

ORDINANCE NO. 24-07

AN ORDINANCE CONSENTING TO AND AUTHORIZING THE MODIFICATION OF BOUNDARIES OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT AS SET FORTH IN FLORIDA STATUTES §190.046; PROVIDING FOR ORDINANCE AUTHORITY; AUTHORIZATION TO MODIFY BOUNDARIES; STATUTORY PROVISIONS GOVERNING THE DISTRICT; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Esplanade Lake Club Community Development District was established in accordance with Florida Statutes §190.005(2) resulting in Lee County Ordinance No. 18-21 being adopted by the Lee County Board of County Commissioners on September 18, 2018; and

WHEREAS, the boundaries of the Esplanade Lake Club Community Development District were previously modified through Lee County Ordinance No. 20-10 being adopted by the Lee County Board of County Commissioners on October 6, 2020; and

WHEREAS, Esplanade Lake Club Community Development District has petitioned the Lee County Board of County Commissioners for authorization to modify its boundaries pursuant to Florida Statutes §190.046; and

WHEREAS, an established community development district may modify its boundaries only after the Lee County Board of County Commissioners consent to such a modification of district's boundaries; and

WHEREAS, Esplanade Lake Club Community Development District specifically requests permission to add the lands set forth in attached Exhibit "A" to the District, and resulting in the new District boundary as set forth in attached Exhibit "B"; and

WHEREAS, staff review of the request to modify the boundaries of the Esplanade Lake Club Community Development District and all related information indicates there is no rational basis to refuse the requests set forth in the District's petition; and

WHEREAS, the requested modification of the District's boundaries is not inconsistent and will always be subject to the Lee County Comprehensive Land Use Plan and all related land development regulations and are activities of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

SECTION ONE: ORDINANCE AUTHORITY

This ordinance is adopted in accordance with Florida Statutes Chapter 190 and other applicable provisions of law governing County Ordinances.

SECTION TWO: AUTHORIZATION TO MODIFY BOUNDARIES

The Lee County Board of County Commissioners consent to and authorize modification of the Esplanade Lake Club Community Development District boundaries as set forth in Florida Statutes §190.046.

Specifically, the Esplanade Lake Club Community Development District boundaries are to be modified as follows:

1. The lands described in attached Exhibit "A," comprising of approximately 46.293 acres, are added to the District.
2. The resulting new 843.374-acre District boundary is described in attached Exhibit "B."

SECTION THREE: STATUTORY PROVISIONS GOVERNING THE DISTRICT

The Esplanade Lake Club Community Development District will continue to be governed by the provisions of Florida Statutes, Chapter 190.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: CONFLICT AND SEVERABILITY

In the event this Ordinance conflicts with any other Lee County ordinance or other applicable law, the more restrictive will apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct and independent provision and such holding will not affect the validity of the remaining portion.

SECTION SIX: EFFECTIVE DATE

This Ordinance becomes effective upon filing with the Office of the Secretary of the Florida Department of State.

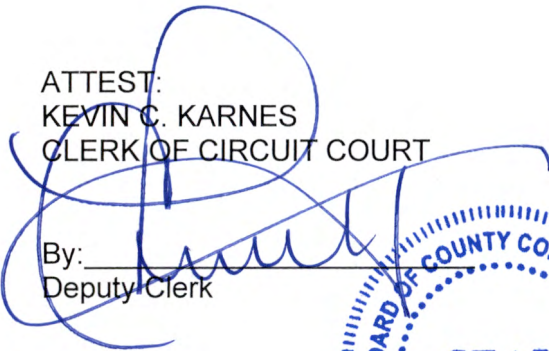
Commissioner Pendergrass made a motion to adopt the foregoing ordinance, seconded by Commissioner Hamman. The vote was as follows:

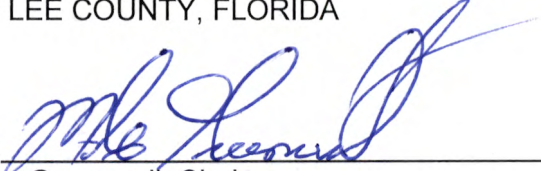
Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED THIS 2nd day of April 2024.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: 
Deputy Clerk

