

**BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA**

RE: PROPOSED AMENDMENT TO COUNTY
ORDINANCE NO. 10-42 PURSUANT TO
SECTION 190.046, FLORIDA STATUTES TO
DO THE FOLLOWING: (I) CHANGE THE
NAME OF THE MIROMAR LAKES
SOUTH COMMUNITY DEVELOPMENT
DISTRICT; AND (II) MODIFY THE
BOUNDARIES OF MIROMAR LAKES
SOUTH COMMUNITY DEVELOPMENT
DISTRICT THROUGH CONTRACTION

**PETITION TO AMEND LEE COUNTY ORDINANCE NO. 10-42
TO CHANGE THE NAME OF MIROMAR LAKES SOUTH COMMUNITY
DEVELOPMENT DISTRICT AND TO MODIFY THE EXTERNAL BOUNDARIES OF
MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT THROUGH
CONTRACTION**

The BOARD OF SUPERVISORS of MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT (“**District**”), by and through its undersigned attorney, petitions the BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA (“County”), to adopt an amendment to County Ordinance No. 10-42 (the ordinance establishing the District) to (i) change the name of the District and (ii) amend the total land area to be serviced by the District by modifying the external boundaries of the District through contraction pursuant to Section 190.046, Florida Statutes.

In support thereof, the District submits:

1. **Organizational Information.** Miromar Lakes South Community Development District is a uniform community development district created pursuant to Chapter 190, Florida Statutes and established by County Ordinance No. 10-42. The District is located entirely within unincorporated Lee County and covers approximately 483.038 acres. Its District Office is located

at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 and the Chairman of the Board of Supervisors is Tim Byal. Its District Manager is Chesley E. Adams, Jr. of Wrathell, Hunt and Associates, LLC.

2. Establishment. By County Ordinance No. 10-42 dated October 26, 2010, the District was established on the property described in the Ordinance and is in legal existence and good standing. A copy of Ordinance 10-42 is attached hereto and made a part of this Petition as **Exhibit “A”**.

3. Name Change. On May 12, 2016, the Board of Supervisors of the District (“**Board of Supervisors**”) adopted District Resolution 2016-6 to authorize and require the District Manager and District Counsel to petition the County for a change in name of the District to University Village Community Development District. A copy of Resolution 2016-6 is attached hereto and made a part of this Petition as **Exhibit “B”**.

3. Boundary Amendment; Authority. On April 19, 2017, the Board of Supervisors of the District (“**Board of Supervisors**”) adopted District Resolution 2017-4 to authorize and require the District Manager and District Counsel to petition the County for a modification of the District’s boundaries through contraction. A copy of Resolution 2017-4 is attached hereto and made a part of this Petition as **Exhibit “C”**.

4. Contraction Land. The land to be removed from the total area that is presently serviced by the District (“**Contraction Land**”) is located entirely in an unincorporated area of Lee County. The Contraction Land is approximately 200.3 acres. A sketch and legal description of the Contraction Land is attached as **Exhibit “D”**. A map showing the location of the Contraction Land is attached as **Exhibit “E”**.

5. Boundaries Before and After. A metes and bounds legal description of the existing external boundaries of the District is attached as **Exhibit “F”**. A metes and bounds legal description of the boundaries of the District as modified through contraction is attached as **Exhibit “G”**. Both legal descriptions are provided in accordance with Section 190.046(1)(a), Florida Statutes. There is no real property to be included within the boundaries of the District as contracted which is to be excluded from the jurisdiction of the District as expanded.

6. Consent. At the time of filing this Petition, all of the lands to be removed from the District are owned by Stewart Slough Cattle Company, LLC (“**Owner**”). Attached as **Exhibit “H”** is the written consent to the contraction of the District by Owner, as the owner of one hundred percent (100%) of the Contraction Land, which Contraction Land is sought to be removed from the land area serviced by the District in accordance with Section 190.046(1)(g), Florida Statutes. The filing of this Petition by the Board of Supervisors constitutes the consent of all landowners residing within the current boundaries of the District as per Section 190.046(1)(g), Florida Statutes. Attached as **Exhibit “H-1”** are the most recent deeds of record for the land to be removed.

7. Extent of Contraction. Further, in compliance with Section 190.046(1)(e)2., Florida Statutes, the amendment of the external boundaries of the District as herein petitioned does not comprise (singularly and cumulatively) more than 50% of the District’s initial service area and will not result in amendments encompassing more than 1,000 acres total.

8. District Services and Facilities. There are no existing facilities or services of the District specifically servicing the Contraction Lands.

9. Future Land Uses. The designations of future general distribution, location, and extent of the public and private land uses proposed for the land being removed from the District by the future land use plan elements of the local Comprehensive Plan are shown on **Exhibit “I”**.

10. Statement of Estimated Regulatory Costs. The District submits the attached Statement of Estimated Regulatory Costs (“**SERC**”) for the District which contemplates the granting by the County of this Petition to amend the District’s boundaries through contraction as required by Section 190.046(1)(a) and Section 190.005(1)(a)8., Florida Statutes, which SERC is attached hereto as **Exhibit “J”**.

11. Filing Fee. Prior to the filing of this Petition, the District submitted a copy of this Petition, together with the required fee of \$1,500 to Lee County.

12. This Petition to amend Lee County Ordinance No. 10-42 to modify the external boundaries of the District should be granted for the following reasons:

A. Modifying the boundaries of the District is not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or Lee County’s Growth Management Plan.

B. There are no services or facilities being provided by the District to the lands to be removed.

C. The area within the new boundaries of the District are still of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one integrated community.

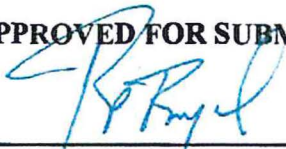
WHEREFORE, the District respectfully requests the County to do the following:

A. Direct its staff to notice, as soon as practicable, a local, public, non-emergency ordinance hearing in accordance with Section 190.046(1)(b) and Chapter 125, Florida Statutes, on the subject of whether to grant this Petition to amend County Ordinance No. 10-42 to do the following: (i) change the name of the District to University Village Community Development District and (ii) modify the external boundaries of the Miromar Lakes South Community Development District through contraction.

B. Grant this Petition and adopt the amendment to Ordinance No. 10-42 to od the following: (i) change the name of the District to University Village Community Development District and (ii) amend the boundaries of the District pursuant to Section 190.046(1)(b), Florida Statutes.

{Remainder of the page intentionally left blank. Signatures begin on the next page.}

APPROVED FOR SUBMISSION TO LEE COUNTY:



Tim Byal, Chairman
Miromar Lakes South Community Development District

RESPECTIVELY SUBMITTED AND FILED to Lee County this 6th day of September, 2018.



COLEMAN, YOVANOVICH & KOESTER, P.A.
Gregory L. Urbancic, Esq.
Florida Bar No. 0151068

Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
Phone: (239) 435-3535
Facsimile: (239) 435-1218
Email: gurbancic@cyklawfirm.com

Attorney for Miromar Lakes South
Community Development District

Exhibit “A”

Ordinance No. 10-42

ORDINANCE NO. 10-42

AN ORDINANCE ESTABLISHING THE MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING A DISTRICT NAME; SETTING FORTH THE AUTHORITY FOR ADOPTING THE ORDINANCE; AUTHORIZING THE EXERCISE OF SPECIAL POWERS; ESTABLISHING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESIGNATING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; ESTABLISHING THE GOVERNING DISTRICT CHARTER AS FLORIDA STATUTES CHAPTER 190; PROVIDING FOR NOTICE TO SUBSEQUENT PURCHASERS; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Miromar Lakes, LLC, has petitioned the Lee County Board of County Commissioners to establish the MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT; and

WHEREAS, Miromar Lakes, LLC, has also requested the Lee County Board of County Commissioners for authorization to exercise the optional special powers identified in Florida Statutes §190.012(2)(a) and (d) relating to parks and security; to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain additional systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses, as well as security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; and

WHEREAS, the Lee County Board of County Commissioners, after proper published notice, conducted a local public information-gathering ordinance hearing as required by law and finds as follows:

1. The petition is complete in that it meets the requirements of Section 190.005(1)(a), Florida Statutes; and all statements contained within the petition are true and correct.

2. The costs to the County and government agencies from establishment of the district are nominal. There is no adverse impact on competition or employment from district establishment. The persons affected by establishment are the future landowners, present landowners, Lee County and its taxpayers, and the State of Florida. There is a net economic benefit flowing to these persons from district establishment as the entity to manage and finance the statutory services identified. The impact of district establishment

and function on competition and the employment market is marginal and generally positive, as is the impact on small business. None of the reasonable public or private alternatives, including an assessment of less costly and less intrusive methods and of probable costs and benefits of not adopting the ordinance, is as economically viable as establishing the district. Methodology is set forth in the economic impact statement on file. The Statement of Estimated Regulatory Costs (SERC) of this petition on district establishment is adequate.

3. Establishment of the proposed district, whose charter is Sections 190.006 - 190.041, Florida Statutes, was created by general law, is not inconsistent with the local Comprehensive Plan of Lee County or the State Comprehensive Plan.

4. The area of land within the proposed district is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community.

5. The district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.

6. The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities.

7. The area that will be served by the district is amenable to separate special district government.

8. The requested additional powers are not inconsistent and will always be subject to the Lee County Comprehensive Land Use Plan and all related land development regulations and will be activities of the District.

