concrete monument marking the  
 414 | intersection with the southerly line of Pine Road,  
 415 | thence run N 88°39'20" E, along southerly line,  
 416 | parallel with and 25 feet (as measured on a



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417 perpendicular) Southerly from the North line of said  
 418 fraction of a Section for 76.95 feet to an  
 419 intersection with the southwesterly line (68 feet from  
 420 the center line) of the Tamiami Trail (State Road No.  
 421 45); thence run S 36°55'00" E., along said  
 422 Southwesterly line for 277.49 feet to a concrete  
 423 monument, thence run S 53°05'00" W, perpendicular to  
 424 said southwesterly line for 102.88 feet to the Point  
 425 of Beginning.

426 ALSO LESS AND EXCEPT

427 The following parcels located within the corporate  
 428 limits of the City of Bonita Springs, Florida:

429  
 430 Lot 5, PELICAN LANDING UNIT TWENTY-SEVEN, as recorded  
 431 at Plat Book 61, pages 8 and 9 of the Public Records  
 432 of Lee County, Florida.

433  
 434 Lot 1 and 2, PELICAN LANDING UNIT TWENTY-FIVE, as  
 435 recorded at Plat Book 58, pages 83 and 84 of the  
 436 Public Records of Lee County, Florida.

437  
 438 LOTS 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 20,  
 439 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33,  
 440 37, 38, 39, 40, 41, 44, 45, 46, 47, 48, 50, and 51 of  
 441 the Plat of The Sanctuary at Pelican Landing as  
 442 recorded in Plat Book 60 pages 20-22 of the Official

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443 | Records of Lee County, Florida.  
 444 |  
 445 | LOTS 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 16, 30, 31,  
 446 | 32, 33, 34, and 35 of The Plat of Pelican Landing Unit  
 447 | 22 as Recorded in Plat Book 58, Pages 17-21 of The  
 448 | Official Records of Lee County, Florida.  
 449 |  
 450 | Tracts "B" and "C" (including vacated road right-of-  
 451 | way) shown in the plat of PELICAN LANDING UNIT TWENTY-  
 452 | FOUR, as recorded at Plat Book 58, page 71, the Public  
 453 | Records of Lee County, Florida, along with a parcel of  
 454 | land located in the Southeast ¼ corner of Section 9,  
 455 | Township 47 South, Range 25 East, Lee County, Florida,  
 456 | more particularly described on Exhibit A-1, attached  
 457 | to Lee County Official Records Instrument Number  
 458 | 2010000058343.  
 459 | LOTS 1, 2, 3, 18, 19, 20, 21 and 22 OF THE PLAT OF  
 460 | HERON COVE AT PELICAN LANDING AS RECORDED IN PLAT BOOK  
 461 | 57, PAGE 59 OF THE OFFICIAL RECORDS OF LEE COUNTY,  
 462 | FLORIDA;  
 463 |  
 464 | LOTS 1, 2, and 13, OF THE PLAT OF HERON GLEN AT  
 465 | PELICAN LANDING AS RECORDED IN PLAT BOOK 59, PAGE 52  
 466 | OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA;  
 467 |  
 468 | LOT 1, 3, and 4, BLOCK B OF THE PLAT OF PELICAN

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469 LANDING UNIT TEN AS RECORDED IN PLAT BOOK 53, PAGE 30  
 470 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA;

471  
 472 Pelican Landing Landscape Buffer Site as described in  
 473 instrument #2010000058343 of the official records of  
 474 Lee County Florida.

475 Section 3. Paragraph (a) of subsection (3) of section 9 of  
 476 chapter 2014-249, Laws of Florida, is amended to read:

477 Section 9. Nominations and elections.—

478 (3) COUNCIL DISTRICTS; REDISTRICTING.—

479 (a) There shall be seven village council districts. The  
 480 districts shall be as roughly equal in permanent population as  
 481 practicable according to the population figures available from  
 482 the most recent Lee County population estimate determined by the  
 483 decennial United States Census. Legal descriptions for the  
 484 village council districts located within the boundary of the  
 485 Village of Estero are as follows:

486 DISTRICT 1

487 Commencing at the Northwest section corner of Section  
 488 29, Township 46 South, Range 25 East, also being the  
 489 Point of Beginning (State Plane Coordinate X=709367.49  
 490 Y=768888.62);

491 thence run North 88°50'15" East, for a distance of  
 492 2641.85 feet; thence run North 88°24'49" East, for a  
 493 distance of 1988.08 feet; thence run North 89°51'10"  
 494 East, for a distance of 30.25 feet to the approximate

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495 center line of Breckenridge Drive; thence run  
 496 southwesterly along the arc a curve to the right  
 497 having a radius of 247 feet, through a central angle  
 498 of 44°53'57" with a chord bearing of South 22°4'49"  
 499 West; thence run southwesterly along the arc a curve  
 500 to the left having a radius of 2583.18 feet, through a  
 501 central angle of 4°3'41" with a chord bearing of South  
 502 45°15'53" West; thence run southeasterly along the arc  
 503 a curve to the left having a radius of 253.24 feet,  
 504 through a central angle of 92°49'6" with a chord  
 505 bearing of South 5°54'52" East;  
 506 thence run southeasterly along the arc a curve to the  
 507 right having a radius of 285.56 feet, through a  
 508 central angle of 90°12'56" with a chord bearing of  
 509 South 17°41'1" East; thence run South 34°18'15" West,  
 510 for a distance of 119.36 thence run southwesterly  
 511 along the arc a curve to the left having a radius of  
 512 398.15 feet, through a central angle of 53°44'15" with  
 513 a chord bearing of South 3°40'29" West; thence run  
 514 southeasterly along the arc a curve to the right  
 515 having a radius of 268.84 feet, through a central  
 516 angle of 59°51'35" with a chord bearing of South  
 517 0°50'50" East;  
 518 thence run southwesterly along the arc a curve to the  
 519 left having a radius of 1447.11 feet, through a  
 520 central angle of 7°18'53" with a chord bearing of

