

Lee County Board Of County Commissioners
Agenda Item Summary

Blue Sheet No. 20030827

1. REQUESTED MOTION:

ACTION REQUESTED:

Approve Resolution to create the Palm Frond Sewer MSBU and a Resolution to Reimburse.

WHY ACTION IS NECESSARY:

BoCC is required to approve Resolutions.

WHAT ACTION ACCOMPLISHES:

Allows staff to proceed with project.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #:

5:00 #3

3. MEETING DATE:

08-12-2003

4. AGENDA:

- CONSENT ADMINISTRATIVE APPEALS
- PUBLIC WALK ON
- TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

- STATUTE 125.01(1)q
- ORDINANCE
- ADMIN. CODE 3-15
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER County Wide
- B. DEPARTMENT Public Resources
- C. DIVISION MSTBU Services
- BY: Libby Walker

7. BACKGROUND: The Palm Frond Condo community currently has 36 residents and a vacant property with a maximum density of 36 units. The current sewer system has a private sewer plant on site, and is owned and maintained by the residents. Due to the age and failing condition of the plant, the property owners are requesting that they be allowed to construct a sewer line on Palm Avenue from their lift station to a LC Utilities sewer connection point, a distance of approximately 500 feet. The property owners will continue to own and maintain the sewer lines and lift station within their community, and will be responsible for the mitigation of the current plant. The estimated cost of the project is \$86,508. The assessment methodology will be on an Equivalent Residential Unit (ERU) basis and the estimate cost per ERU is \$1,201.

Exhibits:

- A. Notice to Property Owners
- B. Publication/Map
- C. Legal Description

Attachments:

- A. Statistical Report
- B. Assessment Roll

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services			G County Manager
					OA	GM	Risk	GC
<i>[Signature]</i>	N/A	N/A	N/A	<i>[Signature]</i> 7/25/03	CA 7/25/03	GM 7/29/03	OR 7/29/03	RK For Rb 7/28

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: 7/25/03
Time: 10:55 am
Forwarded to:

RECEIVED BY
COUNTY ADMIN CA
7/26/03
COUNTY ADMIN
FORWARDED TO: Pr
7/30/03

[Signature]
7-30-03
7-30

LEE COUNTY RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA: DECLARING THE OFFICIAL INTENT OF THE COUNTY TO REIMBURSE ITSELF FROM THE PROCEEDS OF TAX EXEMPT DEBT FOR CERTAIN CAPITAL EXPENSES INCURRED AND TO BE INCURRED RELATING TO THE CONSTRUCTION OF THE PALM FROND SEWER MSBU; AUTHORIZING CERTAIN INCIDENTAL ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in connection with the construction of the "Palm Frond Sewer MSBU" (a general description of which is attached), the County will incur expenses for which the County will advance internal funds; and

WHEREAS, the County intends to reimburse itself for all or a portion of such expenses from the proceeds of tax exempt debt to be incurred by the County.

NOW, THEREFORE, BE IT RESOLVED THAT THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

SECTION 1. Declaration of Official Intent.

The County hereby declares its official intent to reimburse itself from the proceeds of tax exempt debt to be incurred by the County for expenses paid with respect to the project subsequent to the date of this resolution. This resolution is intended as a declaration of official intent under treasury regulation §1.150-2. The original expenditure is expected to be paid from MSBU 10400 fund. The debt to be issued to finance the project is expected not to exceed an aggregate principal amount of \$80,000.

SECTION 2. Incidental Action.

The appropriate officials of the County are hereby authorized to take such actions as may be necessary to carry out the purpose of this Resolution.

SECTION 3. Effective Date.

This Resolution shall take effect immediately upon its adoption.

Palm Frond Sewer MSBU
(Project Description)

A 500' sewer line from the entrance of Palm Frond Condos on Palm Avenue to the Lee County Utilities connection at Palm Frond Avenue and Stillwater Court.

