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HB 819

2024 Legislature

1  
 2 An act relating to the Lehigh Acres Municipal Services  
 3 Improvement District, Hendry and Lee Counties;  
 4 amending chapter 2015-202, Laws of Florida, as  
 5 amended; expanding the territorial boundaries of the  
 6 district; providing an effective date.

7  
 8 Be It Enacted by the Legislature of the State of Florida:

9  
 10 Section 1. Section 2 of section 4 of chapter 2015-202,  
 11 Laws of Florida, as amended by chapter 2017-216, Laws of  
 12 Florida, is amended to read:

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

17  
 18 A. LANDS IN LEE COUNTY, FLORIDA:

19  
 20 TOWNSHIP 43 SOUTH, RANGE 27 EAST

21  
 22 SECTION 30: The following portions of Section 30;

23  
 24 That portion of Section 30 lying both South of the  
 25 Southerly Right-of-Way line of State Road 80

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26  
 27 AND West of Bateman Road; LESS Lots 1 thru 4, Lots 18  
 28 thru 28, Lots 31 and 32, Lots 37 and 38, Lots 41 thru  
 29 44 all as shown on Pine Creek Acres, Unit No. 1 as  
 30 recorded in Plat Book 10, Page 13 of the Public  
 31 Records of Lee County, Florida;

32  
 33 AND LESS Lot 1, Lots 24 thru 28, Lots 40 thru 52, the  
 34 North 35 feet of Lot 53, that portion of the 50 foot  
 35 Right-of-Way for Pine Boulevard lying East of the  
 36 Southerly prolongation of the West line of Lot 28 to  
 37 the South Right-of-Way line of said Pine Boulevard AND  
 38 lying West of the Southerly prolongation of the East  
 39 line of Lot 24 to the South Right-of-Way line of said  
 40 Pine Boulevard, that portion of the 50 foot Right-of-  
 41 Way for Dixie Lane lying North of the Westerly  
 42 prolongation of the South line of Lot 1 to the West  
 43 Right-of-Way line of said Dixie Lane, all as shown on  
 44 Pine Creek Acres, Unit No. 2 as recorded in Plat Book  
 45 10, Page 74 of the said Public Records;

46  
 47 AND LESS the following described parcel;

48  
 49 BEGINNING at the Northeast corner of Pine Creek Acres,  
 50 Unit No. 1 as recorded in Plat Book 10, Page 13 of the

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51 |       said Public Records; thence South 00° 56' 00" East  
 52 |       along the East line of said Pine Creek Acres, Unit No.  
 53 |       1 and the Southerly projection thereof, a distance of  
 54 |       225.19 feet; thence North 89° 35' 20" East, a distance  
 55 |       of 166.20 feet; thence North 00° 24' 40" West, a  
 56 |       distance of 203.00 feet to the said Southerly Right-  
 57 |       of-Way line of State Road 80; thence North 82° 54' 00"  
 58 |       West along the said Southerly Right-of-Way line of  
 59 |       State Road 80 to the POINT OF BEGINNING;

60 |  
 61 |       AND LESS the following described parcel;

62 |  
 63 |       Commencing at the said Northeast corner of Pine Creek  
 64 |       Acres, Unit No. 1; thence South 82° 54' 00" East along  
 65 |       the said Southerly Right-of-Way line of State Road 80,  
 66 |       a distance of 308.57 feet to the POINT OF BEGINNING of  
 67 |       this description; thence South 00° 24' 40" East, a  
 68 |       distance of 225.19 feet; thence North 89° 35' 20"  
 69 |       East, a distance of 209.19 feet; thence North 00° 24'  
 70 |       40" West, a distance of 210.00 feet to the said  
 71 |       Southerly Right-of-Way line of State Road 80; thence  
 72 |       Northwesterly along the said Southerly Right-of-Way  
 73 |       line of State Road 80 to the POINT OF BEGINNING;

74 |  
 75 |       SECTION 31: The following portions of Section 31;

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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.

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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 1/4, together with that portion of the Northeast 1/4 of said Section 19 lying South of Buckingham Road.