By: 
Mike Greenwell, Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

By: 
Office of County Attorney

Exhibit A: New acreage added to the District
Exhibit B: The new District boundary

RHODES & RHODES LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE #107 NAPLES, FLORIDA 34135

PHONE (339) 405-8166 FAX (339) 405-8163

LEGAL DESCRIPTION

(FGCU PARCEL)

BEING A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "W5-6", ESPLANADE LAKE CLUB PHASE 1 AS RECORDED IN INSTRUMENT NUMBER 2019000189935 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "W5-6", THE FOLLOWING 4 COURSES; (COURSE 1) NORTH 07°38'50" EAST, A DISTANCE OF 351.57 FEET TO A POINT OF CURVATURE; (COURSE 2) NORTHERLY, 228.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 06°33'04" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 04°22'18" EAST, 228.56 FEET; (COURSE 3) NORTH 01°05'46" EAST, A DISTANCE OF 292.24 FEET TO A POINT OF CURVATURE; (COURSE 4) NORTHERLY, 66.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 01°54'57" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 02°03'14" EAST, 66.88 FEET TO THE SOUTHEAST CORNER OF TRACT "O30", ESPLANADE LAKE CLUB PHASE 2 AS RECORDED IN INSTRUMENT NUMBER 2020000075347 SAID POINT BEING A POINT OF COMPOUND CURVATURE; THENCE ALONG THE EAST BOUNDARY LINE OF SAID TRACT "O30", NORTHERLY, 155.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 04°27'30" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 05°14'28" EAST, 155.59 FEET TO THE SOUTHWEST CORNER OF TRACT "F1, ESPLANADE LAKE CLUB PLAT THREE AS RECORDED IN INSTRUMENT NUMBER 2021000173051 OF SAID LEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID PLAT THREE, THE FOLLOWING 5 COURSES; (COURSE 1) NORTH 89°09'13" EAST, A DISTANCE OF 563.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; (COURSE 2) SOUTHERLY, 1,343.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,150.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 02°09'45" EAST, 1,321.71 FEET; (COURSE 3) SOUTH 20°03'48" EAST, A DISTANCE OF 1,285.37 FEET TO A POINT OF CURVATURE; (COURSE 4) SOUTHEASTERLY, 476.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5,050.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 22°45'52" EAST, 475.96 FEET; (COURSE 5) SOUTH 25°27'56" EAST, A DISTANCE OF 198.92 FEET TO A POINT ON THE BOUNDARY LINE OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN INSTRUMENT NUMBER 2008000036958 OF SAID LEE COUNTY, FLORIDA SAID POINT BEING A POINT ON A NON-TANGENTIAL CURVE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 3 COURSES; (COURSE 1) WESTERLY, 150.32 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 17°13'33" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 81°09'56" WEST, 149.76 FEET; (COURSE 2) NORTH 89°46'43" WEST, A DISTANCE OF 516.04 FEET; (COURSE 3) NORTH 15°43'44" WEST, A DISTANCE OF 920.90 FEET TO THE SOUTHEAST CORNER OF TRACT "0-3", MIROMAR LAKES UNIT XI-PENINSULA AS RECORDED IN INSTRUMENT NUMBER 2006000456819 OF SAID LEE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 5 COURSES; (COURSE 1) NORTH 15°43'44" WEST, A DISTANCE OF 57.53 FEET; (COURSE 2) NORTH 20°09'57" WEST, A DISTANCE OF 807.57 FEET; (COURSE 3) NORTH 89°48'06" WEST, A DISTANCE OF 80.00 FEET; (COURSE 4)

RHODES & RHODES LAND SURVEYING, INC.

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NORTH 20°09'57" WEST, A DISTANCE OF 344.08 FEET; (COURSE 5) SOUTH 88°10'32" WEST, A DISTANCE OF 3.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,742,562 SQUARE FEET OR 40.004 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE CENTERLINE OF ALICO ROAD (RIGHT OF WAY WIDTH VARIES), BEING SOUTH 89°27'22" WEST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.