RESOLUTION RELATING TO THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA: CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "PALM FROND SEWER LINE MUNICIPAL SERVICE BENEFIT UNIT" FOR THE PURPOSE OF PROVIDING FOR THE ACQUISITION, CONSTRUCTION OF VARIOUS ESSENTIAL MUNICIPAL SERVICES, FACILITIES AND IMPROVEMENTS; PRESCRIBING THE BOUNDARIES OF SAID UNIT, ALL WITHIN THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA; AUTHORIZING THE ACQUISITION AND CONSTRUCTION OF A PROJECT WITHIN THE UNIT AND THE LEVYING OF SPECIAL ASSESSMENTS TO FINANCE SUCH PROJECT; ESTABLISHING THE ESTIMATED COST TO BE \$86,508 AND THE PROPOSED METHOD OF ASSESSMENT TO BE ON AN EQUIVALENT RESIDENTIAL UNIT BASIS; ESTABLISHING THAT THIS NON-AD VALOREM ASSESSMENT MAY BE COLLECTED, IN PART, PURSUANT TO THE UNIFORM COLLECTION ACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01(1)(q), Florida Statutes, grants the Board of County Commissioners of a charter county the power to establish a municipal service benefit unit for any part or all of the unincorporated areas of the County within which may be provided fire protection, law enforcement, beach erosion control, recreation services and facilities, water, streets, sidewalks, street lighting, garbage and trash collection and disposal, waste and sewage collection and disposal, drainage, transportation and other essential facilities;

WHEREAS, the Board of County Commissioners of Lee County, Florida (the "Board"), on November 24, 1998, enacted Ordinance No. 98-25 (the "Ordinance"), which Ordinance provides for the creation by resolution of municipal service benefit units within the County to provide essential municipal services, facilities and improvements in the unincorporated area of Lee County, Florida (the "County");

WHEREAS, the County has published and mailed notice, as required by the Ordinance, of a meeting of the Board to hear the proposed benefit unit and to consider adoption of a resolution creating such unit, a copy of such notice and the proof of publication of which are attached hereto as Exhibit A and B; respectively; and

WHEREAS, a public hearing was held on this date and objections and comments of all interested persons have been heard and considered as required by the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. CREATION OF "PALM FROND SEWER LINE MUNICIPAL SERVICE BENEFIT UNIT".

There is hereby created and established the Palm Frond Sewer Line Municipal Services Benefit Unit (Unit) under the authority of Section 125.01, Florida Statutes, and pursuant to the provisions of the Ordinance. The Unit shall consist of all real property in the unincorporated area of Lee County, Florida outlined on Exhibit C attached hereto.

SECTION 2. PURPOSE FOR CREATION OF UNIT.

The Unit is created for the principal purpose of acquiring, constructing or otherwise providing and maintaining various essential municipal services, facilities and improvements within the Unit.

SECTION 3. THE PROJECT.

The Board hereby determines that the sewer improvements (the "Project"), within the boundaries of said Unit is in the best interests of the County and the property owners in the Unit. The estimated Cost (as such term is defined in the Ordinance) of the Project is \$86,508. The Board hereby finds that the formation and completion of the Project within the Unit is an improvement which will primarily benefit those lots and parcels of property within the Unit in a manner that is in addition to or different from the benefit that the general public will enjoy. The Cost of the project shall be assessed in accordance with the terms of the Ordinance. All funds borrowed, from either an internal County source or from an external source, and expended during the project

are to be reimbursed with the long-term finance obtained upon the completion of the project.

SECTION 4. PROPOSED METHOD OF ASSESSMENT.

The proposed method of assessment to be made upon benefited property within the Unit is by an equivalent residential unit (ERU). Each lot or parcel of property within the Unit shall be assessed in proportion to the benefit the lot or parcel derives from the Project.

SECTION 5. INTEREST RATE AND TERMS OF SPECIAL ASSESSMENTS.

The interest rate on the special assessments levied and imposed in regard to the Project shall be one percent greater than the interest rate the County is able to borrow at time of financing. No prepayments of special assessments shall be accepted prior to adoption of the final resolution confirming the preliminary assessment roll. Upon adoption of such confirming resolution, special assessments may be prepaid in full, without interest, other than interest included as a cost during construction of the related improvement, at the office of MSTBU Services within 30 days of adoption of such confirming resolution. Special assessments may be collected pursuant to the Uniform Assessment Collection Act in ten (10) equal annual principal installments with interest at the above described rate, subject to the provision of Section 4.01 of the Ordinance.

SECTION 6. POWERS.

