

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20040837

1. REQUESTED MOTION:

ACTION REQUESTED:

Conduct a public hearing to adopt a Resolution to create the North Captiva Beach Renourishment MSBU and a Resolution of Intent to Reimburse for associated expenditures.

WHY ACTION IS NECESSARY:

Public hearing is a legal requirement in the consideration of the creation of a Municipal Service Benefit Unit.

WHAT ACTION ACCOMPLISHES:

Provides an opportunity for public input. Satisfies the legal requirements of the Florida Statutes to proceed with the creation of an MSBU for the purpose of road paving.

**2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #:**

5:00 #7

3. MEETING DATE:

09-14-2004

4. AGENDA:

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

**5. REQUIREMENT/PURPOSE:
(Specify)**

- STATUTE 125.01 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:

Property owners on the south end of North Captiva contacted Natural Resources expressing an interest in a beach renourishment project. Currently a renourishment project is scheduled to start on Captiva Island in November, and it's expected that there could be a savings to the North Captiva property owners if their project could immediately follow the Captiva project around February, 2005.

The Resolution to Create the No. Captiva Beach Renourishment MSBU identifies the project scope to include beach renourishment at an estimated cost of \$2,812,583, with the possibility of modifying the project to include structures. Creating this MSBU will allow staff to proceed with engineering and developing alternatives for the most effective and cost efficient project. County staff will continue to work closely with the property owners as we proceed with the project.

Exhibits:

- A - Notice to Property Owners
- B - Notice of Intent
- C - Legal Description

Attachments:

- A - Statistical Report
- B - Assessment Roll
- C - Map

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	OM	Risk	GC	
<i>[Signature]</i>				<i>S. [Signature]</i> 7/21/04	<i>[Signature]</i> 7/22/04	<i>[Signature]</i> 7/22/04	<i>[Signature]</i> 7/22/04	<i>[Signature]</i> 7/23/04	<i>[Signature]</i> 7/14/04

10. COMMISSION ACTION:

- APPROVED
 - DENIED
 - DEFERRED TO 9/14/04
 - OTHER CONTINUED @ 5:00 PM
- on 7/27/04*

Rec. by CoAtty

Date: 7/9/04

Time: 1:00 PM

Forwarded To: Admin. 7/14/04 9:30

RECEIVED BY
COUNTY ADMIN *[Signature]*

7/2/04

10:00am SLT

COUNTY ADMIN
FORWARDED TO: *[Signature]*

11:50 AM

1:25 PM

100

RESOLUTION RELATING TO THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA: CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "NORTH CAPTIVA BEACH RENOURISHMENT 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 \$2,812,583 AND THE PROPOSED METHOD OF ASSESSMENT TO BE ON AN EQUIVALENT ASSESSMENT 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 "NORTH CAPTIVA BEACH RENOURISHMENT MUNICIPAL SERVICE BENEFIT UNIT".

There is hereby created and established the North Captiva Beach Renourishment 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 beach renourishment improvement (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 \$2,812,583. Pending engineering design, structures may be included in the project at an additional cost. 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 Assessment Unit (EAU). 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 eight (8) 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 27th DAY OF JULY, 2004.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____

BY: _____

APPROVED AS TO FORM:

BY: _____

Office of County Attorney

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 NORTH CAPTIVA BEACH RENOURISHMENT MSBU; AUTHORIZING CERTAIN INCIDENTAL ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in connection with the construction of the "North Captiva Beach Renourishment 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 the MSTBU fund #10400. The debt to be issued to finance the project is expected not to exceed an aggregate principal amount of \$2,800,000.

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.

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 27th DAY OF JULY, 2004.

ATTEST:

CHARLIE GREEN, CLERK
BY: _____

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____

APPROVED AS TO FORM:

BY: _____
Office of County Attorney

“Exhibit A”

July 6, 2004

«OwnerName» «OwnerOther»
«OwnerCareof»
«Address1»
«Address2»
«City», «State» «Zip»

Strap No.: «Strap»

Dear Property Owner:

On Tuesday, July 27, 2004 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 North Captiva Beach Renourishment 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 "**NORTH CAPTIVA BEACH RENOURISHMENT 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 \$2,812,583 AND THE PROPOSED METHOD OF ASSESSMENT TO BE ON AN EQUIVALENT ASSESSMENT UNIT BASIS; ESTABLISHING THAT THIS NON-AD VALOREM ASSESSMENT WILL 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 15, Township 45, Range 21 in North Captiva, as depicted in the attached map.

The estimated cost of the Project for Beach Re-nourishment is \$2,812,583. The addition of structures may increase the Project cost. The Project shall be paid as a special assessment on the properties within the Unit that are specially benefited by the Project. The proposed method of assessment for purposes of paying the costs of the project is on an Equivalent Assessment Unit (EAU) 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 2005. 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) EAU is estimated to be \$225,583.

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 Public Resources at (239) 335-2269 at least seven days prior to the date of the hearing.