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521 South 23°38'42" West; thence run southeasterly along  
 522 the arc a curve to the left having a radius of 377.67  
 523 feet, through a central angle of 79°49'18" with a  
 524 chord bearing of South 23°55'38" East; thence run  
 525 southeasterly along the arc a curve to the right  
 526 having a radius of 119.37 feet, through a central  
 527 angle of 67°28'31" with a chord bearing of South  
 528 27°35'15" East; thence run South 0°59'11" East, for a  
 529 distance of 115.22 feet to the approximate centerline  
 530 of Broadway Way also being the north line of the south  
 531 half of Section 29, Township 46 South, Range 25 East;  
 532 thence run South 89°1'50" West, for a distance of  
 533 3551.72 feet to the approximate centerline of the FPL  
 534 ROW; thence run South 21°36'8" East, for a distance of  
 535 2384.1 feet to the approximate centerline of the  
 536 Estero River;  
 537 thence following the approximate center line of the  
 538 Estero River for 1599.59 feet to a point lying 1328.56  
 539 feet South 76°37'13" West of the point of intersection  
 540 of the FPL ROW and the Estero River to the approximate  
 541 center line of Halfway Creek;  
 542 thence following the approximate center line of the  
 543 Halfway Creek for 9365.33 feet to a point lying  
 544 5640.75 feet South 15°19'02" East of the point of  
 545 intersection of the center lines of the Estero River  
 546 and Halfway Creek to the approximate centerline of

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547 Williams Road also being the north line of Section 05,  
 548 Township 45 South, Range 25 East; thence run North  
 549 88°32'36" East, for a distance of 3052.76 feet to the  
 550 approximate centerline of Tropicana Avenue; thence run  
 551 South 0°15'48" East, for a distance of 2675.32 feet to  
 552 the approximate centerline of an FPL easement; thence  
 553 run South 21°9'37" East, for a distance of 5754.36  
 554 feet to the approximately centerline of Coconut Road  
 555 also being the north line of the south half of Section  
 556 09, Township 47 South, Range 25 East; thence run North  
 557 89°54'43" East, for a distance of 1415.44 feet to the  
 558 approximate center line of US 41; thence run South  
 559 0°37'40" East, for a distance of 642.06 feet;  
 560 Thence run southeasterly along the arc a curve to the  
 561 left having a radius of 4625.18 feet, through a  
 562 central angle of 12°3'37" with a chord bearing of  
 563 South 5°7'30" East; thence run South 9°39'59" East,  
 564 for a distance of 1007.52 feet to the south line of  
 565 Section 09, Township 47 South, Range 25 East also  
 566 being the north boundary of the City of Bonita  
 567 Springs; thence following said municipal boundary, run  
 568 South 88°56'15" West, for a distance of 802.51 feet;  
 569 thence run South 89°0'41" West, for a distance of  
 570 2677.09 feet; thence run North 89°52'21" West, for a  
 571 distance of 2558.77 feet; thence run North 89°52'22"  
 572 West, for a distance of 2524.15 feet to a point on the

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573 east line of a conservation easement recorded in  
 574 Official Records Book 4283 Page 3774, Public Records  
 575 of Lee County Florida; thence following said boundary  
 576 for the following 102 courses and distances:  
 577 1. run North 7°58'04" West, for a distance of 16.70  
 578 feet;  
 579 2. thence run North 45°8'32" West, for a distance of  
 580 43.24 feet;  
 581 3. thence run North 17°34'5" East, for a distance of  
 582 40.65 feet;  
 583 4. thence run North 5°37'35" West, for a distance of  
 584 67.77 feet;  
 585 5. thence run North 12°23'9" East, for a distance of  
 586 35.75 feet;  
 587 6. thence run North 16°15'58" West, for a distance of  
 588 49.58 feet;  
 589 7. thence run South 89°13'57" West, for a distance of  
 590 45.10 feet;  
 591 8. thence run North 34°56'23" West, for a distance of  
 592 26.07 feet;  
 593 9. thence run North 47°36'58" East, for a distance of  
 594 27.94 feet;  
 595 10. thence run North 84°33'25" East, for a distance of  
 596 27.45 feet;  
 597 11. thence run North 12°39'1" West, for a distance of  
 598 39.36 feet;

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599 | 12. thence run South 67°34'27" West, for a distance of  
600 | 25.47 feet;  
601 | 13. thence run South 86°57'32" West, for a distance of  
602 | 15.9 feet;  
603 | 14. thence run North 18°32'6" East, for a distance of  
604 | 38.27 feet;  
605 | 15. thence run North 14°6'44" East, for a distance of  
606 | 27.92 feet;  
607 | 16. thence run North 5°32'22" West, for a distance of  
608 | 52.47 feet;  
609 | 17. thence run North 31°0'48" West, for a distance of  
610 | 40.1 feet;  
611 | 18. thence run North 12°11'33" West, for a distance of  
612 | 38.89 feet;  
613 | 19. thence run North 34°26'29" West, for a distance of  
614 | 51.64 feet;  
615 | 20. thence run North 27°10'2" East, for a distance of  
616 | 44 feet;  
617 | 21. thence run North 57°59'14" East, for a distance of  
618 | 26.21 feet;  
619 | 22. thence run North 71°18'6" East, for a distance of  
620 | 15.08 feet;  
621 | 23. thence run North 1°14'30" West, for a distance of  
622 | 20.37 feet;  
623 | 24. thence run North 37°39'36" East, for a distance of  
624 | 40.08 feet;