For the purpose of providing the services within the Unit, describing in this Resolution, the County shall have all the authority and powers provided in the Ordinance and Chapter 125, Florida Statutes. Should a parcel as described in the legal description attached hereto be subdivided, the assessment will remain with the parent parcel, unless the MSTBU Coordinator is notified prior to the subdivision. Upon notification the MSTBU may reallocate any remaining assessment due among parcels involved in the subdivision.

SECTION 7. EFFECT OF ADOPTION OF RESOLUTION.

The adoption of this Resolution will be the final adjudication of the issues presented hereby unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of adoption of this Resolution.

SECTION 8. EFFECTIVE DATE.

This Resolution shall take effect immediately upon its adoption.

The foregoing Resolution was offered by Commissioner who, moved its adoption. The motion was seconded by Commissioner and, being put to a vote, the vote was as follows:

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

DULY PASSED AND ADOPTED THIS 12th DAY OF AUGUST, 2003.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____

BY: _____

APPROVED AS TO FORM:

BY: _____

Office of County Attorney

Exhibit "A"

(239) 335-2186

July 17, 2003

Name
Address
City, State, Zip

Strap No.:

Dear Property Owner:

On Tuesday, August 12, 2003 at 5:00 P.M., in the County Commissioner Meeting Room of the Lee County Courthouse, Fort Myers, Florida, a public hearing will be held regarding the creation of the Palm Frond Sewer Line Municipal Service Benefit Unit. The Resolution to be considered is titled as follows:

RESOLUTION RELATING TO THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA: CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "**PALM FROND SEWER LINE MUNICIPAL SERVICE BENEFIT UNIT**" FOR THE PURPOSE OF PROVIDING FOR THE ACQUISITION, CONSTRUCTION OF VARIOUS ESSENTIAL MUNICIPAL SERVICES, FACILITIES AND IMPROVEMENTS; PRESCRIBING THE BOUNDARIES OF SAID UNIT, ALL WITHIN THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA; AUTHORIZING THE ACQUISITION AND CONSTRUCTION OF A PROJECT WITHIN THE UNIT AND THE LEVYING OF SPECIAL ASSESSMENTS TO FINANCE SUCH PROJECT; ESTABLISHING THE ESTIMATED COST TO BE \$86,508 AND THE PROPOSED METHOD OF ASSESSMENT TO BE ON AN EQUIVALENT RESIDENTIAL UNIT BASIS; ESTABLISHING THAT THIS NON-AD VALOREM ASSESSMENT MAY BE COLLECTED, IN PART, PURSUANT TO THE UNIFORM COLLECTION ACT; AND PROVIDING AN EFFECTIVE DATE.

The area to be encompassed by the proposed Unit shall consist of real property located in Section 10, Township 44, Range 24 in the Palm Frond area of North Fort Myers, as depicted in the attached map.

The estimated cost of the Project is \$86,508 which shall be paid as a special assessment on the properties within the Unit which are specially benefited by the Project. The proposed method of assessment for purposes of paying the costs of the project is on an Equivalent Residential Unit (ERU) basis to be billed as a non-ad valorem special assessment. Payments will be billed as a non-ad valorem special assessment on your annual tax bill, beginning November 2004. Failure to pay the special assessment may cause a tax certificate to be issued against the property, which may result in the loss of title. The assessment for one (1) ERU is estimated to be \$1,201.

Should the proposed Unit be created, the Board of County Commissioners of Lee County, Florida (the "Board") shall act as its governing body, and, acting on behalf of the Unit, will obtain the necessary financing and contract for the acquisition and construction of the Project. At the public hearing on the creation of the Unit, the Board will hear further public input regarding the acquisition and construction of the Project and establishment and apportionment of special assessments within the Unit.

The adoption of the resolution creating the Unit will be the final adjudication of the issues presented thereby unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of adoption of such resolution. You are advised that any person wishing to appeal any decision of the Board with respect to any matter considered will need a record and may wish to ensure that a verbatim record is made.