JOHN SCOTT RHODES, PSM #5739
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA



Rhodes and Rhodes Land Surveying
28100 Bonita Grande Drive, STE 107
Bonita Springs, FL 34135
239-405-8166

LEGAL DESCRIPTION

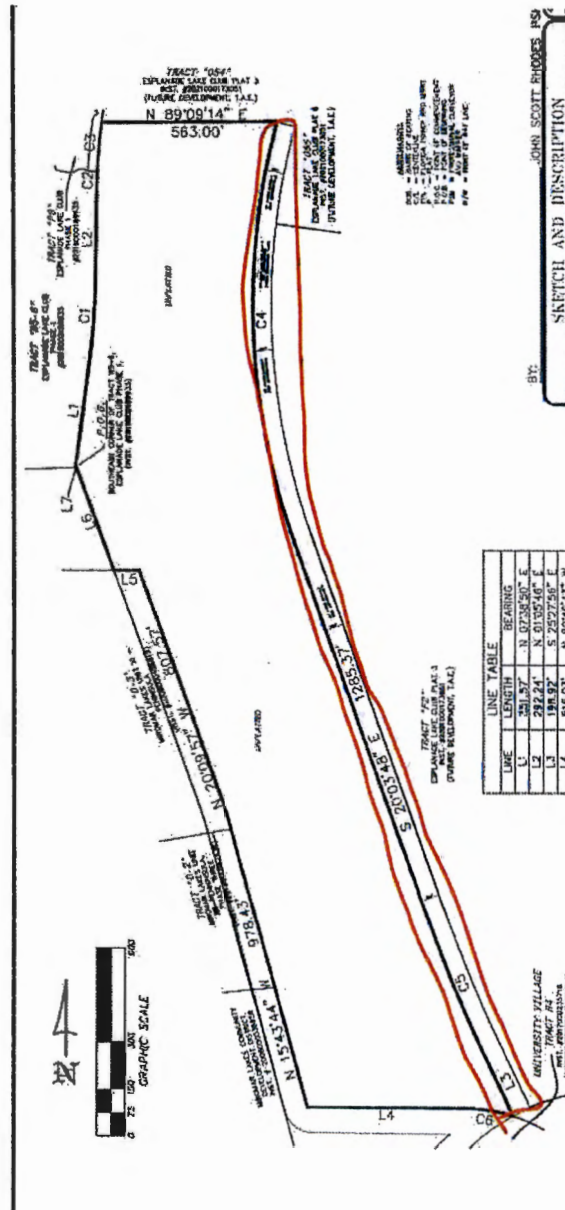
BEING ALL OF LOTS 550 THROUGH 554, PORTION OF LOTS 549, TRACTS "O42" AND "R", ESPLANADE LAKE CLUB PLAT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2021000402902, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 46 SOUTH RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH $00^{\circ}50'47''$ EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,146.77 FEET TO A POINT ON THE NORTH LINE OF TRACT "O42", ESPLANADE LAKE CLUB PLAT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2021000402902 OF THE PUBLIC RECORDS OF LEE COUNTY, FLOIRDA AND TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT "O42" FOR THE FOLLOWING 2 COURSES, COURSE (1) NORTH $89^{\circ}09'13''$ EAST, 55.00 FEET; COURSE (2) SOUTH $00^{\circ}50'47''$ EAST, 352.35 FEET TO A POINT ON THE EASTERLY PROLONGATION LINE OF LOT 549, OF SAID ESPLANADE LAKE CLUB PLAT FOUR; THENCE SOUTH $89^{\circ}09'13''$ WEST ALONG THE SOUTHERN BOUNDARY LINE AND THE EASTERLY PROLONGATION LINE OF SAID LOT 549, A DISTANCE OF 164.00 FEET; THENCE LEAVING THE SAID SOUTHERLY LOT LINE OF LOT 549 NORTH $24^{\circ}06'02''$ WEST, A DISTANCE OF 106.15 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 162.34 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF $23^{\circ}15'15''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $12^{\circ}28'24''$ WEST, 161.23 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "O42"; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT "O42" FOR THE FOLLOWING 2 COURSES, COURSE (1) NORTH $00^{\circ}50'47''$ WEST, 96.90 FEET; COURSE (2) NORTH $89^{\circ}09'13''$ EAST, 183.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 77,107 SQUARE FEET OR 1.770 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (SOUTHEAST EXPANSION PARCEL)

TRACT F6, ESPLANADE LAKE CLUB PHASE THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2021000173051 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
CONTAINING 4.519 ACRES, MORE OR LESS.