9. All notice requirements of law were met and complete notice was timely given.

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

SECTION ONE: DISTRICT NAME

The community development district herein established will be known as Miromar Lakes South Community Development District.

SECTION TWO: AUTHORITY FOR ORDINANCE

This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.

SECTION THREE: AUTHORIZATION FOR EXERCISE OF SPECIAL POWERS

The Lee County Board of County Commissioners consent to and authorize the District to exercise the additional special powers set forth in Florida Statutes §190.012(2)(a) and (d). Specifically, upon establishment, the District is authorized to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for:

1. Parks and facilities for indoor and outdoor recreational, cultural and educational uses; and
2. Security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies, except that the district may not exercise any police power, but may contract with the appropriate local general-purpose governmental agencies for an increased level of such services within the district boundaries.

SECTION FOUR: ESTABLISHMENT OF COMMUNITY DEVELOPMENT DISTRICT

The Miromar Lakes South Community Development District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference.

SECTION FIVE: DESIGNATION OF INITIAL BOARD MEMBERS

The following five persons are designated to be the initial members of the Board of Supervisors:

1. Tim Byal 10801 Corkscrew Road, Suite 305
Estero, FL 33928
2. Mark W. Geschwendt 10801 Corkscrew Road, Suite 305
Estero, FL 33928

3. John Garvalia 10801 Corkscrew Road, Suite 305
Estero, FL 33928
4. Jeff Staner 10801 Corkscrew Road, Suite 305
Estero, FL 33928
5. Michael B. Elgin 10801 Corkscrew Road, Suite 305
Estero, FL 33928

SECTION SIX: STATUTORY PROVISIONS GOVERNING DISTRICT

The Miromar Lakes South Community Development District will be governed by the provisions of Chapter 190, Florida Statutes.

SECTION SEVEN: NOTICE TO SUBSEQUENT PURCHASERS

Any and all agreements for the sale of property within the boundaries of the Miromar Lakes South Community Development District must include the disclosure statement required in Florida Statutes Section 190.048 for the initial sale of the property. This requirement applies to the initial seller of a parcel as well as all subsequent sellers, successors and assigns, for the life of the Miromar Lakes South Community Development District

SECTION EIGHT: 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 NINE: EFFECTIVE DATE

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

Commissioner John Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Frank Mann. The vote was as follows:

John Manning	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 26th day of October, 2010.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Kathleen A. Motz
Deputy Clerk

BY: T Hall
Tammara Hall, Chair



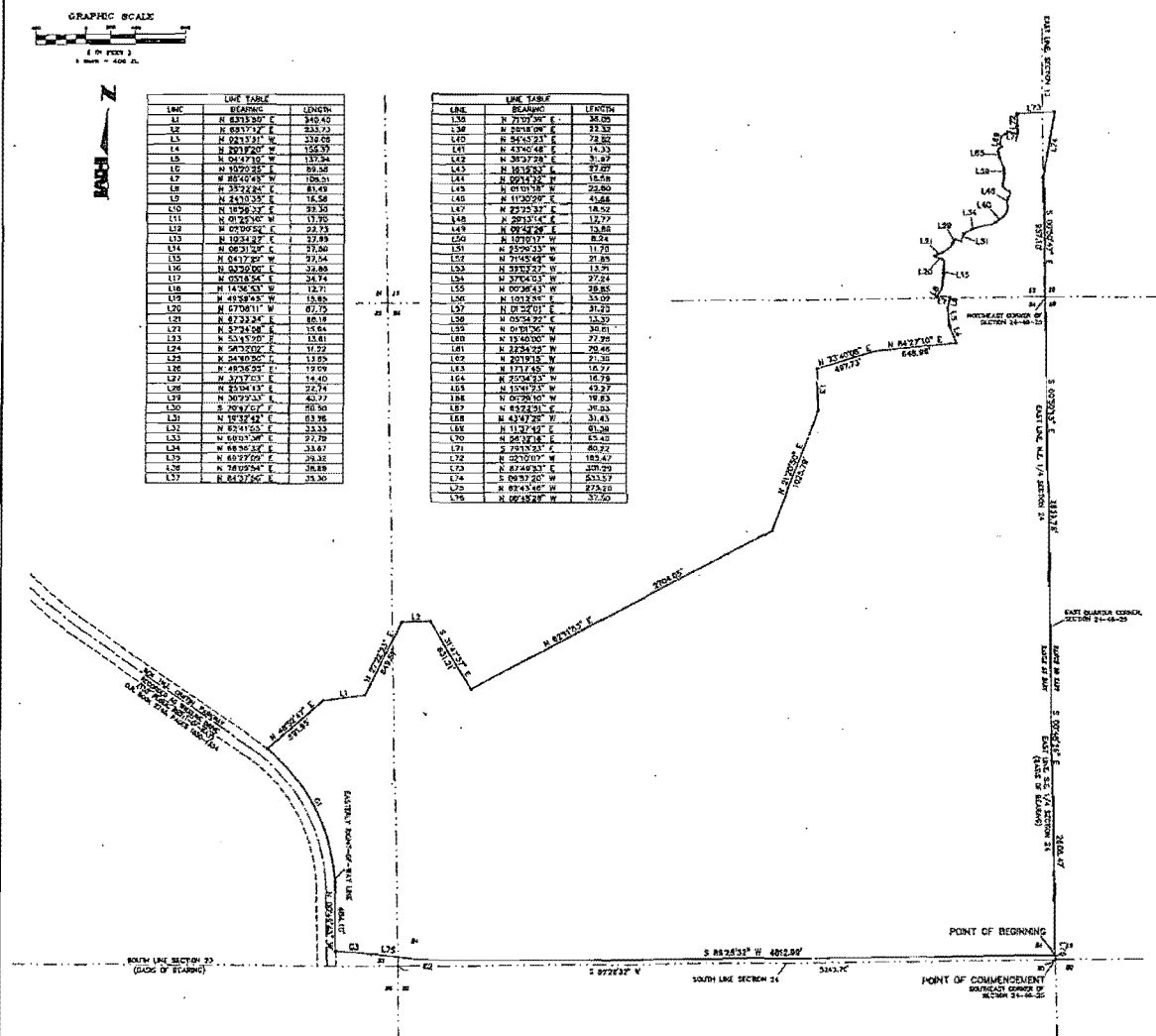
Approved as to form by:

John J. Fredyma
John J. Fredyma
Assistant County Attorney
County Attorney's Office

CURVE	ACROSS	DEPTH	CHORD	PLANE	LENGTH
C1	14.00.00	2725.75	1248.83	N 25°32'25" W	1283.50
C2	2134.82	0747.42	360.77	N 88°37'37" W	201.00
C3	2130.00	0534.45	781.19	N 85°31'11" W	287.30



	LINE	BEAM#	FLUX
132	0 20:18.07" W	35.22	17.07
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200	0 20:18.07" W	35.22	17.07



COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE

[illegible]

THIS PROPERTY SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARING SHOWING PERSON RITE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 26 EAST, 1ST COUNTY, FLORIDA AS BEING 3.00748785.

ROCK MOUNTAIN, INC.
CERTIFICATE OF AUTHORIZATION LB # 177
BY Thomas N. Murphy
THOMAS N. MURPHY

P.S.M. #5629
STATE OF FLORIDA

* NOT A SURVEY *

FIELD BOOK		W/A	
▲			
▲			
▲			
REVISOR	REVISION	DATE	REV BY

MIROMAR LAKES SOUTH CDD

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BATES SEAL OF A FLORIDA LICENSED SERVERATOR AND RAFFLER.	PARTY CHIEF:	N/A	DATE:	N/A
	DRAWN BY:	AM/BEN	DATE:	12/09
	EXPLODED BY:	TMM	DATE:	12/09
	SEC-TM-442		INDEPENDENT SCALE	
	13 13 54-05-75		16-23	



HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

850 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No. 1772

SKETCH AND LEGAL DESCRIPTION

DRAWING NO.	A-1818-1
PROJECT NO.	03.022
REFERENCE NO.	

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

KEYFIELD 1 CODE: () KEYFIELD 2 CODE: ()

KEYFIELD 3 CODE: ()

Rev. 6/29/93



FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

DAWN K. ROBERTS
Interim Secretary of State

November 1, 2010

Honorable Charlie Green
Clerk of Court
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Attention: Chris Du, Deputy Clerk

Dear Mr. Green:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 28, 2010 and certified copies of Lee County Ordinance Nos. 10-41 and 10-42, which were filed in this office on October 29, 2010.

Sincerely,

Liz Cloud
Program Administrator

LC/srd

RECEIVED
MINUTES OFFICE
2010 NOV -4 PM 2:59

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dlis.dos.state.fl.us>

COMMUNITY DEVELOPMENT
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA
850.245.6700 • FAX: 850.488.4894

CAPITOL BRANCH
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282

Exhibit “B”

District Resolution 2016-6

RESOLUTION NO. 2016-6

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT
DISTRICT REQUESTING THAT THE LEE COUNTY BOARD
OF COUNTY COMMISSIONERS CHANGE THE NAME OF
THE DISTRICT; PROVIDING FOR SEVERABILITY;
PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, Miromar Lakes South Community Development District (the “**District**”) is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by the Lee County Board of County Commissioners through the adoption of Lee County Ordinance No. 10-42 on October 26, 2010, which Ordinance became effective October 29, 2010; and

WHEREAS, the District is organized for the purpose of providing community development services and facilities benefiting the development within its boundaries; and

WHEREAS, the Board of Supervisors (the “**Board**”) of the District desires to change the name of the District and requests that the Lee County Board of County Commissioners adopt an ordinance to change the name of the District to University Village Community Development District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. REQUEST FOR NAME CHANGE. The District hereby requests that the Lee County Board of County Commissioners adopt an ordinance to change the name of the District to University Village Community Development District. The District’s General Counsel and District Manager are each hereby authorized to submit this Resolution to Lee County and to take such action as is necessary to pursue the referenced name change with Lee County.


SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 4. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

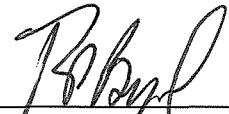
PASSED AND ADOPTED at a meeting of the Board of Supervisors of Miromar Lakes South Community Development District this 12th day of May, 2016.

Attest:



Chesley E. Adams, Jr., Secretary

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**



Timothy Byal, Chairman

Exhibit “C”

District Resolution 2017-4

RESOLUTION NO. 2017-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT REQUESTING THAT THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS MODIFY THE DISTRICT'S BOUNDARIES AND THE JURISDICTION OF THE DISTRICT THROUGH BOTH EXPANSION AND CONTRACTION PURSUANT TO SECTION 190.046(1), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miromar Lakes South Community Development District (the "**District**") is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by the Lee County Board of County Commissioners through the adoption of Lee County Ordinance No. 10-42 on October 26, 2010, which Ordinance became effective October 29, 2010; and

WHEREAS, the District is organized for the purpose of providing community development services and facilities benefiting the development within its boundaries; and

WHEREAS, the Board of Supervisors (the "**Board**") of the District desires to modify the external boundaries and jurisdiction of the District through expansion and contraction to provide better service to the landowners, both existing and future, and ultimate residents and citizens of the District; and

WHEREAS, Chapter 190, Florida Statutes provides a mechanism by which the land area and jurisdiction of the District may be modified by expansion and/or contraction; and

WHEREAS, the Board requests that the Lee County Board of County Commissioners adopt an ordinance to modify the boundaries and jurisdiction of the District through expansion and contraction as requested herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. REQUEST FOR MODIFICATION TO DISTRICT'S BOUNDARIES. The District hereby requests that the Lee County Board of County Commissioners adopt an ordinance to modify the boundaries and jurisdiction of the District through expansion and contraction pursuant to Section 190.046(1), Florida Statutes. The District Manager and the District's General Counsel are authorized and instructed forthwith and promptly to proceed to petition Lee County for a modification of the external boundaries and jurisdiction of the District in a manner reflected on Exhibit "A" attached hereto and made a part hereof. The District Manager

and the District's General Counsel are each hereby authorized to submit this Resolution to Lee County and to take such action as is necessary to pursue the referenced boundary amendment with Lee County.

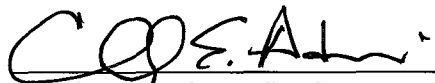
SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 4. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Miromar Lakes South Community Development District this 19th day of April, 2017.

Attest:


Chesley E. Adams, Jr., Secretary

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

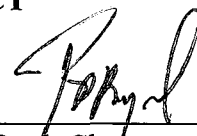

Timothy Byal, Chairman

Exhibit “A”



SCALE: 1" = 1000'

LEGEND:

LANDS TO BE REMOVED FROM CDD
±199.84 Ac



PROP. CONSERVATION AREAS
±185.57 Ac.



EXIST CDD BOUNDARY



EXIST.
MIROMAR LAKES SOUTH
CDD BOUNDARY
±482.6 Ac.



CONSERVATION
AREA
(C.A.)

THIS PHASE
264 Student Housing
300 Residential Units
±70,000 s.f. Retail
±45,000 s.f. Commercial

Area to be
removed from the
boundary of the
Miromar Lakes South
CDD



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

Miromar Lakes South CDD Lands to be Removed from the District

DATE: June 2018

JOB No. 2011.005

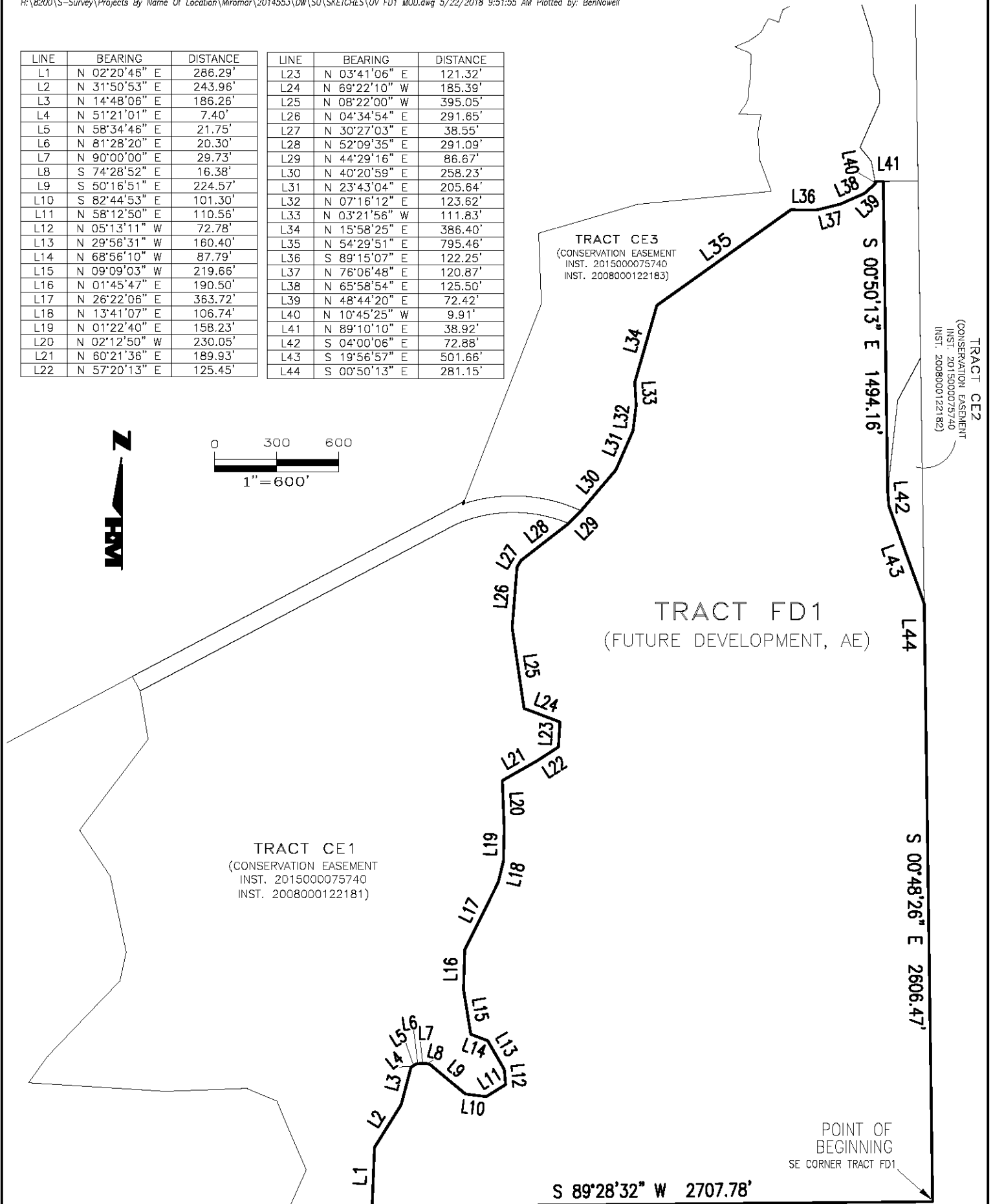
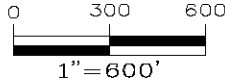
SHEET No. Exhibit E

Exhibit “D”

Sketch and Legal Description of Contraction Land

LINE	BEARING	DISTANCE
L1	N 02°20'46" E	286.29'
L2	N 31°50'53" E	243.96'
L3	N 14°48'06" E	186.26'
L4	N 51°21'01" E	7.40'
L5	N 58°34'46" E	21.75'
L6	N 81°28'20" E	20.30'
L7	N 90°00'00" E	29.73'
L8	S 74°28'52" E	16.38'
L9	S 50°16'51" E	224.57'
L10	S 82°44'53" E	101.30'
L11	N 58°12'50" E	110.56'
L12	N 05°13'11" W	72.78'
L13	N 29°56'31" W	160.40'
L14	N 68°56'10" W	87.79'
L15	N 09°09'03" W	219.66'
L16	N 01°45'47" E	190.50'
L17	N 26°22'06" E	363.72'
L18	N 13°41'07" E	106.74'
L19	N 01°22'40" E	158.23'
L20	N 02°12'50" W	230.05'
L21	N 60°21'36" E	189.93'
L22	N 57°20'13" E	125.45'

LINE	BEARING	DISTANCE
L23	N 03°41'06" E	121.32'
L24	N 69°22'10" W	185.39'
L25	N 08°22'00" W	395.05'
L26	N 04°34'54" E	291.65'
L27	N 30°27'03" E	38.55'
L28	N 52°09'35" E	291.09'
L29	N 44°29'16" E	86.67'
L30	N 40°20'59" E	258.23'
L31	N 23°43'04" E	205.64'
L32	N 07°16'12" E	123.62'
L33	N 03°21'56" W	111.83'
L34	N 15°58'25" E	386.40'
L35	N 54°29'51" E	795.46'
L36	S 89°15'07" E	122.25'
L37	N 76°06'48" E	120.87'
L38	N 65°58'54" E	125.50'
L39	N 48°44'20" E	72.42'
L40	N 10°45'25" W	9.91'
L41	N 89°10'10" E	38.92'
L42	S 04°00'06" E	72.88'
L43	S 19°56'57" E	501.66'
L44	S 00°50'13" E	281.15'