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625 | 25. thence run North 27°23'35" West, for a distance of  
 626 | 37.53 feet;  
 627 | 26. thence run North 19°59'58" West, for a distance of  
 628 | 78.22 feet;  
 629 | 27. thence run North 8°14'15" East, for a distance of  
 630 | 43.31 feet;  
 631 | 28. thence run North 33°18'17" West, for a distance of  
 632 | 34.45 feet;  
 633 | 29. thence run North 2°45'31" West, for a distance of  
 634 | 35.63 feet;  
 635 | 30. thence run North 24°55'57" East, for a distance of  
 636 | 41.9 feet;  
 637 | 31. thence run North 20°48'56" West, for a distance of  
 638 | 48.32 feet;  
 639 | 32. thence run North 9°34'48" East, for a distance of  
 640 | 44.74 feet;  
 641 | 33. thence run North 33°12'43" East, for a distance of  
 642 | 21.35 feet;  
 643 | 34. thence run North 39°49'37" East, for a distance of  
 644 | 51.91 feet;  
 645 | 35. thence run North 57°48'34" East, for a distance of  
 646 | 26.54 feet;  
 647 | 36. thence run North 7°11'44" West, for a distance of  
 648 | 30.87 feet;  
 649 | 37. thence run North 19°30'39" West, for a distance of  
 650 | 37 feet;

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651 | 38. thence run North 61°42'17" West, for a distance of  
 652 | 63.96 feet;  
 653 | 39. thence run North 7°18'24" West, for a distance of  
 654 | 39.41 feet;  
 655 | 40. thence run North 48°46'20" West, for a distance of  
 656 | 23.96 feet;  
 657 | 41. thence run North 48°17'57" East, for a distance of  
 658 | 25.07 feet;  
 659 | 42. thence run North 19°49'2" East, for a distance of  
 660 | 36.2 feet;  
 661 | 43. thence run North 42°37'8" East, for a distance of  
 662 | 36.84 feet;  
 663 | 44. thence run North 25°24'38" East, for a distance of  
 664 | 13.47 feet;  
 665 | 45. thence run North 63°28'6" East, for a distance of  
 666 | 28.23 feet;  
 667 | 46. thence run North 21°50'28" East, for a distance of  
 668 | 36.79 feet;  
 669 | 47. thence run North 26°54'16" East, for a distance of  
 670 | 22.25 feet;  
 671 | 48. thence run North 36°13'51" East, for a distance of  
 672 | 33.3 feet;  
 673 | 49. thence run North 0°32'0" East, for a distance of  
 674 | 23.73 feet;  
 675 | 50. thence run North 39°41'4" West, for a distance of  
 676 | 35.54 feet;

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677 | 51. thence run North 3°17'09" West, for a distance of  
 678 | 19.29 feet;  
 679 | 52. thence run North 47°19'30" West, for a distance of  
 680 | 50.06 feet;  
 681 | 53. thence run North 40°59'54" West, for a distance of  
 682 | 20.68 feet;  
 683 | 54. thence run North 22°8'4" East, for a distance of  
 684 | 21.15 feet;  
 685 | 55. thence run North 58°55'16" East, for a distance of  
 686 | 31.96 feet;  
 687 | 56. thence run South 82°15'2" East, for a distance of  
 688 | 13.75 feet;  
 689 | 57. thence run South 41°43'16" West, for a distance of  
 690 | 24.56 feet;  
 691 | 58. thence run South 35°50'4" East, for a distance of  
 692 | 42.22 feet;  
 693 | 59. thence run South 53°20'16" East, for a distance of  
 694 | 28.47 feet;  
 695 | 60. thence run North 54°36'26" East, for a distance of  
 696 | 44.61 feet;  
 697 | 61. thence run South 67°33'53" East, for a distance of  
 698 | 23.5 feet;  
 699 | 62. thence run South 71°14'30" East, for a distance of  
 700 | 22.95 feet;  
 701 | 63. thence run North 41°44'9" East, for a distance of  
 702 | 15.79 feet;

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703 | 64. thence run North 56°23'0" West, for a distance of  
 704 | 28.55 feet;  
 705 | 65. thence run North 86°12'55" West, for a distance of  
 706 | 20.51 feet;  
 707 | 66. thence run North 12°12'57" West, for a distance of  
 708 | 22.75 feet;  
 709 | 67. thence run North 58°7'12" West, for a distance of  
 710 | 25.45 feet;  
 711 | 68. thence run North 11°26'36" East, for a distance of  
 712 | 19.74 feet;  
 713 | 69. thence run North 14°57'51" East, for a distance of  
 714 | 38.06 feet;  
 715 | 70. thence run South 60°50'8" East, for a distance of  
 716 | 22.14 feet;  
 717 | 71. thence run South 78°36'49" East, for a distance of  
 718 | 29.64 feet;  
 719 | 72. thence run South 82°28'58" East, for a distance of  
 720 | 22.54 feet;  
 721 | 73. thence run North 12°4'44" East, for a distance of  
 722 | 31.95 feet;  
 723 | 74. thence run North 28°14'30" West, for a distance of  
 724 | 18.56 feet;  
 725 | 75. thence run North 60°7'55" West, for a distance of  
 726 | 30.22 feet;  
 727 | 76. thence run North 59°45'12" West, for a distance of  
 728 | 25.96 feet;

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729 | 77. thence run North 15°52'35" East, for a distance of  
 730 | 34.51 feet;  
 731 | 78. thence run North 83°34'30" West, for a distance of  
 732 | 24.52 feet;  
 733 | 79. thence run North 42°24'51" West, for a distance of  
 734 | 36.16 feet;  
 735 | 80. thence run North 41°58'46" West, for a distance of  
 736 | 40.98 feet;  
 737 | 81. thence run North 79°48'7" West, for a distance of  
 738 | 48.5 feet;  
 739 | 82. thence run North 46°4'37" East, for a distance of  
 740 | 27.43 feet;  
 741 | 83. thence run North 31°0'38" East, for a distance of  
 742 | 25.53 feet;  
 743 | 84. thence run North 14°42'48" East, for a distance of  
 744 | 28.87 feet;  
 745 | 85. thence run South 70°5'51" East, for a distance of  
 746 | 36.5 feet;  
 747 | 86. thence run South 54°46'17" East, for a distance of  
 748 | 19.72 feet;  
 749 | 87. thence run South 79°21'50" East, for a distance of  
 750 | 24.88 feet;  
 751 | 88. thence run South 71°44'14" East, for a distance of  
 752 | 18.15 feet;  
 753 | 89. thence run North 86°51'4" East, for a distance of  
 754 | 39.79 feet;