This Public Hearing is an opportunity for you to express your opinion or you may wish to write a letter to the sender at P. O. Box 398, Fort Myers, Florida 33902. All correspondence received within twenty (20) days of this notice will become a part of the Public Record. If you have any questions, please call 335-2186. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the ~~County Commission~~ at (239) 335-2250 at least seven days prior to the date of the hearing. *Public Resources Office*

69
Sincerely,



Libby Walker
Public Resources Manager

attachment: Map

Exhibit "B"

**NOTICE OF INTENT TO ENACT COUNTY
RESOLUTION CREATING A MUNICIPAL SERVICE BENEFIT UNIT**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on Tuesday, the 12th day of August 2003, at 5:00 P.M. in the County Courthouse, 2120 Main Street, Fort Myers, Florida, the Board of County Commissioners of Lee County, Florida, will consider the enactment of a County Resolution creating a Municipal Service Benefit Unit pursuant to Article VIII, Section 1, of the State Constitution, and Chapter 125, Florida Statutes. The title of the proposed Resolution is as follows:

RESOLUTION RELATING TO THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA: CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "PALM FROND SEWER MSBU" FOR THE PURPOSE OF PROVIDING FOR THE ACQUISITION, CONSTRUCTION OF VARIOUS ESSENTIAL MUNICIPAL SERVICES, FACILITIES AND IMPROVEMENTS; PRESCRIBING THE BOUNDARIES OF SAID UNIT, ALL WITHIN THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA; AUTHORIZING THE ACQUISITION AND CONSTRUCTION OF A PROJECT WITHIN THE UNIT AND THE LEVYING OF SPECIAL ASSESSMENTS TO FINANCE SUCH PROJECT; ESTABLISHING THE ESTIMATED COST TO BE \$1,201.01 AND THE PROPOSED METHOD OF ASSESSMENT TO BE ON AN EQUIVALENT RESIDENTIAL UNIT BASIS (ERU); ESTABLISHING THAT THIS NON-AD VALOREM ASSESSMENT MAY BE COLLECTED, IN PART, PURSUANT TO THE UNIFORM COLLECTION ACT; AND PROVIDING AN EFFECTIVE DATE.

Copies of the Resolution are on file in the Office of the Clerk of the Circuit Court of Lee County, Florida, Minutes Department and the Office of Public Resources both located in the Courthouse Office Building, 2115 Second Street, Fort Myers, Florida.

The area to be encompassed by the unit is described in the map below. The nature of the project consists of construction of a sewer line in North Fort Myers and the estimated cost of the project is \$86,508. The proposed method of assessment will be on an Equivalent Residential Unit basis.

Interested parties may appear at the meeting in person or through counsel, and be heard with respect to the adoption of the proposed Resolution. All objections to the resolution creating the unit shall be in writing and filed with the County MSTBU Services on or before the time or the adjourned time of the hearing. Upon consideration of the objection and the resolution, the Board shall consider the resolution with such amendments as it deems appropriate or necessary. The adoption of the resolution shall be the final adjudication of the issues presented thereby unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Board action on the Resolution.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the county Commission at (239) 335-2269 at least seven days prior to the date of the hearing.

If anyone decides to appeal a decision made by the Board, with respect to any matter considered at this meeting, a record of the proceeding will be needed for the appeal. Whoever appeals may need a verbatim record of the proceeding, including the testimony and evidence upon which the appeal is to be based.

The resolution shall take effect immediately upon their adoption by the Board of County Commissioners.

The text of this Notice is pursuant to and in conformance with Section 125.66 Florida Statutes (2002).

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
Charlie Green, Ex-Officio
Clerk to the Board of County
Commissioners of Lee County,
Florida

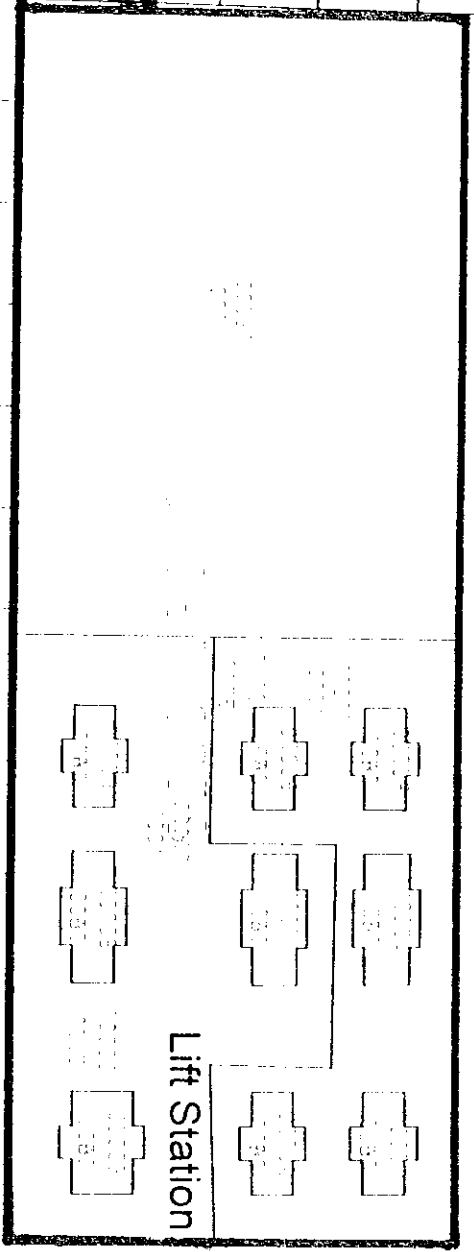
APPROVED AS TO FORM:

By:  _____
County Attorney's Office

P.O. # Direct Voucher

PUBLISHING DATE: 07/23/03
2" X 5" ad

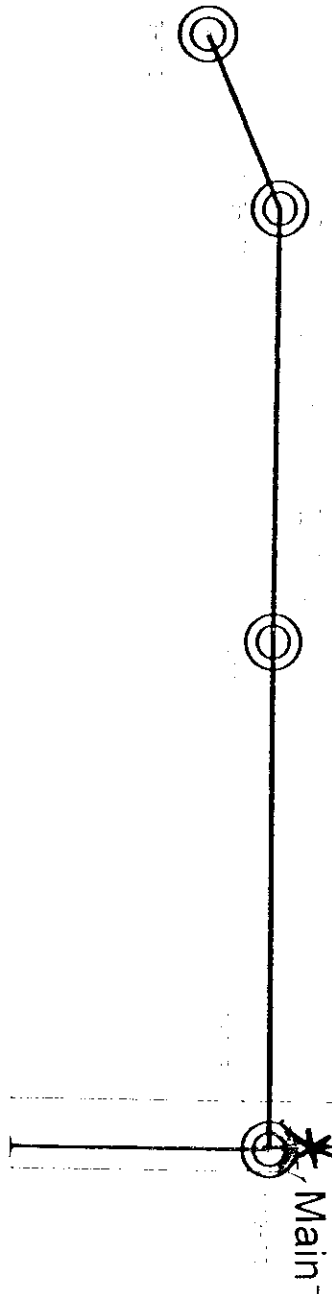
Proposed
boundary
Of MSBU



Proposed Project



PALM FROND SEWER MSBU



Main

Exhibit "C"

Legal Description

Palm Frond Condos as identified in OR Book 1598, Page 479, less the areas noted as common elements.

Also, area as identified in OR Book 3653, Pages 4875 & 4876.

Attachment "A"

STATISTICAL REPORT

MSBU: Palm Frond Sewer Line MSBU
TYPE OF BENEFIT: Sewer Line
LOCATION OF DISTRICT: N Fort Myers
METHOD OF PAYMENT: Equivalent Residential Unit

FORMAL PETITION RESULTS

Assessed Value: \$86,508

	Number	%
Total # of Parcels	37	100%
Required Number of Signatures	19	51%
Actual Number of Notarized Signatures	28	75%

Palm Frond Sewer MSBU

Assessment Roll \$1,201 per ERU (Equivalent Residential Unit)