DRAWN BY: BEN	DATE: 5/18
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 24-46-25	



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
UNIVERSITY VILLAGE FD1


DRAWING NO. H-703
PROJECT NO. 14.553
FILE NAME UV FD1 MOD.dwg

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT FD1, UNIVERSITY VILLAGE ACCORDING TO THE PLAT AS RECORDED AS INSTRUMENT NUMBER 2017000253716 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER SOUTHEAST OF TRACT FD1, UNIVERSITY VILLAGE ACCORDING TO THE PLAT AS RECORDED AS INSTRUMENT NUMBER 2017000253716 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S89°28'32"W FOR A DISTANCE OF 2707.78 FEET; THENCE RUN N02°20'46"E FOR A DISTANCE OF 286.29 FEET; THENCE RUN N31°50'53"E FOR A DISTANCE OF 243.96 FEET; THENCE RUN N14°48'06"E FOR A DISTANCE OF 186.26 FEET; THENCE RUN N51°21'01"E FOR A DISTANCE OF 7.40 FEET; THENCE RUN N58°34'46"E FOR A DISTANCE OF 21.75 FEET; THENCE RUN N81°28'20"E FOR A DISTANCE OF 20.30 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 29.73 FEET; THENCE RUN S74°28'52"E FOR A DISTANCE OF 16.38 FEET; THENCE RUN S50°16'51"E FOR A DISTANCE OF 224.57 FEET; THENCE RUN S82°44'53"E FOR A DISTANCE OF 101.30 FEET; THENCE RUN N58°12'50"E FOR A DISTANCE OF 110.56 FEET; THENCE RUN N05°13'11"W FOR A DISTANCE OF 72.78 FEET; THENCE RUN N29°56'31"W FOR A DISTANCE OF 160.40 FEET; THENCE RUN N68°56'10"W FOR A DISTANCE OF 87.79 FEET; THENCE RUN N09°09'03"W FOR A DISTANCE OF 219.66 FEET; THENCE RUN N01°45'47"E FOR A DISTANCE OF 190.50 FEET; THENCE RUN N26°22'06"E FOR A DISTANCE OF 363.72 FEET; THENCE RUN N13°41'07"E FOR A DISTANCE OF 106.74 FEET; THENCE RUN N01°22'40"E FOR A DISTANCE OF 158.23 FEET; THENCE RUN N02°12'50"W FOR A DISTANCE OF 230.05 FEET; THENCE RUN N60°21'36"E FOR A DISTANCE OF 189.93 FEET; THENCE RUN N57°20'13"E FOR A DISTANCE OF 125.45 FEET; THENCE RUN N03°41'06"E FOR A DISTANCE OF 121.32 FEET; THENCE RUN N69°22'10"W FOR A DISTANCE OF 185.39 FEET; THENCE RUN N08°22'00"W FOR A DISTANCE OF 395.05 FEET; THENCE RUN N04°34'54"E FOR A DISTANCE OF 291.65 FEET; THENCE RUN N30°27'03"E FOR A DISTANCE OF 38.55 FEET; THENCE RUN N52°09'35"E FOR A DISTANCE OF 291.09 FEET; THENCE RUN N44°29'16"E FOR A DISTANCE OF 86.67 FEET; THENCE RUN N40°20'59"E FOR A DISTANCE OF 258.23 FEET; THENCE RUN N23°43'04"E FOR A DISTANCE OF 205.64 FEET; THENCE RUN N07°16'12"E FOR A DISTANCE OF 123.62 FEET; THENCE RUN N03°21'56"W FOR A DISTANCE OF 111.83 FEET; THENCE RUN N15°58'25"E FOR A DISTANCE OF 386.40 FEET; THENCE RUN N54°29'51"E FOR A DISTANCE OF 795.46 FEET; THENCE RUN S89°15'07"E FOR A DISTANCE OF 122.25 FEET; THENCE RUN N76°06'48"E FOR A DISTANCE OF 120.87 FEET; THENCE RUN N65°58'54"E FOR A DISTANCE OF 125.50 FEET; THENCE RUN N48°44'20"E FOR A DISTANCE OF 72.42 FEET; THENCE RUN N10°45'25"W FOR A DISTANCE OF 9.91 FEET; THENCE RUN N89°10'10"E FOR A DISTANCE OF 38.92 FEET; THENCE RUN S00°50'13"E FOR A DISTANCE OF 1494.16 FEET; THENCE RUN S04°00'06"E FOR A DISTANCE OF 72.88 FEET; THENCE RUN S19°56'57"E FOR A DISTANCE OF 501.66 FEET; THENCE RUN S00°50'13"E FOR A DISTANCE OF 281.15 FEET; THENCE RUN S00°48'26"E FOR A DISTANCE OF 2606.47 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 8,723,154.15 SQUARE FEET OR 200.3 ACRES, MORE OR LESS.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY  LS6278
JOHN J. HILTON STATE OF FLORIDA

DRAWN BY: BEN	DATE: 5/18
SHEET # 2	OF SHEET 2
SEC-TWN-RGE: 24-46-25	



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION

UNIVERSITY VILLAGE FD1

DRAWING NO. H-703
PROJECT NO. 14.553
FILE NAME UV FD1 MOD.dwg

Exhibit “E”

Map of Contraction Land



SCALE: 1" = 1000'

LEGEND:

LANDS TO BE REMOVED FROM CDD
±199.84 Ac



PROP. CONSERVATION AREAS
±185.57 Ac.



EXIST CDD BOUNDARY



EXIST.
MIROMAR LAKES SOUTH
CDD BOUNDARY
±482.6 Ac.



CONSERVATION
AREA
(C.A.)

THIS PHASE
264 Student Housing
300 Residential Units
±70,000 s.f. Retail
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Area to be
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Miromar Lakes South CDD Lands to be Removed from the District

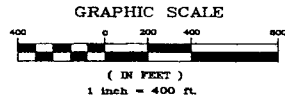
DATE: June 2018

JOB No. 2011.005

SHEET No. Exhibit E

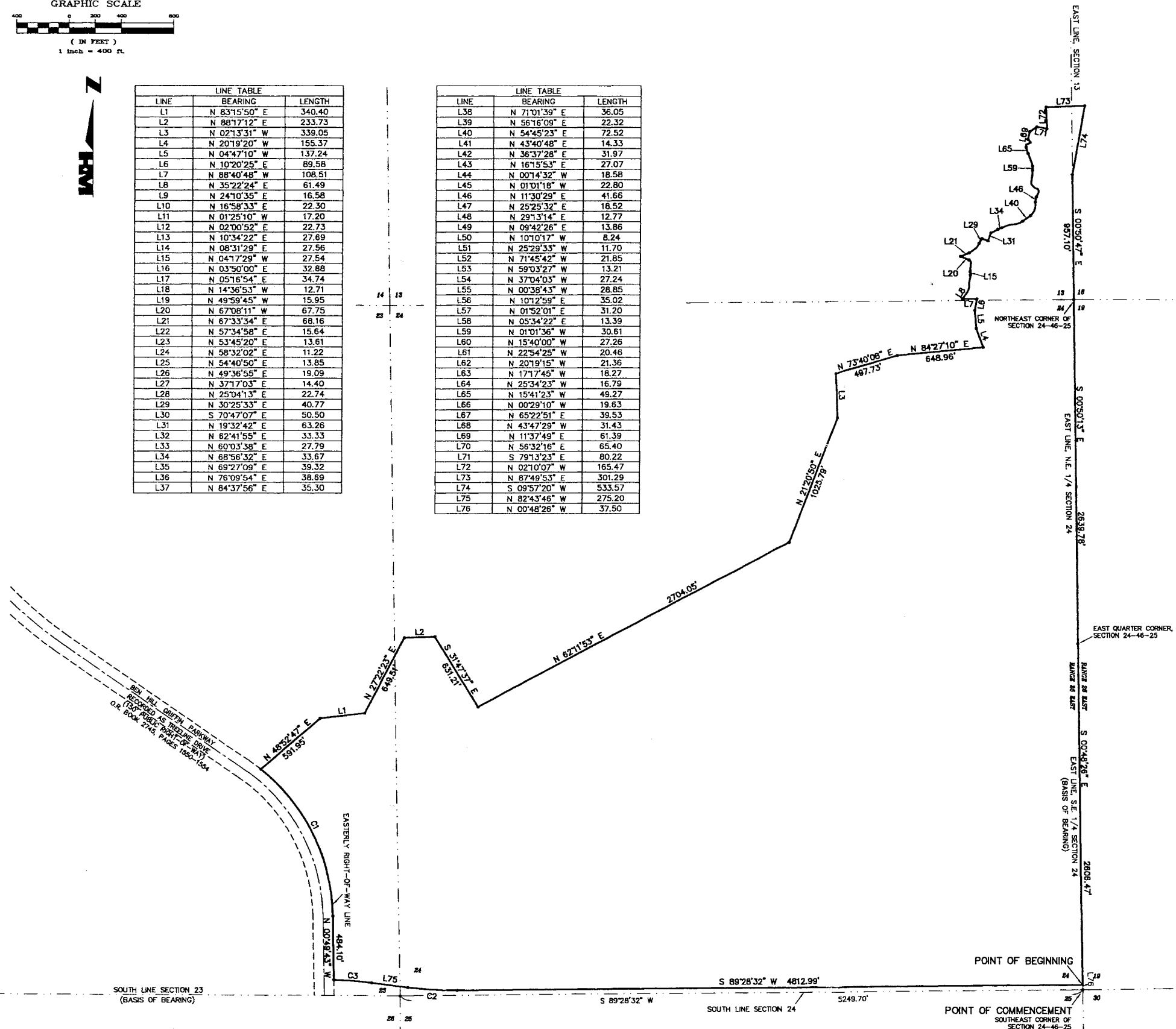
Exhibit “F”