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755 | 90. thence run North 34°0'38" East, for a distance of  
 756 | 22.57 feet;  
 757 | 91. thence run North 6°30'32" East, for a distance of  
 758 | 20.53 feet;  
 759 | 92. thence run North 50°42'32" West, for a distance of  
 760 | 25.83 feet;  
 761 | 93. thence run North 58°26'34" West, for a distance of  
 762 | 32.79 feet;  
 763 | 94. thence run South 76°58'32" West, for a distance of  
 764 | 32.43 feet;  
 765 | 95. thence run North 80°3'12" West, for a distance of  
 766 | 25.81 feet;  
 767 | 96. thence run North 1°58'43" East, for a distance of  
 768 | 35.44 feet;  
 769 | 97. thence run North 17°31'4" East, for a distance of  
 770 | 24.03 feet;  
 771 | 98. thence run South 83°9'35" West, for a distance of  
 772 | 75.71 feet;  
 773 | 99. thence run North 14°12'53" East, for a distance of  
 774 | 28.04 feet;  
 775 | 100. thence run North 22°41'2" West, for a distance of  
 776 | 9.38 feet;  
 777 | 101. thence run North 38°25'26" East, for a distance  
 778 | of 13.31 feet;  
 779 | 102. thence run North 13°27'24" East, for a distance  
 780 | of 68.12 feet to the northwest corner of Conservation

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781 Easement number 14, recorded in Official Records Book  
 782 3094, Page 3234, Public Records of Lee County Florida;  
 783 thence along said boundary for the following four (4)  
 784 courses and distances:  
 785 1. run North 75°38'7" East, for a distance of 112.79  
 786 feet;  
 787 2. thence run South 19°8'7" East, for a distance of  
 788 117.08 feet;  
 789 3. thence run South 53°3'31" East, for a distance of  
 790 119.51 feet;  
 791 4. thence run South 34°45'41" East, for a distance of  
 792 134.67 feet;  
 793 5. thence run North 29°52'39" East, for a distance of  
 794 22.93 feet;  
 795 Thence run northeasterly along the arc a curve to the  
 796 left having a radius of 99.98 feet, through a central  
 797 angle of 14°44'42" with a chord bearing of North  
 798 22°30'22" East;  
 799 Thence run northeasterly along the arc a curve to the  
 800 right having a radius of 104.66 feet, through a  
 801 central angle of 54°40'21" with a chord bearing of  
 802 North 42°22'25" East;  
 803 Thence run northeasterly along the arc a curve to the  
 804 left having a radius of 99.92 feet, through a central  
 805 angle of 28°2'33" with a chord bearing of North  
 806 55°36'0" East; thence run North 41°35'17" East, for a

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807 distance of 46.9 feet; thence run North 47°26'14"  
 808 East, for a distance of 466.86 feet; thence run North  
 809 63°30'43" East, for a distance of 230.57 feet; thence  
 810 run South 89°48'2" East, for a distance of 34.12 feet;  
 811 thence run North 0°11'43" East, for a distance of  
 812 82.19 feet; thence run North 50°54'15" West, for a  
 813 distance of 143.04 feet; thence run North 74°36'32"  
 814 West, for a distance of 58.19 feet; thence run North  
 815 0°17'51" East, for a distance of 47.01 feet; thence  
 816 run North 89°43'6" West, for a distance of 904.21  
 817 feet; thence run North 89°43'19" West, for a distance  
 818 of 45.84 feet; thence run South 0°50'2" East, for a  
 819 distance of 625 feet; thence run South 89°13'27" West,  
 820 for a distance of 1107.21 feet; thence run North  
 821 0°46'33" West, for a distance of 650 feet; thence run  
 822 South 89°13'28" West, for a distance of 9.44 feet;  
 823 thence run North 0°16'13" East, for a distance of  
 824 219.3 feet; thence run North 3°47'55" West, for a  
 825 distance of 202 feet; thence run South 89°13'6" West,  
 826 for a distance of 75.49 feet; thence run South  
 827 81°53'4" West, for a distance of 115.98 feet; thence  
 828 run North 0°54'46" West, for a distance of 42.12 feet;  
 829 thence run North 78°19'31" East, for a distance of  
 830 121.8 feet; thence run North 9°17'44" West, for a  
 831 distance of 199.5 feet; thence run South 89°5'16"  
 832 West, for a distance of 549 feet to the intersection



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833 with the water of the Estero Bay; thence following the  
 834 waters of the Estero Bay for 50,680.08 feet to a point  
 835 lying 20,165.26 feet North 19°37'46" West of the point  
 836 of intersection of the waters of the Estero Bay and  
 837 the north section line of Section 25, Township 46  
 838 South, Range 24 East to the north line of Section 25,  
 839 Township 46 South, Range 24 East; thence run along the  
 840 north section lines of Section 25, Township 46 South,  
 841 Range 24 East and Section 30, Township 46 South, Range  
 842 25 East the following courses; North 89°32'47" East,  
 843 for a distance of 2719.61 feet; thence run South  
 844 68°7'41" East, for a distance of 182.45 feet; thence  
 845 run South 66°45'23" East, for a distance of 2831.06  
 846 feet; thence run North 88°54'14" East, for a distance  
 847 of 2629.27 feet to the point of beginning.

848 LESS AND EXCEPT the properties excluded by Section 3  
 849 above and listed as being located within the corporate  
 850 limits of the City of Bonita Springs, Florida:

851  
 852 ALSO LESS AND EXCEPT:  
 853 The East Half (E- ½ ) of the Northwest Quarter (NW- ¼)  
 854 and the West Half (W- ½ ) of the West Half (W- ½ ) of  
 855 the Northeast Quarter (NE- ¼) of Section 8, Township  
 856 47 South, Range 25 East, less the south 40 feet for  
 857 the Coconut Road Right-of-way.