SECTION 20: The following portions of Section 20;

The South 1/2, together with that portion of the North 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:

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125 Lots 3 through 10 of Block 40; Lots 1 and 3 of Block  
 126 38,

127  
 128 Lot 28 of Block 39; the North 40 feet of Lot 29 of  
 129 Block 39; all of Tract "D", all of Block "E," together  
 130 with the Re-subdivision of that portion of Block "E"  
 131 of said "Buckingham Park, South Section" as replatted  
 132 on "Plat of Unit 3 Lehigh Park, a Subdivision of  
 133 Lehigh Acres" as recorded in Plat Book 15, Page 66 of  
 134 the said Public Records, together with that portion of  
 135 said Section 21 lying Southwesterly of the centerline  
 136 of a 60 foot easement as described in Miscellaneous  
 137 Book 32, Page 335 of the said Public Records.

138  
 139 SECTION 22: That portion of Section 22 lying South and  
 140 Southwesterly of Homestead Road as shown on Plat of  
 141 "Buckingham Park Entrance Roads" as recorded in Plat  
 142 Book 9, Page 97 of the said Public Records;

143  
 144 AND that portion, lying and being East of Buckingham  
 145 Park, as shown by plat recorded in plat book 9, page  
 146 61, and lying and being North of Homestead Road, as  
 147 shown by plat of Buckingham Park Entrance Roads,  
 148 recorded in Plat Book 9, Page 97; excepting therefrom  
 149 that part of Section 22 deeded to Theodore C. Handweg

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150 and Grace E. Handweg, his wife, which deed is  
 151 recorded in Deed Book 232, Page 378 and described as  
 152 follows: BEGINNING at the point of intersection of the  
 153 East line of Buckingham Park Northeast Section,  
 154 according to plat recorded in Plat Book 9, Pages 59 to  
 155 65 with the North line of Section 22, run S 89°52'10"  
 156 E along said section line for 500 feet; thence run S  
 157 00°49'20" E for 51.3 feet to the North line of  
 158 Homestead Road; thence run Westerly along said North  
 159 line on an arc of a curve to the left of radius  
 160 1,482.4 feet for 467.2 feet to a point of tangency;  
 161 thence run S 89°10'40" W along said north line for  
 162 40.5 feet to said East line of Buckingham Park; thence  
 163 run N 00°25'10" W along said East line for 14.8 feet  
 164 to the POINT OF BEGINNING.

165  
 166 SECTIONS 23-29: All of Sections 23, 24, 25, 26, 27, 28  
 167 and 29.

168  
 169 SECTION 30: The following portions of Section 30;

170  
 171 The South 1/2, together with the South 100 feet of the  
 172 North 1/2 together with the remainder of the Northeast  
 173 1/4.

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

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

179  
 180 TOWNSHIP 44 SOUTH, RANGE 27 EAST

181  
 182 SECTION 1: All of Section 1.

183  
 184 SECTION 2: All of Section 2, LESS the Northwest 1/4 of  
 185 the Northwest 1/4 thereof.

186  
 187 SECTION 3: All of Section 3, LESS the Northeast 1/4  
 188 thereof, AND LESS the East 1/2 of the Northwest 1/4  
 189 thereof.

190  
 191 SECTIONS 4-36: All of Sections 4, 5, 6, 7, 8, 9, 10,  
 192 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23,  
 193 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and  
 194 36.

195  
 196 TOWNSHIP 45 SOUTH, RANGE 26 EAST

197  
 198 SECTIONS 1-3: All of Section 1, 2 and 3.

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200 SECTION 4: All that portion of Section 4 lying North  
 201 of State Road 82.  
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 203 SECTION 5: All that portion of Section 5 lying North  
 204 of State Road 82.  
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 206 SECTION 6: All that portion of Section 6 lying North  
 207 of State Road 82.  
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 209 SECTION 9: All that portion of Section 9 lying North  
 210 of State Road 82.  
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 212 SECTION 10: All that portion of Section 10 lying North  
 213 of State Road 82.  
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 215 SECTION 11: All that portion of Section 11 lying North  
 216 of State Road 82.  
 217  
 218 SECTION 12: All of Section 12.  
 219  
 220 SECTION 13: All that portion of Section 13 lying North  
 221 of State Road 82.  
 222  
 223 SECTION 14: All that portion of Section 14 lying North  
 224 of State Road 82.