Metes and Bounds Legal Description of the Existing External Boundaries



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 83°15'50" E	340.40
L2	N 88°17'12" E	233.73
L3	N 02°13'31" W	339.05
L4	N 20°19'20" W	155.37
L5	N 04°47'10" W	137.24
L6	N 10°20'25" E	89.58
L7	N 88°40'48" W	108.51
L8	N 35°22'24" E	61.49
L9	N 24°10'35" E	16.58
L10	N 16°58'33" E	22.30
L11	N 01°25'10" W	17.20
L12	N 02°00'52" E	22.73
L13	N 10°34'22" E	27.69
L14	N 08°31'29" E	27.56
L15	N 04°17'29" W	27.54
L16	N 03°50'00" E	32.88
L17	N 05°16'54" E	34.74
L18	N 14°36'53" W	12.71
L19	N 49°59'45" W	15.95
L20	N 67°08'11" W	67.75
L21	N 67°33'34" E	68.16
L22	N 57°34'58" E	15.64
L23	N 53°45'20" E	13.61
L24	N 58°32'02" E	11.22
L25	N 54°40'50" E	13.85
L26	N 49°36'55" E	19.09
L27	N 37°17'03" E	14.40
L28	N 25°04'13" E	22.74
L29	N 30°25'33" E	40.77
L30	S 70°47'07" E	50.50
L31	N 19°32'42" E	63.26
L32	N 82°41'55" E	33.33
L33	N 60°03'38" E	27.79
L34	N 68°56'32" E	33.67
L35	N 69°27'09" E	39.32
L36	N 76°09'54" E	38.69
L37	N 84°37'56" E	35.30

LINE TABLE		
LINE	BEARING	LENGTH
L38	N 71°01'39" E	36.05
L39	N 56°16'09" E	22.32
L40	N 54°45'23" E	72.52
L41	N 43°40'48" E	14.33
L42	N 36°37'28" E	31.97
L43	N 16°15'53" E	27.07
L44	N 00°14'32" W	18.58
L45	N 01°01'18" W	22.80
L46	N 11°30'29" E	41.66
L47	N 25°25'32" E	18.52
L48	N 29°13'14" E	12.77
L49	N 09°42'26" E	13.86
L50	N 10°10'17" W	8.24
L51	N 25°29'33" W	11.70
L52	N 71°45'42" W	21.85
L53	N 59°03'27" W	13.21
L54	N 37°04'03" W	27.24
L55	N 00°38'43" W	28.85
L56	N 10°12'59" E	35.02
L57	N 01°52'01" E	31.20
L58	N 05°34'22" E	13.39
L59	N 01°01'36" W	30.61
L60	N 15°40'00" W	27.26
L61	N 22°54'25" W	20.46
L62	N 20°19'15" W	21.36
L63	N 17°17'45" W	18.27
L64	N 25°34'23" W	16.79
L65	N 15°41'23" W	49.27
L66	N 00°29'10" W	19.63
L67	N 65°22'51" E	39.53
L68	N 43°47'29" W	31.43
L69	N 11°37'49" E	61.39
L70	N 56°32'16" E	65.40
L71	S 79°13'23" E	80.22
L72	N 02°10'07" W	165.47
L73	N 87°49'53" E	301.29
L74	S 09°57'20" W	533.57
L75	N 82°43'46" W	275.20
L76	N 00°48'26" W	37.50



CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	1475.00'	50°05'25"	1248.83'	N 25°52'25" W	1289.50'
C2	2800.92'	07°47'42"	380.77'	N 86°37'37" W	381.06'
C3	2950.00'	05°34'48"	287.19'	N 85°31'11" W	287.30'

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 13, 23 AND 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.00°48'26"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, FOR A DISTANCE OF 37.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT 37.50 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 24; THENCE RUN S.89°28'32"W, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, FOR A DISTANCE OF 4812.99 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2800.92 FEET, THROUGH A CENTRAL ANGLE OF 7°47'42", SUBTENDED BY A CHORD OF 380.77 FEET AT A BEARING OF N.86°37'37"W, FOR A DISTANCE OF 381.06 FEET TO THE END OF SAID CURVE; THENCE RUN N.82°43'46"W, FOR A DISTANCE OF 275.20 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2950.00 FEET, THROUGH A CENTRAL ANGLE OF 5°34'48", SUBTENDED BY A CHORD OF 287.19 FEET AT A BEARING OF N.85°31'11"W, FOR A DISTANCE OF 287.30 FEET TO THE END OF SAID CURVE, THE SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150.00 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°49'43"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY, FOR A DISTANCE OF 484.10 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHERLY, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1475.00 FEET, THROUGH A CENTRAL ANGLE OF 50°05'25", SUBTENDED BY A CHORD OF 1248.83 FEET AT A BEARING OF N.25°52'25"W, FOR A DISTANCE OF 1289.50 FEET TO THE END OF SAID CURVE; THENCE RUN N.48°52'27"E, FOR A DISTANCE OF 591.95 FEET; THENCE RUN N.83°15'50"E, FOR A DISTANCE OF 340.40 FEET; THENCE RUN N.27°22'23"E, FOR A DISTANCE OF 649.51 FEET; THENCE RUN N.88°17'12"E, FOR A DISTANCE OF 233.73 FEET; THENCE RUN S.31°47'37"E, FOR A DISTANCE OF 631.21 FEET; THENCE RUN N.62°11'53"E, FOR A DISTANCE OF 2704.05 FEET; THENCE RUN N.21°20'50"E, FOR A DISTANCE OF 1025.79 FEET; THENCE RUN N.02°13'31"W, FOR A DISTANCE OF 339.05 FEET; THENCE RUN N.73°40'08"E, FOR A DISTANCE OF 497.73 FEET; THENCE RUN N.84°27'10"E, FOR A DISTANCE OF 648.96 FEET; THENCE RUN N.20°19'20"W, FOR A DISTANCE OF 155.37 FEET; THENCE RUN N.04°47'10"W, FOR A DISTANCE OF 137.24 FEET; THENCE RUN N.10°20'25"E, FOR A DISTANCE OF 89.58 FEET; THENCE RUN N.88°40'48"W, FOR A DISTANCE OF 108.51 FEET; THENCE RUN N.35°22'24"E, FOR A DISTANCE OF 61.49 FEET; THENCE RUN N.24°10'35"E, FOR A DISTANCE OF 16.58 FEET; THENCE RUN N.16°58'33"E, FOR A DISTANCE OF 22.30 FEET; THENCE RUN N.01°25'10"W, FOR A DISTANCE OF 17.20 FEET; THENCE RUN N.02°00'52"E, FOR A DISTANCE OF 22.73 FEET; THENCE RUN N.10°34'22"E, FOR A DISTANCE OF 27.69 FEET; THENCE RUN N.08°31'29"E, FOR A DISTANCE OF 27.56 FEET; THENCE RUN N.04°17'29"W, FOR A DISTANCE OF 27.54 FEET; THENCE RUN N.03°50'00"E, FOR A DISTANCE OF 32.88 FEET; THENCE RUN N.05°16'54"E, FOR A DISTANCE OF 34.74 FEET; THENCE RUN N.14°36'53"W, FOR A DISTANCE OF 12.71 FEET; THENCE RUN N.49°59'45"W, FOR A DISTANCE OF 15.95 FEET; THENCE RUN N.67°08'11"W, FOR A DISTANCE OF 67.75 FEET; THENCE RUN N.67°33'34"E, FOR A DISTANCE OF 68.16 FEET; THENCE RUN N.57°34'58"E, FOR A DISTANCE OF 15.64 FEET; THENCE RUN N.53°45'20"E, FOR A DISTANCE OF 13.61 FEET; THENCE RUN N.58°32'02"E, FOR A DISTANCE OF 11.22 FEET; THENCE RUN N.54°40'50"E, FOR A DISTANCE OF 13.85 FEET; THENCE RUN N.49°36'55"E, FOR A DISTANCE OF 19.09 FEET; THENCE RUN N.37°17'03"E, FOR A DISTANCE OF 14.40 FEET; THENCE RUN N.25°04'13"E, FOR A DISTANCE OF 22.74 FEET; THENCE RUN N.30°25'33"E, FOR A DISTANCE OF 40.77 FEET; THENCE RUN S.70°47'07"E, FOR A DISTANCE OF 50.50 FEET; THENCE RUN N.19°32'42"E, FOR A DISTANCE OF 63.26 FEET; THENCE RUN N.82°41'55"E, FOR A DISTANCE OF 33.33 FEET; THENCE RUN N.60°03'38"E, FOR A DISTANCE OF 27.79 FEET; THENCE RUN N.68°56'32"E, FOR A DISTANCE OF 33.67 FEET; THENCE RUN N.69°27'09"E, FOR A DISTANCE OF 39.32 FEET; THENCE RUN N.76°09'54"E, FOR A DISTANCE OF 38.69 FEET; THENCE RUN N.84°37'56"E, FOR A DISTANCE OF 35.30 FEET; THENCE RUN N.71°01'39"E, FOR A DISTANCE OF 36.05 FEET; THENCE RUN N.56°16'09"E, FOR A DISTANCE OF 22.32 FEET; THENCE RUN N.54°45'23"E, FOR A DISTANCE OF 72.52 FEET; THENCE RUN N.43°40'48"E, FOR A DISTANCE OF 14.33 FEET; THENCE RUN N.36°37'28"E, FOR A DISTANCE OF 31.97 FEET; THENCE RUN N.16°15'53"E, FOR A DISTANCE OF 27.07 FEET; THENCE RUN N.00°14'32"W, FOR A DISTANCE OF 18.58 FEET; THENCE RUN N.01°01'18"W, FOR A DISTANCE OF 22.80 FEET; THENCE RUN N.11°30'29"E, FOR A DISTANCE OF 41.66 FEET; THENCE RUN N.25°25'32"E, FOR A DISTANCE OF 18.52 FEET; THENCE RUN N.29°13'14"E, FOR A DISTANCE OF 12.77 FEET; THENCE RUN N.09°42'26"E, FOR A DISTANCE OF 13.86 FEET; THENCE RUN N.10°10'17"W, FOR A DISTANCE OF 8.24 FEET; THENCE RUN N.25°29'33"W, FOR A DISTANCE OF 11.70 FEET; THENCE RUN N.71°45'42"W, FOR A DISTANCE OF 21.85 FEET; THENCE RUN N.59°03'27"W, FOR A DISTANCE OF 13.21 FEET; THENCE RUN N.37°04'03"W, FOR A DISTANCE OF 27.24 FEET; THENCE RUN N.00°38'43"W, FOR A DISTANCE OF 28.85 FEET; THENCE RUN N.10°12'59"E, FOR A DISTANCE OF 35.02 FEET; THENCE RUN N.01°52'01"E, FOR A DISTANCE OF 31.20 FEET; THENCE RUN N.05°34'22"E, FOR A DISTANCE OF 13.39 FEET; THENCE RUN N.01°01'36"W, FOR A DISTANCE OF 30.61 FEET; THENCE RUN N.15°40'00"W, FOR A DISTANCE OF 27.26 FEET; THENCE RUN N.22°54'25"W, FOR A DISTANCE OF 20.46 FEET; THENCE RUN N.20°19'15"W, FOR A DISTANCE OF 21.36 FEET; THENCE RUN N.17°17'45"W, FOR A DISTANCE OF 18.27 FEET; THENCE RUN N.25°34'23"W, FOR A DISTANCE OF 16.79 FEET; THENCE RUN N.15°41'23"W, FOR A DISTANCE OF 49.27 FEET; THENCE RUN N.00°29'10"W, FOR A DISTANCE OF 19.63 FEET; THENCE RUN N.65°22'51"E, FOR A DISTANCE OF 39.53 FEET; THENCE RUN N.43°47'29"W, FOR A DISTANCE OF 31.43 FEET; THENCE RUN N.11°37'49"E, FOR A DISTANCE OF 61.39 FEET; THENCE RUN N.56°32'16"E, FOR A DISTANCE OF 65.40 FEET; THENCE RUN S.79°13'23"E, FOR A DISTANCE OF 80.22 FEET; THENCE RUN N.02°10'07"W, FOR A DISTANCE OF 165.47 FEET; THENCE RUN N.87°49'53"E, FOR A DISTANCE OF 301.29 FEET; THENCE RUN S.09°57'20"W, FOR A DISTANCE OF 533.57 FEET TO A POINT ON THE EAST LINE OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.00°50'47"E, ALONG THE EAST LINE OF SAID SECTION 13, FOR A DISTANCE OF 957.10 FEET TO THE NORTH EAST CORNER OF SAID SECTION 24; THENCE RUN S.00°50'13"E, ALONG THE EAST LINE OF THE NORTH EAST QUARTER OF SAID SECTION 24, FOR A DISTANCE OF 2639.78 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE RUN S.00°48'26"E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, FOR A DISTANCE OF 2606.47 FEET, TO THE POINT OF BEGINNING, CONTAINING 463.038 ACRES, MORE OR LESS.