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239-405-8166

ESPLANADE LAKE CLUB CDD, AS AMENDED 2023

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89°43'01" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11 FOR 2,244.43 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE SOUTH 01°00'21" EAST, ALONG SAID NORTHERLY PROLONGATION AND CONTINUING ALONG SAID EASTERLY LINE OF LANDS FOR 125.03 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD, BEING 125 FEET SOUTH AS MEASURED PERPENDICULAR TO THE CENTER LINE THEREOF, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 2015000025953, LEE COUNTY RECORDS AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN ALONG SAID SOUTH RIGHT OF WAY LINE FOLLOWING THREE (3) COURSES: COURSE NO. 1: SOUTH 89°43'01" EAST, 2,243.03 FEET; COURSE NO. 2: NORTH 88°58'52" EAST, 2,674.00 FEET; COURSE NO. 3: NORTH 89°27'22" EAST, 1,065.43 FEET; THENCE SOUTH 00°32'38" EAST, A DISTANCE OF 408.17 FEET; THENCE SOUTH 17°15'51" WEST, A DISTANCE OF 835.68 FEET; THENCE SOUTH 16°27'38" EAST, A DISTANCE OF 126.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 82.45 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 94°29'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 63°42'10" EAST, A DISTANCE OF 73.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, 272.24 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 615.00 FEET, THROUGH A CENTRAL ANGLE OF 25°21'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°44'10" EAST, A DISTANCE OF 270.02 FEET; THENCE SOUTH 85°34'57" EAST, A DISTANCE OF 257.22 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 122.73 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 335.00 FEET, THROUGH A CENTRAL ANGLE OF 20°59'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 83°55'19" EAST, A DISTANCE OF 122.05 FEET; THENCE NORTH 73°25'35" EAST, A DISTANCE OF 101.88 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 165.48 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,250.00 FEET, THROUGH A CENTRAL ANGLE OF 07°35'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°46'52" EAST, A DISTANCE OF 165.36 FEET; THENCE SOUTH 16°34'25" EAST, A DISTANCE OF 31.50 FEET; THENCE NORTH 73°25'35" EAST, A DISTANCE OF 126.42 FEET; THENCE NORTH 73°25'35" EAST, A DISTANCE OF 165.10 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 197.22 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 718.50 FEET, THROUGH A CENTRAL ANGLE OF 15°43'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°17'24" EAST, A DISTANCE OF 196.61 FEET; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 229.65 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 31.42 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°50'47" EAST, A DISTANCE OF 28.28 FEET; THENCE NORTH 00°50'47" WEST, A DISTANCE OF 76.50 FEET; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 238.40 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 352.35 FEET; THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 164.00 FEET; THENCE SOUTH 24°06'02" EAST, A DISTANCE OF 3.10 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 121.76 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 23°15'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°28'24" EAST, A DISTANCE OF 120.92 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 690.09 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 249.22 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 25°57'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 13°49'40" EAST, A DISTANCE OF 247.10 FEET; THENCE SOUTH 26°48'32" EAST, A DISTANCE OF 85.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 203.91 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 25°57'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 13°49'40" EAST, A DISTANCE OF 202.17 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 2,538.82 FEET; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 1,393.41 FEET; THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 41.92 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 294.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 567.95 FEET, THROUGH A CENTRAL ANGLE OF 29°40'11" AND BEING SUBTENDED BY A CHORD