858 District Contains 4,080.3 ~~4,128.3~~ Acres More Or Less

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859  
 860 DISTRICT 2  
 861 Commencing at the west quarter corner of Section 28,  
 862 Township 46 South, Range 25 East, also being the Point  
 863 of Beginning (state plane coordinates X= 714693.75  
 864 Y=766374.94); thence run North 89°49'35" East, for a  
 865 distance of 3330.54 feet to the approximate center  
 866 line of US 41; thence run South 1°50'8" East, for a  
 867 distance of 3921.45 thence run southwesterly along the  
 868 arc a curve to the right having a radius of 14466.75  
 869 feet, through a central angle of 3°33'47" with a chord  
 870 bearing of South 3°44'45" West; thence run South  
 871 5°9'37" West, for a distance of 3075.17 feet; thence  
 872 run South 4°39'27" West, for a distance of 1352.53  
 873 thence run southeasterly along the arc a curve to the  
 874 left having a radius of 7063.4 feet, through a central  
 875 angle of 15°6'59" with a chord bearing of South  
 876 1°20'18" East; thence run South 6°55'41" East, for a  
 877 distance of 2662.67 thence run southeasterly along the  
 878 arc a curve to the right having a radius of 8613.59  
 879 feet, through a central angle of 8°51'44" with a chord  
 880 bearing of South 3°44'22" East; thence run South  
 881 0°37'40" East, for a distance of 942.23 feet to the  
 882 approximately centerline of Coconut Road also being  
 883 the north line of the south half of Section 09,  
 884 Township 47 South, Range 25 East; thence run South

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885 89°54'43" West, for a distance of 1415.44 feet to the  
 886 approximate centerline of an FPL easement; thence run  
 887 North 21°9'37" West, for a distance of 5754.36 feet to  
 888 the approximate centerline of Tropicana Avenue; thence  
 889 run North 0°15'48" West, for a distance of 2675.32  
 890 feet to the approximate centerline of Williams Road  
 891 also being the north line of Section 05, Township 45  
 892 South, Range 25 East; thence run South 88°32'36" West,  
 893 for a distance of 3052.76 feet to the approximate  
 894 center line of Halfway Creek; thence following the  
 895 approximate center line of the Halfway Creek for  
 896 9365.33 feet to a point lying 5640.75 feet North  
 897 15°19'02" West of the point of intersection of the  
 898 center lines of the Williams Road and Halfway Creek to  
 899 the approximate centerline of the Estero River; thence  
 900 following the approximate center line of the Estero  
 901 River for 1599.59 feet to a point lying 1328.56 feet  
 902 North 76°37'13" East of the point of intersection of  
 903 Halfway Creek and the Estero River to the FPL ROW;  
 904 thence run North 21°36'8" West, for a distance of  
 905 2384.1 feet to the approximate centerline of Broadway  
 906 Way also being the north line of the south half of  
 907 Section 29, Township 46 South, Range 25 East; thence  
 908 run North 88°55'55" East, for a distance of 3183.58  
 909 feet; thence run North 89°48'50" East, for a distance  
 910 of 368.19 feet; thence run North 89°48'50" East, for a

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911 distance of 608.14 feet to the point of beginning.  
 912 District Contains 1,769.65 Acres More Or Less  
 913 DISTRICT 3  
 914 Commencing at the northeast corner of Section 21,  
 915 Township 46 South, Range 25 East, also being the Point  
 916 of Beginning (state plane coordinates X= 714583.39  
 917 Y=774315.45);  
 918 thence run along the north section line of Section 21,  
 919 Township 46 South, Range 25 East, South 88°49'16"  
 920 East, for a distance of 2649.92 feet; thence run South  
 921 89°29'33" East, for a distance of 2628.25 feet; thence  
 922 run South 0°53'55" East, for a distance of 2646.15  
 923 feet to the north line of the southwest quarter of  
 924 Section 21, Township 46 South, Range 25 East; thence  
 925 run North 89°15'56" East, for a distance of 2658.71  
 926 feet; thence run South 0°38'38" East, for a distance  
 927 of 2574.91 feet; thence run North 88°38'34" East, for  
 928 a distance of 2590.9 feet; thence run North 0°52'40"  
 929 East, for a distance of 2547.76 feet to the north line  
 930 of the southwest quarter of Section 22, Township 46  
 931 South, Range 25 East; thence run North 89°16'11" East,  
 932 for a distance of 664.59 feet to the west ROW line of  
 933 INTERSTATE 75; thence run South 16°27'23" East, for a  
 934 distance of 2671.61 feet to the north line of Section  
 935 26, Township 46 South, Range 25 East; thence run South  
 936 89°44'7" East, for a distance of 230.64 feet to the

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937 approximate centerline of INTERSTATE 75; thence run  
 938 South 18°17'40" East, for a distance of 1432.27 feet;  
 939 thence run South 89°51'10" West, for a distance of  
 940 2038.08 feet to the approximate centerline of Three  
 941 Oaks Parkway; thence run South 1°18'28" East, for a  
 942 distance of 1272.84 feet to the north line of the  
 943 south half of Section 26, Township 46 South, Range 25  
 944 East; thence run South 89°11'8" West, for a distance  
 945 of 71.58 feet; thence run South 89°11'9" West, for a  
 946 distance of 5263.51 feet; thence run South 89°49'3"  
 947 West, for a distance of 599.42 feet to the  
 948 approximately centerline of the Seaboard Coast Line  
 949 Railroad ROW; thence run northwesterly along the arc a  
 950 curve to the left having a radius of 2968.18 feet,  
 951 through a central angle of 34°4'42" with a chord  
 952 bearing of North 17°54'8" West; thence run North  
 953 32°1'23" West, for a distance of 1191.76 feet to the  
 954 approximate centerline of Estero Parkway; thence run  
 955 North 85°53'31" West, for a distance of 1260.18 feet;  
 956 thence run southwesterly along the arc a curve to the  
 957 left having a radius of 1124.38 feet, through a  
 958 central angle of 42°53'44" with a chord bearing of  
 959 South 74°19'14" West; thence run South 52°16'30" West,  
 960 for a distance of 465.33 feet to the approximate  
 961 centerline of US 41; thence run North 36°48'36" West,  
 962 for a distance of 1926.3 feet to the west line of