THIS PROPERTY SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING S.00°48'26"E.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB # 1772

BY Thomas M. Murphy
THOMAS M. MURPHY

P.S.M. #5628
STATE OF FLORIDA

FIELD BOOK		N/A	
REVISIONS	DATE	REV BY	
1	1/11/10	BEN	

MIROMAR LAKES SOUTH CDD

NOT VALID WITHOUT
THE SIGNATURE AND
SEAL OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER.

PARTY CHIEF:	N/A	DATE:	N/A
DRAWN BY:	AM/BEN	DATE:	12/09
CHECKED BY:	TMM	DATE:	12/09
SEC-TWN-RGE	13,23,24-46-25	HORIZONTAL SCALE:	1=400

H.M.
HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

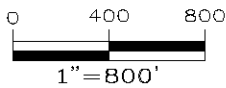
950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION

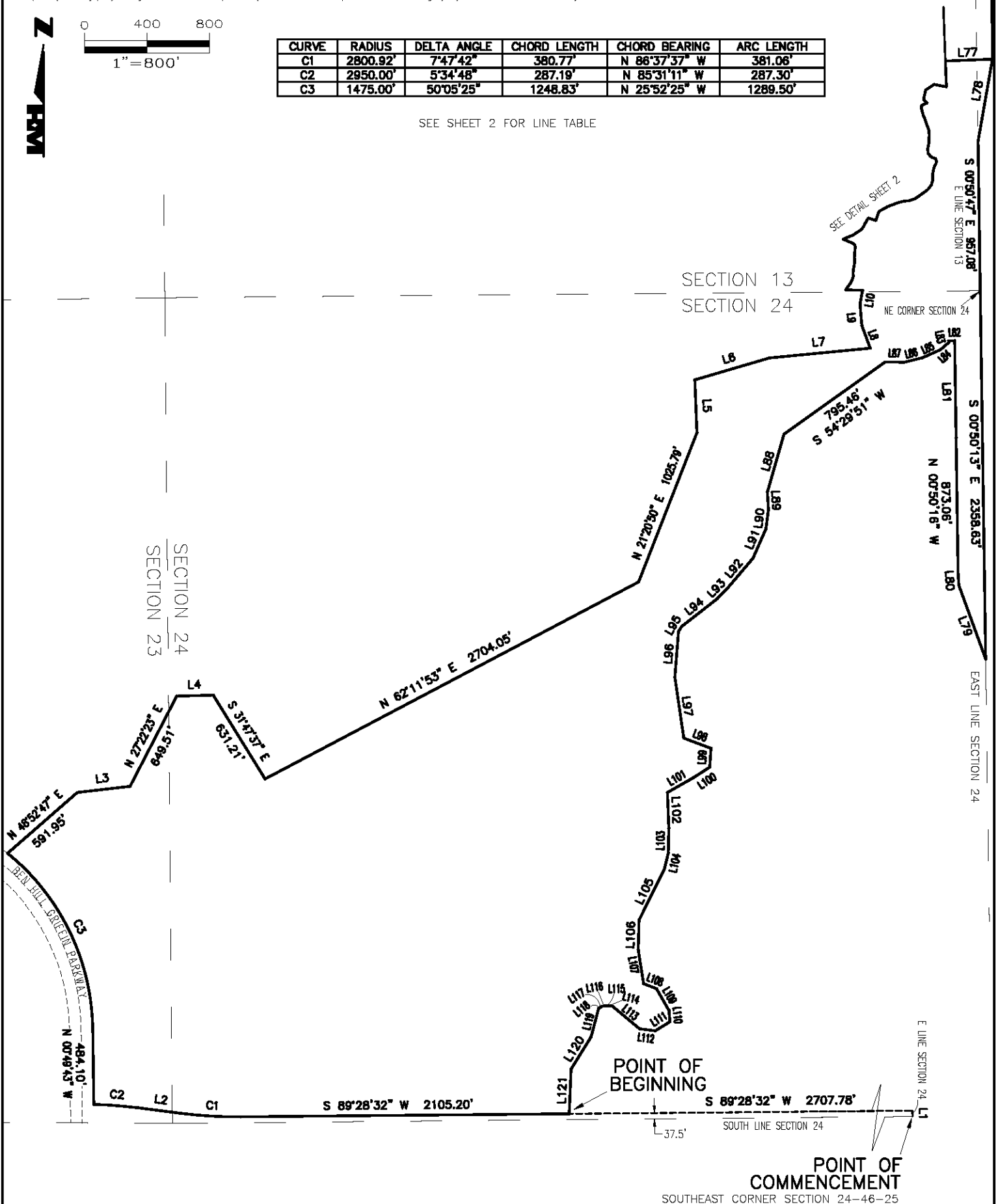
DRAWING NO.	A-1818-1
PROJECT NO.	03.022
REFERENCE NO.	EASTSOUTHSL-1.dwg

Exhibit “G”