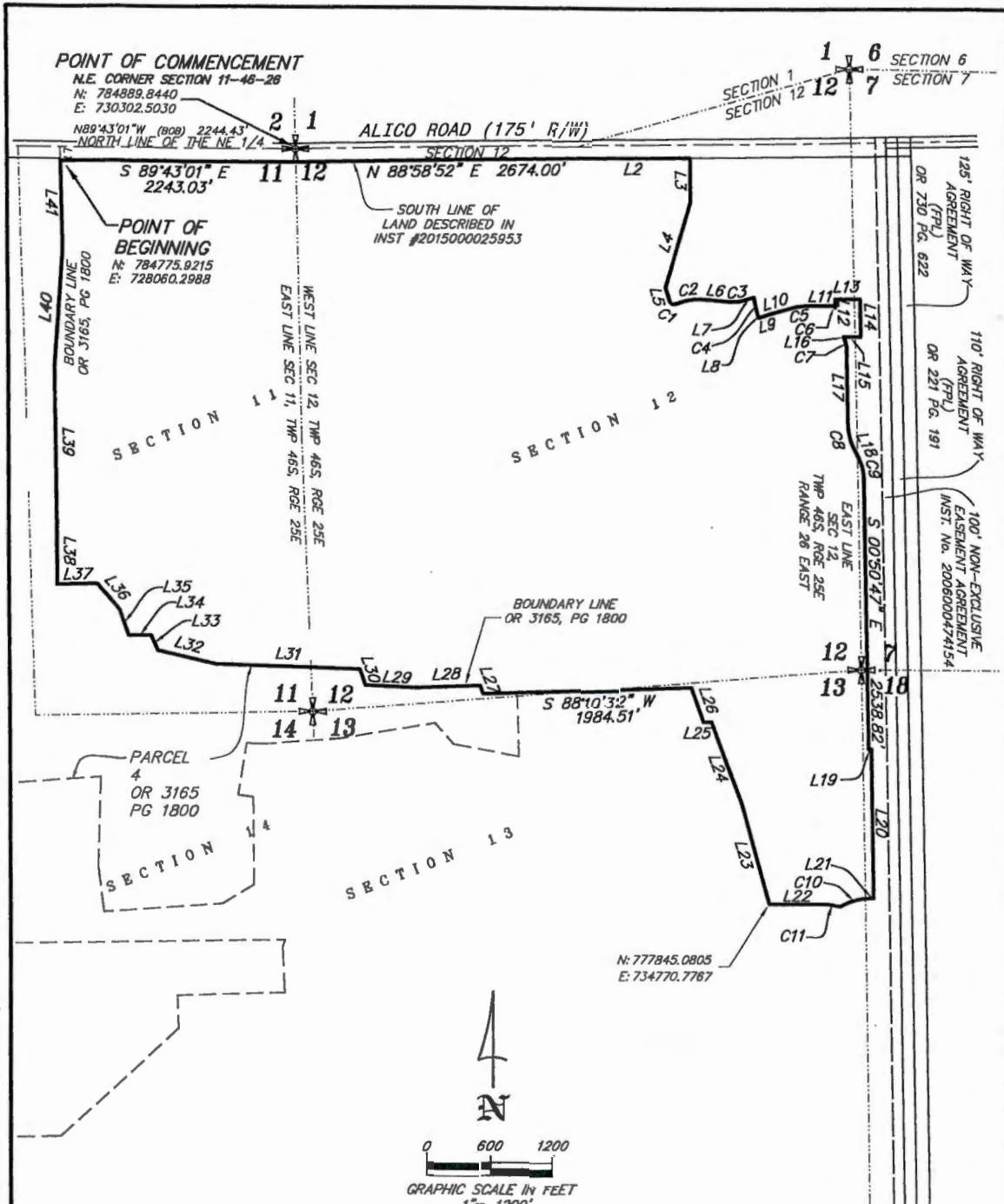


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WHICH BEARS SOUTH 74°19'08" WEST, A DISTANCE OF 290.83 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY, 150.33 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 17°13'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°09'56" WEST, A DISTANCE OF 149.76 FEET; THENCE NORTH 89°46'43" WEST, A DISTANCE OF 516.03 FEET; THENCE NORTH 15°43'44" WEST, A DISTANCE OF 978.43 FEET; THENCE NORTH 20°09'57" WEST, A DISTANCE OF 807.57 FEET; THENCE NORTH 89°48'06" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 20°09'57" WEST, A DISTANCE OF 344.08 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF A BOUNDARY LINE OF THOSE AFOREMENTIONED LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE SOUTH 88°10'32" WEST, ALONG SAID EASTERLY PROLONGATION AND ALONG SAID BOUNDARY LINE, A DISTANCE OF 1,984.51 FEET; THENCE RUN THE FOLLOWING FIFTEEN (15) COURSE ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 21°30'12" WEST, 81.17 FEET; COURSE NO. 2: SOUTH 88°02'24" WEST, 612.22 FEET; COURSE NO. 3: NORTH 87°09'14" WEST, 469.81 FEET; COURSE NO. 4: NORTH 19°42'33" WEST, 157.74 FEET; COURSE NO. 5: NORTH 88°10'13" WEST, 1,363.08 FEET; COURSE NO. 6: NORTH 77°09'26" WEST, 573.01 FEET; COURSE NO. 7: NORTH 24°26'51" WEST, 150.17 FEET; COURSE NO. 8: NORTH 88°53'18" WEST, 216.95 FEET; COURSE NO. 9: NORTH 19°01'18" WEST, 