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963 Section 21, Township 46 South, 25 East; thence run  
 964 North 0°46'18" West, for a distance of 162.01 feet to  
 965 the east ROW line of US41; thence run North 36°55'0"  
 966 West, for a distance of 806.81 feet; thence run North  
 967 89°15'26" East, for a distance of 475.88 feet to the  
 968 east line of Section 21, Township 46 South, 25 East;  
 969 thence run North 0°46'16" West, for a distance of  
 970 659.7 feet; thence run North 0°47'43" West, for a  
 971 distance of 2661.71 feet to the point of beginning.  
 972 District Contains 1286.59 Acres More Or Less  
 973 DISTRICT 4  
 974 Commencing at the west quarter corner of Section 28,  
 975 Township 46 South, Range 25 East, also being the Point  
 976 of Beginning (state plane coordinates X=714693.75  
 977 Y=766374.94 feet); thence run North 89°49'35" East,  
 978 for a distance of 3330.54 feet to the approximate  
 979 center line of US 41; thence run South 1°50'8" East,  
 980 for a distance of 3921.45 feet to the approximate  
 981 centerline of Corkscrew Road; thence run North  
 982 89°46'44" East, for a distance of 9317.45; thence run  
 983 northeasterly along the arc a curve to the left having  
 984 a radius of 3230.33 feet, through a central angle of  
 985 26°59'33" with a chord bearing of North 73°48'1" East  
 986 to the approximate centerline of the INTERSTATE 75  
 987 ROW; thence run North 18°17'40" West, for a distance  
 988 of 5079.82 feet; thence run South 89°51'16" West, for

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989 | a distance of 2038.1 feet to the approximate  
 990 | centerline of the Three Oaks Parkway ROW; thence run  
 991 | South 1°18'28" East, for a distance of 1272.84 feet to  
 992 | the north line of the south half of Section 26,  
 993 | Township 46 South, Range 25 East; thence run South  
 994 | 89°11'8" West, for a distance of 71.58 feet; thence  
 995 | run South 89°11'9" West, for a distance of 5263.51  
 996 | feet; thence run South 89°49'3" West, for a distance  
 997 | of 599.42 feet to the approximately centerline of the  
 998 | Seaboard Coast Line Railroad ROW; thence run  
 999 | northwesterly along the arc a curve to the left having  
 1000 | a radius of 2968.18 feet, through a central angle of  
 1001 | 34°4'42" with a chord bearing of North 17°54'8" West;  
 1002 | thence run North 32°1'23" West, for a distance of  
 1003 | 1191.76 feet to the approximate centerline of Estero  
 1004 | Parkway; thence run North 85°53'31" West, for a  
 1005 | distance of 1260.18 feet; thence run southwesterly  
 1006 | along the arc a curve to the left having a radius of  
 1007 | 1124.38 feet, through a central angle of 42°53'44"  
 1008 | with a chord bearing of South 74°19'14" West; thence  
 1009 | run South 52°16'30" West, for a distance of 465.33  
 1010 | feet to the approximate centerline of US 41; thence  
 1011 | run North 36°48'36" West, for a distance of 1926.3  
 1012 | feet to the west line of Section 21, Township 46  
 1013 | South, 25 East; thence run South 0°46'28" East, for a  
 1014 | distance of 177.04 feet to the intersection of said

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1015 section line the northeast boundary of the  
 1016 Breckenridge Professional Center; thence run North  
 1017 36°54'58" West, for a distance of 97.87 feet; thence  
 1018 run North 36°55'10" West, for a distance of 277.55  
 1019 feet; thence run South 88°39'22" West, for a distance  
 1020 of 76.95 feet; thence run South 17°23'50" West, for a  
 1021 distance of 62.04 feet; thence run South 38°56'0"  
 1022 East, for a distance of 286.25 feet; thence run South  
 1023 52°56'45" West, for a distance of 23.92 feet; thence  
 1024 run South 88°30'1" West, for a distance of 498.56  
 1025 feet; thence run South 0°41'56" East, for a distance  
 1026 of 995.94 feet;  
 1027 thence run North 89°50'17" East, for a distance of  
 1028 30.24 feet to the approximately centerline of  
 1029 Breckenridge Drive; thence run southwesterly along the  
 1030 arc a curve to the right having a radius of 247 feet,  
 1031 through a central angle of 44°53'57" with a chord  
 1032 bearing of South 22°4'49" West; thence run  
 1033 southwesterly along the arc a curve to the left having  
 1034 a radius of 2583.18 feet, through a central angle of  
 1035 4°3'41" with a chord bearing of South 45°15'53" West;  
 1036 thence run southeasterly along the arc a curve to the  
 1037 left having a radius of 253.24 feet, through a central  
 1038 angle of 92°49'6" with a chord bearing of South  
 1039 5°54'52" East; thence run southeasterly along the arc  
 1040 a curve to the right having a radius of 285.56 feet,