Modified Metes and Bounds Legal Description



SEE SHEET 2 FOR LINE TABLE



* NOT A SURVEY *

DRAWN BY: BEN	DATE: 8/18
SHEET # 1	OF SHEET 4
SEC-TWN-RGE: 13, 23 & 24-46-25	



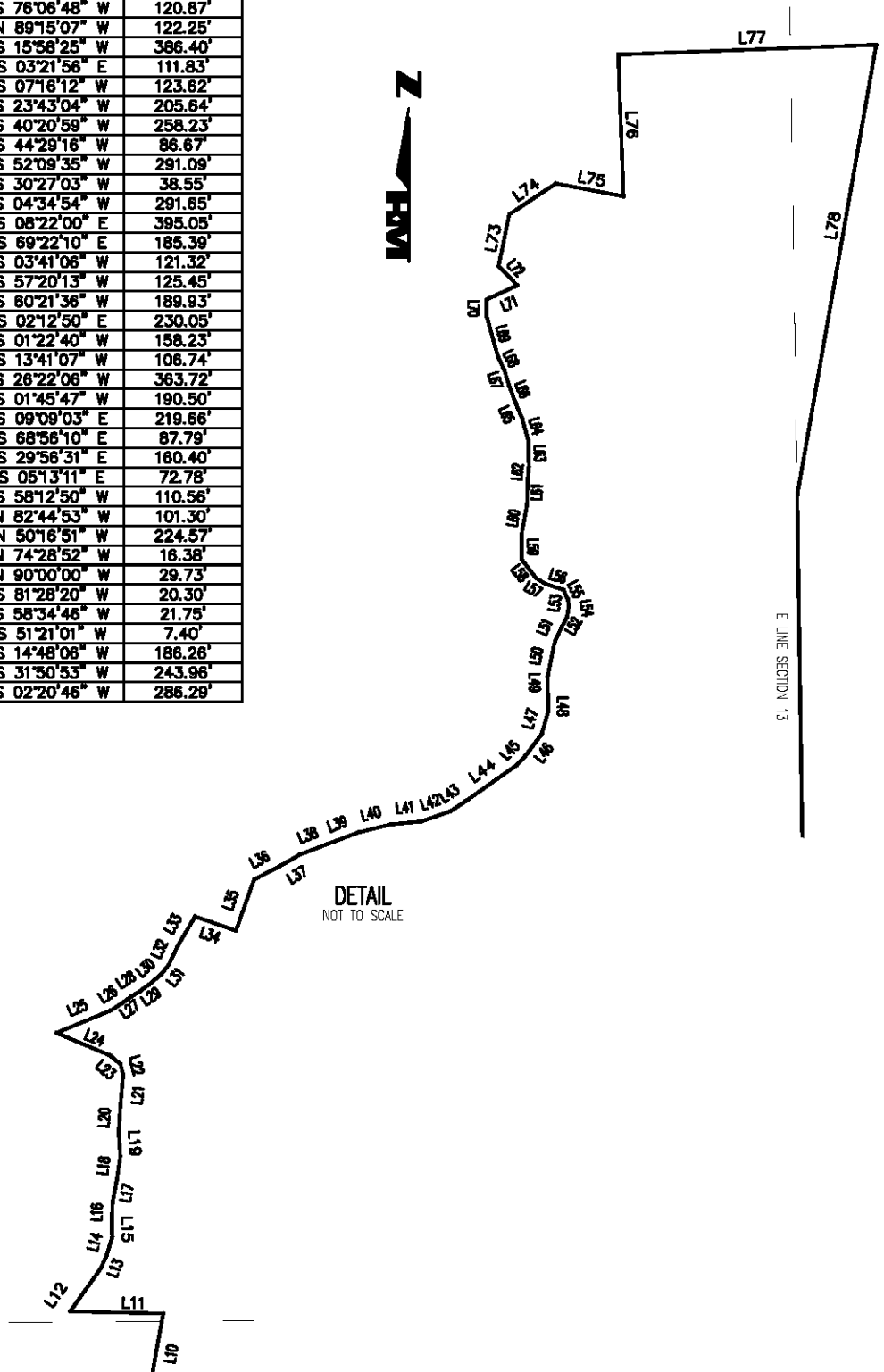
6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
MIROMAR CDD SOUTH

DRAWING NO.	H-428-1
PROJECT NO.	11.005
FILE NAME	CDD South S-L-1.dwg

LINE	BEARING	DISTANCE
L1	N 00°48'26" W	37.50'
L2	N 82°43'46" W	275.20'
L3	N 83°15'50" E	340.40'
L4	N 88°17'12" E	233.73'
L5	N 02°13'31" W	339.05'
L6	N 73°40'08" E	497.73'
L7	N 84°27'10" E	648.96'
L8	N 20°19'20" W	155.37'
L9	N 04°47'10" W	137.24'
L10	N 10°20'25" E	89.58'
L11	N 88°40'48" W	108.51'
L12	N 35°22'24" E	61.49'
L13	N 24°10'35" E	16.58'
L14	N 16°58'33" E	22.30'
L15	N 01°25'10" W	17.20'
L16	N 02°00'52" E	22.73'
L17	N 10°34'22" E	27.69'
L18	N 08°31'29" E	27.56'
L19	N 04°17'29" W	27.54'
L20	N 03°50'00" E	32.88'
L21	N 05°16'54" E	34.74'
L22	N 14°36'53" W	12.71'
L23	N 49°59'45" W	15.95'
L24	N 67°08'11" W	67.75'
L25	N 67°33'34" E	68.16'
L26	N 57°34'58" E	15.64'
L27	N 53°45'20" E	13.61'
L28	N 58°32'02" E	11.22'
L29	N 54°40'50" E	13.85'
L30	N 49°36'55" E	19.09'
L31	N 37°17'03" E	14.40'
L32	N 25°04'13" E	22.74'
L33	N 30°25'33" E	40.77'
L34	S 70°47'07" E	50.50'
L35	N 19°32'42" E	63.26'
L36	N 62°41'55" E	33.33'
L37	N 60°03'36" E	27.79'
L38	N 68°56'32" E	33.67'
L39	N 69°27'09" E	39.32'
L40	N 76°09'54" E	38.69'
L41	N 84°37'56" E	35.30'
L42	N 71°01'39" E	36.05'
L43	N 56°16'09" E	22.32'
L44	N 54°45'23" E	72.52'
L45	N 43°40'48" E	14.33'
L46	N 36°37'28" E	31.97'
L47	N 16°15'53" E	27.07'
L48	N 00°14'32" W	18.58'
L49	N 01°01'18" W	22.80'
L50	N 11°30'29" E	41.66'
L51	N 25°25'32" E	18.52'
L52	N 29°13'14" E	12.77'
L53	N 09°42'26" E	13.86'
L54	N 10°10'17" W	8.24'
L55	N 25°29'33" W	11.70'
L56	N 71°45'42" W	21.85'
L57	N 59°03'27" W	13.21'
L58	N 37°04'03" W	27.24'
L59	N 00°38'43" W	28.85'
L60	N 10°12'59" E	35.02'
L61	N 01°52'01" E	31.20'
L62	N 05°34'22" E	13.39'
L63	N 01°01'36" W	30.61'
L64	N 15°40'00" W	27.26'
L65	N 22°54'25" W	20.46'
L66	N 20°19'15" W	21.36'
L67	N 17°17'45" W	18.27'
L68	N 25°34'23" W	16.79'
L69	N 15°41'23" W	49.27'
L70	N 00°29'10" W	19.63'
L71	N 65°22'51" E	39.53'
L72	N 43°47'29" W	31.43'
L73	N 11°37'49" E	61.39'
L74	N 56°32'16" E	65.40'
L75	S 79°13'23" E	80.22'
L76	N 02°10'07" W	165.47'
L77	N 87°49'53" E	301.29'
L78	S 09°57'20" W	533.59'
L79	N 19°56'57" W	501.65'
L80	N 04°00'04" W	72.88'

LINE	BEARING	DISTANCE
L81	N 00°50'10" W	621.10'
L82	S 89°10'10" W	38.92'
L83	S 10°45'25" E	9.91'
L84	S 48°44'20" W	72.42'
L85	S 65°58'54" W	125.50'
L86	S 76°06'48" W	120.87'
L87	N 89°15'07" W	122.25'
L88	S 15°58'25" W	386.40'
L89	S 03°21'56" E	111.83'
L90	S 07°16'12" W	123.62'
L91	S 23°43'04" W	205.64'
L92	S 40°20'59" W	258.23'
L93	S 44°29'16" W	86.67'
L94	S 52°09'35" W	291.09'
L95	S 30°27'03" W	38.55'
L96	S 04°34'54" W	291.85'
L97	S 08°22'00" E	395.05'
L98	S 69°22'10" E	185.39'
L99	S 03°41'06" W	121.32'
L100	S 57°20'13" W	125.45'
L101	S 60°21'36" W	189.93'
L102	S 02°12'50" E	230.05'
L103	S 01°22'40" W	158.23'
L104	S 13°41'07" W	106.74'
L105	S 26°22'06" W	363.72'
L106	S 01°45'47" W	190.50'
L107	S 09°09'03" E	219.66'
L108	S 68°56'10" E	87.79'
L109	S 29°56'31" E	160.40'
L110	S 05°13'11" E	72.78'
L111	S 58°12'50" W	110.56'
L112	N 82°44'53" W	101.30'
L113	N 50°16'51" W	224.57'
L114	N 74°28'52" W	16.38'
L115	N 90°00'00" W	29.73'
L116	S 81°28'20" W	20.30'
L117	S 58°34'46" W	21.75'
L118	S 51°21'01" W	7.40'
L119	S 14°48'06" W	186.26'
L120	S 31°50'53" W	243.96'
L121	S 02°20'46" W	286.29'