249.76 FEET; COURSE NO. 10: NORTH 40°48'12" WEST, 322.81 FEET; COURSE NO. 11: SOUTH 88°47'46" WEST, 376.79 FEET; COURSE NO. 12: NORTH 00°16'17" WEST, 606.52 FEET; COURSE NO. 13: NORTH 00°39'26" WEST, 1,432.24 FEET; COURSE NO. 14: NORTH 04°19'45" EAST, 1,091.78 FEET; COURSE NO. 15: NORTH 01°00'21" WEST, 832.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 843.374 ACRES, MORE OR LESS.

Z:\CENTERPLACE - ESPLANADE LAKE CLUB\CDD Boundary\2023 CDD BOUNDARY\2023-742 ESPLANADE LAKES CDD SKETCH 2023.dwg BNDRY 10/31/2023 08:10:57



ABBREVIATIONS

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- B.O.B. = BASIS OF BEARING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- L.B.# = LICENSED BUSINESS NUMBER
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- INST. = INSTRUMENT NUMBER
- PGS. = PAGES
- OR = OFFICIAL RECORD

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ALICO ROAD (RIGHT OF WAY WIDTH VARIES), BEING SOUTH 89°27'22" WEST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY:
 JOHN SCOTT RHODES PSM #5739

SKETCH FOR DESCRIPTION

CDD BOUNDARY SKETCH AS AMENDED 2023



date: **OCTOBER 30, 2023**
 scale: **1" = 1200'**
 cadd file: **2023-742 ESPLANADE CDD SKETCH 2023**

28100 BONITA GRANDE DRIVE SUITE 107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 (239) 405-8163 FAX

PSM:
 JSR
 drawn:
 JSR
 checked:
 JSR
 view:
 SKETCH
 project #:
 2023-742
 sheet #:
 3 of 4