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225  
 226 TOWNSHIP 45 SOUTH, RANGE 27 EAST  
 227  
 228 SECTIONS 1-17:  
 229  
 230 All of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,  
 231 13, 14, 15, 16 and 17.  
 232  
 233 SECTION 18: All of Section 18, LESS the 200 foot  
 234 Right-of-Way for State Road 82 thereof, AND LESS the  
 235 Westerly 25 feet of that portion of said Section 18  
 236 lying Northerly of said State Road 82, said 25 foot  
 237 strip as conveyed to Lee County for roadway purposes  
 238 by deed recorded in Official Record Book 147, Page 73  
 239 of the said Public Records of Lee County.  
 240  
 241 SECTION 19: All of Section 19, LESS the 200 foot  
 242 Right-of-Way for State Road 82 thereof.  
 243  
 244 SECTION 20: All of Section 20, LESS the 200 foot  
 245 Right-of-Way for State Road 82 thereof, AND LESS the  
 246 following described parcel, BEGINNING at the  
 247 intersection of the Southwesterly Right-of-Way line of  
 248 State Road 82 and the South line of said Section 20;  
 249 thence North 24° 51' 40" West along the said

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250 Southwesterly Right-of-Way line of State Road 82, a  
 251 distance of 1000.00 feet; thence South 32° 24' 30"  
 252 West, a distance of 1081.39 feet to a point of  
 253 intersection with the said South line of Section 20;  
 254 thence North 89° 40' 40" East along the said South  
 255 line of Section 20, a distance of 1000.00 feet to the  
 256 POINT OF BEGINNING. Last described parcel being  
 257 recorded in Deed Book 306, Page 153 of the said Public  
 258 Records of Lee County.

259  
 260 SECTIONS 21-26: All of Sections 21, 22, 23, 24, 25 and  
 261 26.

262  
 263 SECTION 27: All of Section 27 lying NORTH of State  
 264 Road 82.

265  
 266 SECTION 28: All of Section 28 lying North of State  
 267 Road 82.

268  
 269 SECTION 29: All of Section 29 lying North of State  
 270 Road 82.

271  
 272 SECTION 34: All of Section 34 lying North of State  
 273 Road 82.

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

277  
 278 SECTION 36: All of Section 36 LESS the 200 foot Right-  
 279 of-Way for State Road 82 thereof.

280  
 281 B. LANDS IN HENDRY COUNTY, FLORIDA

282  
 283 TOWNSHIP 43 SOUTH, RANGE 28 EAST

284  
 285 SECTION 30: The following portions of Section 30:

286  
 287 The West 400.00 feet of the Southwest 1/4 less the  
 288 right-of-way for State Road 80, together with the  
 289 parcel commencing at the West 1/4 corner of Section  
 290 30; thence along the West Section line North 01° 01'  
 291 11" West, a distance of 164.01 feet to the North  
 292 right-of-way line of State Road 80 and the POINT OF  
 293 BEGINNING; thence continuing North 01° 01' 11" West, a  
 294 distance of 1156.17 feet to the South Right-of-Way  
 295 line for the Caloosahatchee River (C-43 canal); thence  
 296 along said South Right-of-Way line North 78° 07' 28"  
 297 East, a distance of 162.92 feet; thence South 01° 01'  
 298 11" East, a distance of 415.55 feet; thence South 45°  
 299 02' 36" East, a distance of 345.35 feet; thence South

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300 01° 01' 11" East, a distance of 520.42 feet to the  
 301 North Right-of-Way for State Road 80; thence along  
 302 said right-of-way South 88° 36' 43" West, a distance  
 303 of 400.00 feet to the POINT OF BEGINNING.

304  
 305 SECTION 31: The following portions of Section 31;

306  
 307 The Southeast 1/4 of the Northwest 1/4, together with  
 308 the East 1/2 of the Southwest 1/4, together with the  
 309 South 185.00 feet of the North 1/2 of the Northwest  
 310 1/4 less the West 1189.24 feet of the East 1439.25  
 311 feet of the South 25.00 feet thereof; together with  
 312 the West 660.76 feet of the North 30.00 feet of the  
 313 Southwest 1/4 of the Northwest 1/4; together with the  
 314 West 400.00 feet of the Northwest 1/4 of the Northwest  
 315 1/4.

316  
 317 TOWNSHIP 44 SOUTH, RANGE 28 EAST

318  
 319 SECTION 6: The West 1/2 of Section 6.

320  
 321 SECTION 7: The West 1/2 of Section 7.

322  
 323 SECTION 18: The West 1/2 of Section 18.

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325 SECTION 19: The West 1/2 of Section 19.

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327 SECTION 30: The West 1/2 of Section 30.

328

329 SECTION 31: The West 1/2 of Section 31.

330 Section 2. This act shall take effect October 1, 2024.