10-44-24-21-00006.00D0

PALM FROND CONDO PH I BLD
G 6 OR 1598 PG 479 UNIT D

***** OWNER *****
HUGHSON WILLIAM

***** SITE *****

1165 PALM AV #6D

1165 PALM AVE

NORTH FORT MYERS FL 33903

North Fort Myers

33903

10-44-24-00-00035.0000

S 330 FT OF N 991 FT OF E
998.5 FT OF NE 1/4 LESS
35.001 + LESS PH II

***** OWNER *****
KNUTSON DOUGLAS M

***** SITE *****

800 5TH AV SOUTH #203

ACCESS UNDETERMINED

NAPLES FL 34103

North Fort Myers

33903

10-44-24-21-00000.000A

PALM FROND CONDO PH I DES
C IN OR 1598 PG 479

***** OWNER *****
PALM FROND CONDO PH I

***** SITE *****

1165 PALM AV

0 HDR: PALM FROND I

NORTH FORT MYERS FL 33903

North Fort Myers

33903

~~10-44-24-21-00000.00CE~~

~~PALM FROND CONDO PH I COM
MON AREA DESC IN OR 1598
PG 479~~

~~***** OWNER *****
PALM FROND CONDO PH I~~

~~***** SITE *****~~

~~1165 PALM AV~~

~~COMMON ELEMENT~~

~~NORTH FORT MYERS FL 33903~~

~~North Fort Myers~~

~~33903~~

 *** VARIANCE REPORT ***

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

DATE OF REPORT : 20JUN03
 SUBJECT PROPERTY : 10-44-24-21-00006.00D0
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 41

 10-44-24-21-00003.00A0
 PALM FROND CONDO PH I BLD
 G 3 OR 1598 PG 0479 UNIT
 A
 ***** OWNER ***** SITE *****
 FRANTZ JEANNE G TR
 839 PANGOLA DR 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers 33903

10-44-24-21-00003.00B0
 PALM FROND CONDO PH I BLD
 G 3 OR 1598 PG 0479 UNIT
 B
 ***** OWNER ***** SITE *****
 COMBS AYRIS
 1165 PALM AV #3B 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers 33903

10-44-24-21-00003.00C0
 PALM FROND CONDO PH I BLD
 G 3 OR 1598 PG 0479 UNIT
 C
 ***** OWNER ***** SITE *****
 MORENO MONICA L
 1165 PALM AV #3C 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers 33903

10-44-24-21-00003.00D0
 PALM FROND CONDO PH I BLD
 G 3 OR 1598 PG 0479 UNIT
 D
 ***** OWNER ***** SITE *****
 BARNABY MICHAEL P + ROSILYN D
 1165 PALM AV #3D 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers 33903

 *** VARIANCE REPORT ***

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

DATE OF REPORT : 20JUN03
 SUBJECT PROPERTY : 10-44-24-21-00006.00D0
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 41

 10-44-24-21-00005.00A0
 PALM FROND CONDO PH 1 OR
 1598 PG 0479 UNIT 5-A
 ***** OWNER ***** SITE *****
 COOK KINGA L
 1165 PALM AV #5A 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

10-44-24-21-00005.00B0
 PALM FROND CONDO PH 1 OR
 1598 PG 0479 UNIT 5-B
 ***** OWNER ***** SITE *****
 BENNETT CHARLES + YVONNE
 1165 PALM AV #5B 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

10-44-24-21-00005.00C0
 PALM FROND CONDO PH I OR
 1598 PG 0479 UNIT 5-C
 ***** OWNER ***** SITE *****
 CLEAR GERALDINE
 1165 PALM AV #5C 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

10-44-24-21-00005.00D0
 PALM FROND CONDO PH I OR
 1598 PG 0479 UNIT 5-D
 ***** OWNER ***** SITE *****
 PELLICCIONE LAWRENCE G TR +
 6029 HIGGINS AV 1165 PALM AVE
 FORT MYERS FL 33905 North Fort Myers
 33903

 *** VARIANCE REPORT ***

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

DATE OF REPORT : 20JUN03
 SUBJECT PROPERTY : 10-44-24-21-00006.00D0
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 41

 10-44-24-21-00006.00A0
 PALM FROND CONDO PH I BLD
 G 6 OR 1598 PG 479 UNIT A
 ***** OWNER ***** SITE *****
 HAUPT GERALDINE L
 1165 PALM AV #6A 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

 10-44-24-21-00006.00B0
 PALM FROND CONDO PH I BLD
 G 6 OR 1598 PG 479 UNIT B
 ***** OWNER ***** SITE *****
 TOCHER SANDRA J
 1165 PALM AV #6B 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

 10-44-24-21-00006.00C0
 PALM FROND CONDO PH I BLD
 G 6 OR 1598 PG 479 UNIT C
 ***** OWNER ***** SITE *****
 ANDERSON NANCY F
 1165 PALM AV #6C 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

 10-44-24-21-00009.00A0
 PALM FROND CONDO PH I BLD
 G 9 OR 1598 PG 479 UNIT A
 ***** OWNER ***** SITE *****
 MORENO JUAN M
 1165 PALM AV #9A 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