NOT A SURVEY

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	50.00'	94°29'05"	82.45'	73.42'	S 63°42'10" E
C2	615.00'	25°21'45"	272.24'	270.02'	N 81°44'10" E
C3	335.00'	20°59'28"	122.73'	122.05'	N 83°55'19" E
C4	1250.00'	7°35'07"	165.48'	165.36'	S 12°46'52" E
C5	718.50'	15°43'39"	197.22'	196.61'	N 81°17'24" E
C6	20.00'	90°00'00"	31.42'	28.28'	S 45°50'47" E
C7	300.00'	23°15'15"	121.76'	120.92'	S 12°28'24" E
C8	550.00'	25°57'46"	249.22'	247.10'	S 13°49'40" E
C9	450.00'	25°57'46"	203.91'	202.17'	S 13°49'40" E
C10	567.95'	29°40'11"	294.10'	290.83'	S 74°19'08" W
C11	500.00'	17°13'35"	150.33'	149.76'	N 81°09'56" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°00'21" E	125.03'
L2	N 89°27'22" E	1065.43'
L3	S 00°32'38" E	408.17'
L4	S 17°15'51" W	835.68'
L5	S 16°27'38" E	126.05'
L6	S 85°34'57" E	257.22'
L7	N 73°25'35" E	101.88'
L8	S 16°34'25" E	31.50'
L9	N 73°25'35" E	126.42'
L10	N 73°25'35" E	165.10'
L11	N 89°09'13" E	229.65'
L12	N 00°50'47" W	76.50'
L13	N 89°09'13" E	238.40'
L14	S 00°50'47" E	352.35'
L15	S 89°09'13" W	164.00'
L16	S 24°06'02" E	3.10'
L17	S 00°50'47" E	690.09'
L18	S 26°48'32" E	85.62'
L19	N 89°09'13" E	25.00'
L20	S 00°50'47" E	1393.41'
L21	S 89°09'13" W	41.92'
L22	N 89°46'43" W	516.03'
L23	N 15°43'44" W	978.43'
L24	N 20°09'57" W	807.57'
L25	N 89°48'06" W	80.00'
L26	N 20°09'57" W	344.08'
L27	N 21°30'12" W	81.17'
L28	S 88°02'24" W	612.22'
L29	N 87°09'14" W	469.81'
L30	N 19°42'33" W	157.74'
L31	N 88°10'13" W	1363.08'
L32	N 77°09'26" W	573.01'
L33	N 24°26'51" W	150.17'
L34	N 88°53'18" W	216.95'
L35	N 19°01'18" W	249.76'
L36	N 40°48'12" W	322.81'
L37	S 88°47'46" W	376.79'
L38	N 00°16'17" W	606.52'
L39	N 00°39'26" W	1432.24'
L40	N 04°19'45" E	1091.78'
L41	N 01°00'21" W	832.93'

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739



**RHODES
& RHODES**
LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

NOT A SURVEY



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 5, 2024

Honorable Kevin Karnes
Clerk of the Circuit Courts
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 24-07, which was filed in this office on April 5, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh

RECEIVED


By Chris Jagodzinski at 4:02 pm, Apr 05, 2024

**MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY**

VIA HAND DELIVERY

DATE: April 2, 2024

TO: Commissioner Mike Greenwell
Chair, Board of County
Commissioners

FROM: 
David W. Halverson
Assistant County Attorney

RE: **Ordinance No. 24-07
Ordinance Amending the Boundaries of Esplanade Lake Club Community
Development District
Agenda Item Public Hearing #2, April 2, 2024**

Attached, approved as to form, please find the original of the above-referenced ordinance adopted by the Board of County Commissioners on April 2, 2024.

The original ordinance is attached to the memorandum for execution. Kindly execute the ordinance at your earliest convenience and then forward to the Minutes Department for filing and transmittal to Tallahassee.

By copy of this memorandum to Eileen Gabrick, I request that a clerk attest to the Chair's signature on the attached ordinance and return the fully executed copy with all exhibits to my attention via email.

Insofar as State Statute mandates that the ordinance reach Tallahassee within ten (10) days of the adoption, please expedite the above request so that the ordinance arrives in Tallahassee no later than April 12, 2024.

Also attached please find the Data Retrieval form. Kindly include this ordinance in the Lee County Ordinance History.


Thank you for your prompt attention to this matter.

DWH/slk

Attachment

VIA EMAIL ONLY:

Laurel Chick, Manager, Internal Services
Samantha Westen, Executive Assistant
Rose Bahena, Administrative Specialist, Senior
Eileen Gabrick, Office Manager, Minutes Department
Erica Temerario, Legal Administrative Specialist (for ordinance history)

2024 APR -5 PM 1:28
RECEIVED
MINUTES OFFICE


FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
CODRS CODING FORM

COUNTY: Lee

COUNTY ORDINANCE #: 24-07
(e.g., 93-001)

PRIMARY KEYFIELD
DESCRIPTOR: Special Districts

SECONDARY KEYFIELD
DESCRIPTOR: Local Government

OTHER KEYFIELD
DESCRIPTOR: Government Agencies

ORDINANCE DESCRIPTION: Esplanade CDD Ord
(25 Characters Maximum Including Spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT #1: 18-21 AMENDMENT #2: _____

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL #1: _____ ; REPEAL #3: _____
REPEAL #2: _____ ; REPEAL #4: _____

(Others Repealed: List All That Apply): _____

(FOR OFFICE USE ONLY): COUNTY CODE NUMBER: _____

KEYFIELD 1 CODE: _____ KEYFIELD 2 CODE: _____

KEYFIELD 3 CODE: _____



AGENDA ITEM REPORT

DATE: April 2, 2024
DEPARTMENT: County Attorney
REQUESTER: David Halverson
TITLE: Public Hearing to Modify Boundaries of Esplanade Lake Club Community Development District

I. MOTION REQUESTED

Conduct Public Hearing to adopt an Ordinance to modify the boundaries of the Esplanade Lake Club Community Development District (CDD).