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 27th day of July, 2004, 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 "NORTH CAPTIVA BEACH RENOURISHMENT CAPITAL 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 \$2,812,583 AND THE PROPOSED METHOD OF ASSESSMENT TO BE ON AN EQUIVALENT RESIDENTIAL UNIT BASIS; ESTABLISHING THAT THIS NON-AD VALOREM ASSESSMENT WILL 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 Administration Building, 2115 Second Street, Fort Myers, Florida.

The area to be encompassed by the unit is shown in the map below. The nature of the project consists of beach renourishment and structures in North Captiva and the current estimated cost of the project is \$2,812,583. The proposed method of assessment will be on an Equivalent Assessment Unit (EAU) 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 Public Resources 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 (2003).

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

“Exhibit C”

Legal Description
For:

N. Captiva Beach Renourishment

Upper Captiva Shores, an unrecorded subdivision, Block B, Lot 1 through 9, as recorded in OR Book 956, Page 856
and

Block B, Lot 11 as recorded in OR Book 956, Page 856
And

Block B, Lot 13 through 16, as recorded in OR Book 956, Page 856
And

Block A, Lot 39 as recorded in OR Book 956, Page 856.

Attachment "A"

STATISTICAL REPORT

MSBU: North Captiva
TYPE OF BENEFIT: Beach Renourishment
LOCATION OF DISTRICT: Captiva
METHOD OF PAYMENT: Equivalent Assessment Unit

FORMAL PETITION RESULTS

	Number	%
Total # of Parcels	14	100%
Required Number of Signatures	7	51%
Actual Number of Notarized Signatures	9	64%

"Attachment B"

PROPERTY OWNERSHIP REPORT

Date of Report: June 22, 2004

Parcels Selected: 14

Source: Lee County Property Appraiser

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
ANTOSCA JAMES F PO BOX 985 CAPTIVA FL 33924	15-45-21-01-0000B.0010 12649 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 956 PG 856 LOT 1 + INT IN BK A LOT 39
MANSSON LARS + 3613 DEL PRADO BLVD CAPE CORAL FL 33904	15-45-21-01-0000B.0020 12645 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 956 PG 856 LOT 2 + INT IN BK A LT 39
KAHKAHMOOM LLC C/O KAUFMAN LYNN INC 2151 NW BOCA RATON BLVD SUITE 100 BOCA RATON FL 33431	15-45-21-01-0000B.0030 12641 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 957 PG 856 LOT 3 + INT IN BK A LT 39
WINGO INVESTMENT CORP P O BOX 7667 LAKELAND FL 33807	15-45-21-01-0000B.0040 12637 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 956 PG 856 LOT 4 + INT IN BK A LT 39
CAPTIVA SOUND I LLC 3613 DEL PRADO BLVD CAPE CORAL FL 33904	15-45-21-01-0000B.0050 12633 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 956 PG 856 LOT 5 + INT IN BK A LT 39
MANSSON ANDERS TR 3613 DEL PRADO BLVD CAPE CORAL FL 33904	15-45-21-01-0000B.0060 12629 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 956 PG 856 LOT 6
MANSSON ANDERS TR 3613 DEL PRADO BLVD CAPE CORAL FL 33904	15-45-21-01-0000B.0070 12625 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 0956 PG 0856 LOT 7
HURLEN HARALD L TR 21512 MILLER BAY RD NE POULSBO WA 98370	15-45-21-01-0000B.0080 12621 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 956 PG 856 LOT 8
LIGHTHOUSE WAY INVESTORS INC P O BOX 1216 SANIBEL FL 33957	15-45-21-01-0000B.0090 12617 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 956 PG 856 LOT 9
BRIGGS MALCOLM + REBECCA + C/O BETA GROUP 3000 SAND HILL RD BLDG 1 SUITE 235 MENLO PARK CA 94025	15-45-21-01-0000B.0110 12609 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 956 PG 856 LOT 11 + 1/27 OF LOT 39 BLK A
YOOD CARL M 415 CANDY LN AMHERST OH 44001	15-45-21-01-0000B.0130 12601 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 956 PG 856 LOT 13 + 1/27 OF LOT 39 BLK A
YOOD CARL 415 CANDY LANE AMHERST OH 44001	15-45-21-01-0000B.0140 12593 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 956 PG 856 LOT 14
FLANAGAN ERIC M 675 THIRD AVE STE 2800 NEW YORK NY 10017	15-45-21-01-0000B.0150 12589 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 956 PG 856 LOT 15
FLANAGAN ERIC M 675 THIRD AVE STE 2800 NEW YORK NY 10017	15-45-21-01-0000B.0160 12587 SOUTH BANKS DR CAPTIVA FL 33924	UPPER CAPTIVA SHORES UNREC BLK B OR 956 PG 856 LOT 16

14 RECORDS PRINTED

"Attachment C"

North Captiva Beach Renourishment

Approximate
Current Coastline

Gulf of Mexico