 *** VARIANCE REPORT ***

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

DATE OF REPORT : 20JUN03
 SUBJECT PROPERTY : 10-44-24-21-00006.00D0
 VARIANCE DISTANCE : (FL)
 PARCELS AFFECTED : 41

 10-44-24-21-00009.00B0

PALM FROND CONDO PH I BLD
 G 9 OR 1598 PG 479 UNIT B

***** OWNER *****
 BENNETT YVONNE +

***** SITE *****

1165 PALM AV #9B

1165 PALM AVE

NORTH FORT MYERS FL 33903

North Fort Myers

33903

 10-44-24-21-00009.00C0

PALM FROND CONDO PH I BLD
 G 9 OR 1598 PG 479 UNIT C

***** OWNER *****
 WATSON JASON T

***** SITE *****

521 SW 47TH TER

1165 PALM AVE

CAPE CORAL FL 33914

North Fort Myers

33903

 10-44-24-21-00009.00D0

PALM FROND CONDO PH I BLD
 G 9 OR 1598 PG 479 UNIT D

***** OWNER *****
 SPIEKERMAN RUTH A

***** SITE *****

1165 PALM AV #9D

1165 PALM AVE

NORTH FORT MYERS FL 33903

North Fort Myers

33903

 10-44-24-26-00000.000A

PALM FROND CONDO PH II AS
 DESC IN OR 1598 PG 479

***** OWNER *****
 PALM FROND CONDO PH II

***** SITE *****

1165 PALM AV

0 HDR: PALM FROND II

N FT MYERS FL 33903

North Fort Myers

33903

 *** VARIANCE REPORT ***

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

DATE OF REPORT : 20JUN03
 SUBJECT PROPERTY : 10-44-24-21-00006.00D0
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 41

 10-44-24-26-00000.00CE

PALM FROND CONDO PH II CO
 MMON AREA AS DESC IN OR 1
 598 PG 479
 ***** SITE *****

***** OWNER *****
 PALM FROND CONDO PH II

1165 PALM AV COMMON ELEMENT
 N FT MYERS FL 33903 North Fort Myers 33903

 10-44-24-26-00001.00A0

PALM FROND PH II OR 1598
 PG 479 UNIT 1-A

***** OWNER *****
 KING KAREN

***** SITE *****

1165 PALM AV # 1D 1165 PALM AVE
 N FORT MYERS FL 33903 North Fort Myers 33903

 10-44-24-26-00001.00B0

PALM FROND PH II OR 1598
 PG 479 UNIT 1-B

***** OWNER *****
 WOOLLEY DOROTHY

***** SITE *****

P O BOX 60003 1165 PALM AVE
 FT MYERS FL 33906 North Fort Myers 33903

 10-44-24-26-00001.00C0

PALM FROND PH II OR 1598
 PG 479 UNIT 1-C

***** OWNER *****
 SMITH GERALDINE A

***** SITE *****

1165 PALM AV #1C 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers 33903

 *** VARIANCE REPORT ***

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

DATE OF REPORT : 20JUN03
 SUBJECT PROPERTY : 10-44-24-21-00006.00D0
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 41

 10-44-24-26-00001.00D0

PALM FROND PH II OR 1598
 PG 479 UNIT 1-D

***** OWNER ***** SITE *****
 KING KAREN

1165 PALM AV #1D 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

 10-44-24-26-00002.00A0

PALM FROND PH II OR 1598
 PG 479 UNIT 2-A

***** OWNER ***** SITE *****
 DUSSAULT CHRISTINA S

1165 PALM AV #2A 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

 10-44-24-26-00002.00B0

PALM FROND PH II OR 1598
 PG 479 UNIT 2-B

***** OWNER ***** SITE *****
 JOHNSON LUTRELLE +

2115 NE 1ST TER 1165 PALM AVE
 CAPE CORAL FL 33904 North Fort Myers
 33903

 10-44-24-26-00002.00C0

PALM FROND PH II OR 1598
 PG 479 UNIT 2-C

***** OWNER ***** SITE *****
 FAUX BRUCE JOHN + BELINDA

1165 PALM AV #2C 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

 *** VARIANCE REPORT ***

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

DATE OF REPORT : 20JUN03
 SUBJECT PROPERTY : 10-44-24-21-00006.00D0
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 41