II. ITEM SUMMARY

Conduct Public Hearing to adopt an Ordinance authorizing the Esplanade Lake Club Community Development District to amend Lee County Ordinance 18-21 to expand the District's external boundary.

III. BACKGROUND AND IMPLICATIONS OF ACTION

A) Board Action and Other History

The Esplanade Lake Club Community Development District is a uniform community development district established by the Board through adoption of Lee County Ordinance 18-21 on September 18, 2018. The District's external boundary was previously modified by the Board through adoption of Lee County Ordinance 20-10 on October 6, 2020, which resulted in 20.359 acres being added to the District and 2.208 acres being removed from the District.

Currently, the Esplanade Lake Club Community Development District is comprised of 797.081 acres and has the power to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for the following basic infrastructure: water management; water supply; sewer and waste water management; bridges and culverts; district roads; and other projects within or without the district boundary for which a development order is issued.

In accordance with Florida Statutes Ch. 190, the Esplanade Lake Club Community Development District has petitioned the Board of County Commissioners to conduct a public hearing for the purpose of adopting a non-emergency ordinance to:

Expand the Esplanade Lake Club CDD to include 46.293 acres, contiguous to the existing Esplanade Lake Club CDD property, and amend the District's external boundary.

The original District consisted of 778.903 acres and was subsequently modified by Ord. 20-10 to increase the size to 797.081 acres. Adding 46.293 acres to the Esplanade Lake Club CDD will result in a cumulative increase of approximately 8.28% to the original District area.

The Esplanade Lake Club CDD's request for boundary expansion is consistent with the Lee County Comprehensive Plan. All development activity within the boundaries of the District will be subject to the Lee Plan and all related land development regulations.

At the subject public hearing, inquiry will focus on whether or not a change has occurred since the creation of the District that would render authorization for expansion of the boundaries inappropriate. Staff has reviewed the factors set forth in F.S. §190.005 and finds no new information relevant to those factors that is inconsistent with the expansion of District boundaries.

The Office of the County Attorney and Planning Staff recommend that the Board of County Commissioners grant the Esplanade Lake Club Community Development District's petition by adopting the proposed amendment to Lee County Ordinance 18-21, as previously modified by Lee County Ordinance 20-10.

B) Policy Issues

C) BoCC Goals

D) Analysis

E) Options

IV. FINANCIAL INFORMATION

A) Current year dollar amount of item:	No funding required.
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B)	Is this item approved in the current budget?	N/A
C)	Is this a revenue or expense item?	N/A
D)	Is this Discretionary or Mandatory?	N/A
E)	Will this item impact future budgets? If yes, please include reasons in III(D) above.	No
F)	Fund: Program: Project: Account Strings:	
G)	Fund Type?	N/A
H)	Comments:	

V. RECOMMENDATION

Approve

VI. TIMING/IMPLEMENTATION

VII. FOLLOW UP

ATTACHMENTS:

Description	Upload Date	Type
Proposed Ordinance	3/12/2024	Ordinance
FAIS Form	3/12/2024	Backup Material
Staff Report	3/26/2024	Backup Material
Petition to Amend Boundaries	3/26/2024	Backup Material
Petition to Amend Boundaries - Updated	3/26/2024	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
County Attorney	Jacob, Michael D.	Approved	3/21/2024 - 10:48 AM
Budget Services	Henkel, Anne	Approved	3/21/2024 - 12:41 PM
Budget Services	Winton, Peter	Approved	3/21/2024 - 1:52 PM
County Attorney	Halverson, David	Approved	3/26/2024 - 11:40 AM
County Manager	Mora, Marc	Approved	3/26/2024 - 1:38 PM