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1041 through a central angle of 90°12'56" with a chord  
 1042 bearing of South 17°41'1" East; thence run South  
 1043 34°18'15" West, for a distance of 119.36 thence run  
 1044 southwesterly along the arc a curve to the left having  
 1045 a radius of 398.15 feet, through a central angle of  
 1046 53°44'15" with a chord bearing of South 3°40'29" West;  
 1047 thence run southeasterly along the arc a curve to the  
 1048 right having a radius of 268.84 feet, through a  
 1049 central angle of 59°51'35" with a chord bearing of  
 1050 South 0°50'50" East; thence run southwesterly along  
 1051 the arc a curve to the left having a radius of 1447.11  
 1052 feet, through a central angle of 7°18'53" with a chord  
 1053 bearing of South 23°38'42" West; thence run  
 1054 southeasterly along the arc a curve to the left having  
 1055 a radius of 377.67 feet, through a central angle of  
 1056 79°49'18" with a chord bearing of South 23°55'38"  
 1057 East; thence run southeasterly along the arc a curve  
 1058 to the right having a radius of 119.37 feet, through a  
 1059 central angle of 67°28'31" with a chord bearing of  
 1060 South 27°35'15" East; thence run South 0°59'11" East,  
 1061 for a distance of 114.77 feet to the approximate  
 1062 centerline of Broadway Way also being the north line  
 1063 of the south half of Section 29, Township 46 South,  
 1064 Range 25 East; thence run North 89°48'50" East, for a  
 1065 distance of 608.13 feet to the point of beginning.  
 1066 District Contains 1327.54 Acres More Or Less

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1067 DISTRICT 5  
 1068 Commencing at the southwest corner of Section 36,  
 1069 Township 46 South, Range 25 East, also being the Point  
 1070 of Beginning (state plane coordinates X=735937.6  
 1071 Y=758567.2); thence following the south section lines  
 1072 of Sections 36, 35, 34, and 33, Township 46 South  
 1073 Range 25 East for 7 courses: run South 89°21'40" West,  
 1074 for a distance of 2638.23 feet; thence run North  
 1075 88°39'21" West, for a distance of 2631.26 feet; thence  
 1076 run South 89°50'15" West, for a distance of 2639.64  
 1077 feet; thence run South 89°50'34" West, for a distance  
 1078 of 2641.62 feet; thence run South 89°52'7" West, for a  
 1079 distance of 2639.37 feet; thence run South 89°51'22"  
 1080 West, for a distance of 2647.56 feet; thence run South  
 1081 88°19'39" West, for a distance of 2287.28 feet to the  
 1082 approximate centerline of US 41; thence run North  
 1083 5°9'37" East, for a distance of 3075.17; thence run  
 1084 northeasterly along the arc a curve to the left having  
 1085 a radius of 14466.75 feet, through a central angle of  
 1086 3°33'47" with a chord bearing of North 3°44'45" East  
 1087 to the approximate centerline of Corkscrew Road;  
 1088 thence run North 89°46'44" East, for a distance of  
 1089 9317.45; thence run northeasterly along the arc a  
 1090 curve to the left having a radius of 3230.33 feet,  
 1091 through a central angle of 26°59'33" with a chord  
 1092 bearing of North 73°48'1" East to the approximated

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1093 centerline of the INTERSTATE 75 ROW; thence run North  
 1094 18°17'40" West, for a distance of 5079.82 feet; thence  
 1095 run North 18°17'40" West, for a distance of 1432.34  
 1096 feet to the north line of Section 26, Township 46  
 1097 South, Range 25 East; thence run South 89°45'8" East,  
 1098 for a distance of 997.08 feet; thence run South  
 1099 89°44'35" East, for a distance of 2107.98 feet to the  
 1100 approximate centerline of Ben Hill Griffin Parkway;  
 1101 thence run South 0°0'19" West, for a distance of  
 1102 1064.21; thence run southeasterly along the arc a  
 1103 curve to the left having a radius of 2214.94 feet,  
 1104 through a central angle of 23°23'51" with a chord  
 1105 bearing of South 16°20'0" East; thence run South  
 1106 31°40'32" East, for a distance of 719.1; thence run  
 1107 southeasterly along the arc a curve to the right  
 1108 having a radius of 2223.22 feet, through a central  
 1109 angle of 26°27'22" with a chord bearing of South  
 1110 22°6'3" East; thence run South 6°27'32" East, for a  
 1111 distance of 416.71 feet; thence run South 7°40'1"  
 1112 East, for a distance of 136.64 thence run  
 1113 southeasterly along the arc a curve to the left having  
 1114 a radius of 1451.88 feet, through a central angle of  
 1115 21°34'34" with a chord bearing of South 18°26'6" East;  
 1116 thence run South 29°39'33" East, for a distance of  
 1117 302.71 feet to the approximate centerline of Corkscrew  
 1118 Road; thence run North 62°15'53" East, for a distance

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1119 | of 5042.42 feet to the west line of Section 25,  
 1120 | Township 46 South, Range 25 East; thence run South  
 1121 | 1°2'2" East, for a distance of 135.83 feet; thence run  
 1122 | South 1°4'45" East, for a distance of 2642.78 feet;  
 1123 | thence run South 0°33'4" East, for a distance of  
 1124 | 2640.43 feet; thence run South 0°27'27" East, for a  
 1125 | distance of 2643.53 feet to the point of beginning.  
 1126 | District Contains 2348.31 Acres More Or Less  
 1127 | DISTRICT 6  
 1128 | Commencing at the southwest corner of Section 09,  
 1129 | Township 47 South, Range 25 East, also being the Point  
 1130 | of Beginning (state plane coordinates X=718429.44  
 1131 | Y=747782.96); Thence run South 88°56'16" West, for a  
 1132 | distance of 1847.35 feet to the approximate centerline  
 1133 | of US 41; thence run North 9°39'59" West, for a  
 1134 | distance of 1007.52 feet; thence run northwesterly  
 1135 | along the arc a curve to the right having a radius of  
 1136 | 4625.18 feet, through a central angle of 12°3'37" with  
 1137 | a chord bearing of North 5°7'30" West; thence run  
 1138 | North 0°37'53" West, for a distance of 642.06 feet;  
 1139 | thence run North 0°37'40" West, for a distance of  
 1140 | 923.23 feet; thence run northwesterly along the arc a  
 1141 | curve to the left having a radius of 8613.59 feet,  
 1142 | through a central angle of 8°51'44" with a chord  
 1143 | bearing of North 3°44'22" West; thence run North  
 1144 | 6°55'41" West, for a distance of 2662.67 feet; thence