10-44-24-26-00002.00D0

PALM FROND PH II OR 1598
PG 479 UNIT 2-D

***** OWNER *****
KELLY JAMES C L/E

***** SITE *****

1165 PALM AVE #2D

1165 PALM AVE

NORTH FORT MYERS FL 33903

North Fort Myers

33903

10-44-24-26-00004.00A0

PALM FROND PH II OR 1598
PG 479 UNIT 4-A

***** OWNER *****
BARTON MARILYN C

***** SITE *****

1165 PALM AV #4A

1165 PALM AVE

NORTH FORT MYERS FL 33903

North Fort Myers

33903

10-44-24-26-00004.00B0

PALM FROND PH II OR 1598
PG 479 UNIT 4-B

***** OWNER *****
STILES JOANNE

***** SITE *****

1165 PALM AV #4B

1165 PALM AVE

NORTH FORT MYERS FL 33903

North Fort Myers

33903

10-44-24-26-00004.00C0

PALM FROND PH II OR 1598
PG 479 UNIT 4-C

***** OWNER *****
KARAVAS KOSTAS +

***** SITE *****

4208 SE 1ST CT

1165 PALM AVE

CAPE CORAL FL 33904

North Fort Myers

33903

 *** VARIANCE REPORT ***

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

DATE OF REPORT : 20JUN03
 SUBJECT PROPERTY : 10-44-24-21-00006.00D0
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 41

 10-44-24-26-00004.00D0
 PALM FROND PH II OR 1598
 PG 479 UNIT 4-D

***** OWNER ***** SITE *****
 DEAN GERALD T +
 4703 SW SANTA BARBARA PL #12 1165 PALM AVE
 CAPE CORAL FL 33914 North Fort Myers
 33903

 10-44-24-26-00007.00A0
 PALM FROND PH II OR 1598
 PG 479 UNIT 7-A

***** OWNER ***** SITE *****
 SALLMULLER BRENDAN E
 1165 PALM AV #7A 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

 10-44-24-26-00007.00B0
 PALM FROND PH II OR 1598
 PH 479 UNIT 7-B

***** OWNER ***** SITE *****
 WALLACE THEODORE G + NANCY J
 1165 PALM AV #7B 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

 10-44-24-26-00007.00C0
 PALM FROND PH II OR 1598
 PG 479 UNIT 7-C

***** OWNER ***** SITE *****
 MISIUNAS KAREN L
 1165 PALM AV #7C 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

 *** VARIANCE REPORT ***

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

DATE OF REPORT : 20JUN03
 SUBJECT PROPERTY : 10-44-24-21-00006.00D0
 VARIANCE DISTANCE : (ft)
 PARCELS AFFECTED : 41

 10-44-24-26-00007.00D0
 PALM FROND PH II OR 1598
 PG 479 UNIT 7-D

***** OWNER ***** SITE *****
 NIEBRUGGE THOMAS L
 1165 PALM AV #7D 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

 10-44-24-26-00008.00A0
 PALM FROND PH II OR 1598
 PG 479 UNIT 8-A

***** OWNER ***** SITE *****
 WATSON JASON T
 521 SW 47TH TER 1165 PALM AVE
 CAPE CORAL FL 33914 North Fort Myers
 33903

 10-44-24-26-00008.00B0
 PALM FROND PH II OR 1598
 PH 479 UNIT 8-B

***** OWNER ***** SITE *****
 BANKER VELON W
 1165 PALM AV #8B 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

 10-44-24-26-00008.00C0
 PALM FROND PH II OR 1598
 PG 479 UNIT 8-C

***** OWNER ***** SITE *****
 WEST CLIFFORD O + BARBARA J
 1165 PALM AV #8C 1165 PALM AVE
 NORTH FORT MYERS FL 33903 North Fort Myers
 33903

 *** VARIANCE REPORT ***

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

DATE OF REPORT : 20JUN03
 SUBJECT PROPERTY : 10-44-24-21-00006.00D0
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 PARCELS AFFECTED : 41

 10-44-24-26-00008.00D0

PALM FROND PH II OR 1598
 PG 479 UNIT 8-D

***** OWNER *****
 CHANCEY HATSUKO TOMA

***** SITE *****

1165 PALM AV #8D

1165 PALM AVE

N FT MYERS FL 33903

North Fort Myers
 33903

 *** END OF REPORT ***