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1145 run northwesterly along the arc a curve to the right  
 1146 having a radius of 7063.40 feet, through a central  
 1147 angle of 15°6'59" with a chord bearing of North  
 1148 1°20'18" West to the north line of Section 04,  
 1149 Township 47 South, Range 25 East; thence run North  
 1150 4°39'27" East, for a distance of 1352.53 feet; thence  
 1151 run North 88°19'39" East, for a distance of 2287.28  
 1152 feet; thence run North 89°51'22" East, for a distance  
 1153 of 2647.56 feet; thence run North 89°52'7" East, for a  
 1154 distance of 2639.37 feet; thence run North 89°50'34"  
 1155 East, for a distance of 2641.62 feet; thence run North  
 1156 89°50'15" East, for a distance of 2639.65 feet to the  
 1157 northeast corner of Section 02, Township 47 South,  
 1158 Range 25 East; thence run South 1°13'18" East, for a  
 1159 distance of 2678.29 feet; thence run South 1°13'32"  
 1160 East, for a distance of 2655.29 feet; thence run South  
 1161 0°55'29" East, for a distance of 3018.01 feet; thence  
 1162 run South 0°55'30" East, for a distance of 3018.02  
 1163 feet to the southeast corner of Section 11, Township  
 1164 47 South, Range 25 East; thence run North 82°32'47"  
 1165 West, for a distance of 2623.46 feet; thence run North  
 1166 82°29'22" West, for a distance of 2698.35 feet; thence  
 1167 run South 88°50'21" West, for a distance of 2665.25  
 1168 feet; thence run South 88°50'38" West, for a distance  
 1169 of 2663.15 feet to the point of beginning.  
 1170 District Contains 4388 Acres More Or Less

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1171 DISTRICT 7  
 1172 Commencing at the southwest corner of Section 31,  
 1173 Township 46 South, Range 26 East, also being the Point  
 1174 of Beginning (state plane coordinates X=735937.47  
 1175 Y=758567.08 feet; thence run North 89°40'8" East, for  
 1176 a distance of 2638.47 feet; thence run North 89°15'55"  
 1177 East, for a distance of 2632.21 feet; thence run North  
 1178 89°7'38" East, for a distance of 2643.33 feet; thence  
 1179 run North 89°6'9" East, for a distance of 2641.82 feet  
 1180 to the southeast corner of Section 32, Township 46  
 1181 South, Range 26 East; thence run North 0°20'14" East,  
 1182 for a distance of 2637.31 feet; thence run North  
 1183 0°21'15" East, for a distance of 2630.02 feet; thence  
 1184 run North 2°7'56" West, for a distance of 2645.68  
 1185 feet; thence run North 2°7'47" West, for a distance of  
 1186 2646.39 feet; thence run North 1°9'40" West, for a  
 1187 distance of 825.71 feet to the approximate centerline  
 1188 of Corkscrew Road; thence run South 86°34'11" West,  
 1189 for a distance of 4481.93 feet; thence run  
 1190 southwesterly along the arc a curve to the left having  
 1191 a radius of 893.4 feet, through a central angle of  
 1192 21°54'30" with a chord bearing of South 75°0'11" West;  
 1193 thence run South 61°50'19" West, for a distance of  
 1194 1130.65 feet to the north line of Section 30, Township  
 1195 46 South, Range 26 East; thence run South 89°21'59"  
 1196 West, for a distance of 2100.77 feet; thence run South

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1197 89°21'54" West, for a distance of 2607.66 feet; thence  
 1198 run South 89°28'25" West, for a distance of 2624.95  
 1199 feet; thence run South 89°28'10" West, for a distance  
 1200 of 2624.89 feet; thence run North 89°44'35" West, for  
 1201 a distance of 578.31 feet to the approximate  
 1202 centerline of Ben Hill Griffin Parkway; thence run  
 1203 South 0°0'19" West, for a distance of 1064.21; thence  
 1204 run northwesterly along the arc a curve to the left  
 1205 having a radius of 2214.94 feet, through a central  
 1206 angle of 23°23'51" with a chord bearing of South  
 1207 16°20'0" East; thence run South 31°40'32" East, for a  
 1208 distance of 719.1; thence run northwesterly along the  
 1209 arc a curve to the right having a radius of 2223.22  
 1210 feet, through a central angle of 26°27'22" with a  
 1211 chord bearing of South 22°6'3" East; thence run South  
 1212 6°27'32" East, for a distance of 416.71 feet; thence  
 1213 run South 7°40'1" East, for a distance of 136.64;  
 1214 thence run northwesterly along the arc a curve to the  
 1215 left having a radius of 1451.88 feet, through a  
 1216 central angle of 21°34'34" with a chord bearing of  
 1217 South 18°26'6" East; thence run South 29°39'33" East,  
 1218 for a distance of 302.71 feet to the approximate  
 1219 centerline of Corkscrew Road; thence run North  
 1220 62°15'53" East, for a distance of 5042.42 feet to the  
 1221 east line of Section 30, Township 46 South, Range 26  
 1222 East;

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1223 |           thence run South 1°2'2" East, for a distance of 135.83  
 1224 |           feet; thence run South 1°4'45" East, for a distance of  
 1225 |           2642.78 feet; thence run South 0°33'4" East, for a  
 1226 |           distance of 2640.43 feet; thence run South 0°27'27"  
 1227 |           East, for a distance of 2643.53 feet to the point of  
 1228 |           beginning.  
 1229 |           District Contains 2683 Acres More Or Less  
 1230 |           Population figures are from 2010 United States Census  
 1231 |           using census block level data. The bearings and  
 1232 |           distances are based on the State Plane Coordinates  
 1233 |           System Florida Zone West NAD 83 (CORS).  
 1234 |           Section 4. This act shall take effect upon becoming a law.