* NOT A SURVEY *

DRAWN BY: BEN	DATE: 8/18
SHEET # 2	OF SHEET 4
SEC-TWN-RGE: 13, 23 & 24-46-25	



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SKETCH AND LEGAL DESCRIPTION
MIROMAR CDD SOUTH

DRAWING NO. H-428-1
PROJECT NO. 11.005
FILE NAME CDD South S-L-1.dwg

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 13, 23, AND 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N00°48'26"W ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 24, FOR A DISTANCE OF 37.50 FEET TO A POINT 37.50 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 24; THENCE RUN S89°28'32"W, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, FOR A DISTANCE OF 2707.78 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S89°28'32"W FOR A DISTANCE OF 2105.20 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2800.92 FEET, THROUGH A CENTRAL ANGLE OF 07°47'42" AND BEING SUBTENDED BY A CHORD OF 380.77 FEET AT A BEARING OF N86°37'37"W, FOR AN ARC LENGTH OF 381.06 FEET; THENCE RUN N82°43'46"W FOR A DISTANCE OF 275.20 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2950.00 FEET, THROUGH A CENTRAL ANGLE OF 05°34'48" AND BEING SUBTENDED BY A CHORD OF 287.19 FEET AT A BEARING OF N85°31'11"W, FOR AN ARC LENGTH OF 287.30 FEET; THENCE RUN N00°49'43"W FOR A DISTANCE OF 484.10 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1475.00 FEET, THROUGH A CENTRAL ANGLE OF 50°05'25" AND BEING SUBTENDED BY A CHORD OF 1248.83 FEET AT A BEARING OF N25°52'25"W, FOR AN ARC LENGTH OF 1289.50 FEET; THENCE RUN N48°52'47"E FOR A DISTANCE OF 591.95 FEET; THENCE RUN N83°15'50"E FOR A DISTANCE OF 340.40 FEET; THENCE RUN N27°22'23"E FOR A DISTANCE OF 649.51 FEET; THENCE RUN N88°17'12"E FOR A DISTANCE OF 233.73 FEET; THENCE RUN S31°47'37"E FOR A DISTANCE OF 631.21 FEET; THENCE RUN N62°11'53"E FOR A DISTANCE OF 2704.05 FEET; THENCE RUN N21°20'50"E FOR A DISTANCE OF 1025.79 FEET; THENCE RUN N02°13'31"W FOR A DISTANCE OF 339.05 FEET; THENCE RUN N73°40'08"E FOR A DISTANCE OF 497.73 FEET; THENCE RUN N84°27'10"E FOR A DISTANCE OF 648.96 FEET; THENCE RUN N20°19'20"W FOR A DISTANCE OF 155.37 FEET; THENCE RUN N04°47'10"W FOR A DISTANCE OF 137.24 FEET; THENCE RUN N10°20'25"E FOR A DISTANCE OF 89.58 FEET; THENCE RUN N88°40'48"W FOR A DISTANCE OF 108.51 FEET; THENCE RUN N35°22'24"E FOR A DISTANCE OF 61.49 FEET; THENCE RUN N24°10'35"E FOR A DISTANCE OF 16.58 FEET; THENCE RUN N16°58'33"E FOR A DISTANCE OF 22.30 FEET; THENCE RUN N01°25'10"W FOR A DISTANCE OF 17.20 FEET; THENCE RUN N02°00'52"E FOR A DISTANCE OF 22.73 FEET; THENCE RUN N10°34'22"E FOR A DISTANCE OF 27.69 FEET; THENCE RUN N08°31'29"E FOR A DISTANCE OF 27.56 FEET; THENCE RUN N04°17'29"W FOR A DISTANCE OF 27.54 FEET; THENCE RUN N03°50'00"E FOR A DISTANCE OF 32.88 FEET; THENCE RUN N05°16'54"E FOR A DISTANCE OF 34.74 FEET; THENCE RUN N14°36'53"W FOR A DISTANCE OF 12.71 FEET; THENCE RUN N49°59'45"W FOR A DISTANCE OF 15.95 FEET; THENCE RUN N67°08'11"W FOR A DISTANCE OF 67.75 FEET; THENCE RUN N67°33'34"E FOR A DISTANCE OF 68.16 FEET; THENCE RUN N57°34'58"E FOR A DISTANCE OF 15.64 FEET; THENCE RUN N53°45'20"E FOR A DISTANCE OF 13.61 FEET; THENCE RUN N58°32'02"E FOR A DISTANCE OF 11.22 FEET; THENCE RUN N54°40'50"E FOR A DISTANCE OF 13.85 FEET; THENCE RUN N49°36'55"E FOR A DISTANCE OF 19.09 FEET; THENCE RUN N37°17'03"E FOR A DISTANCE OF 14.40 FEET; THENCE RUN N25°04'13"E FOR A DISTANCE OF 22.74 FEET; THENCE RUN N30°25'33"E FOR A DISTANCE OF 40.77 FEET; THENCE RUN S70°47'07"E FOR A DISTANCE OF 50.50 FEET; THENCE RUN N19°32'42"E FOR A DISTANCE OF 63.26 FEET; THENCE RUN N62°41'55"E FOR A DISTANCE OF 33.33 FEET; THENCE RUN N60°03'38"E FOR A DISTANCE OF 27.79 FEET; THENCE RUN N68°56'32"E FOR A DISTANCE OF 33.67 FEET; THENCE RUN N69°27'09"E FOR A DISTANCE OF 39.32 FEET; THENCE RUN N76°09'54"E FOR A DISTANCE OF 38.69 FEET; THENCE RUN N84°37'56"E FOR A DISTANCE OF 35.30 FEET; THENCE RUN N71°01'39"E FOR A DISTANCE OF 36.05 FEET; THENCE RUN N56°16'09"E FOR A DISTANCE OF 22.32 FEET; THENCE RUN N54°45'23"E FOR A DISTANCE OF 72.52 FEET; THENCE RUN N43°40'48"E FOR A DISTANCE OF 14.33 FEET; THENCE RUN N36°37'28"E FOR A DISTANCE OF 31.97 FEET; THENCE RUN N16°15'53"E FOR A DISTANCE OF 27.07 FEET; THENCE RUN N00°14'32"W FOR A DISTANCE OF 18.58 FEET; THENCE RUN N01°01'18"W FOR A DISTANCE OF 22.80 FEET; THENCE RUN N11°30'29"E

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 8/18
SHEET # 3	OF SHEET 4
SEC-TWN-RGE: 13, 23 & 24-46-25	



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SKETCH AND LEGAL DESCRIPTION

MIROMAR CDD SOUTH

DRAWING NO. H-428-1
PROJECT NO. 11.005
FILE NAME CDD South S-L-1.dwg

FOR A DISTANCE OF 41.66 FEET; THENCE RUN N25°25'32"E FOR A DISTANCE OF 18.52 FEET; THENCE RUN N29°13'14"E FOR A DISTANCE OF 12.77 FEET; THENCE RUN N09°42'26"E FOR A DISTANCE OF 13.86 FEET; THENCE RUN N10°10'17"W FOR A DISTANCE OF 8.24 FEET; THENCE RUN N25°29'33"W FOR A DISTANCE OF 11.70 FEET; THENCE RUN N71°45'42"W FOR A DISTANCE OF 21.85 FEET; THENCE RUN N59°03'27"W FOR A DISTANCE OF 13.21 FEET; THENCE RUN N37°04'03"W FOR A DISTANCE OF 27.24 FEET; THENCE RUN N00°38'43"W FOR A DISTANCE OF 28.85 FEET; THENCE RUN N10°12'59"E FOR A DISTANCE OF 35.02 FEET; THENCE RUN N01°52'01"E FOR A DISTANCE OF 31.20 FEET; THENCE RUN N05°34'22"E FOR A DISTANCE OF 13.39 FEET; THENCE RUN N01°01'36"W FOR A DISTANCE OF 30.61 FEET; THENCE RUN N15°40'00"W FOR A DISTANCE OF 27.26 FEET; THENCE RUN N22°54'25"W FOR A DISTANCE OF 20.46 FEET; THENCE RUN N20°19'15"W FOR A DISTANCE OF 21.36 FEET; THENCE RUN N17°17'45"W FOR A DISTANCE OF 18.27 FEET; THENCE RUN N25°34'23"W FOR A DISTANCE OF 16.79 FEET; THENCE RUN N15°41'23"W FOR A DISTANCE OF 49.27 FEET; THENCE RUN N00°29'10"W FOR A DISTANCE OF 19.63 FEET; THENCE RUN N65°22'51"E FOR A DISTANCE OF 39.53 FEET; THENCE RUN N43°47'29"W FOR A DISTANCE OF 31.43 FEET; THENCE RUN N11°37'49"E FOR A DISTANCE OF 61.39 FEET; THENCE RUN N56°32'16"E FOR A DISTANCE OF 65.40 FEET; THENCE RUN S79°13'23"E FOR A DISTANCE OF 80.22 FEET; THENCE RUN N02°10'07"W FOR A DISTANCE OF 165.47 FEET; THENCE RUN N87°49'53"E FOR A DISTANCE OF 301.29 FEET; THENCE RUN S09°57'20"W FOR A DISTANCE OF 533.59 FEET; THENCE RUN S00°50'47"E FOR A DISTANCE OF 957.08 FEET; THENCE RUN S00°50'13"E FOR A DISTANCE OF 2358.63 FEET; THENCE RUN N19°56'57"W FOR A DISTANCE OF 501.65 FEET; THENCE RUN N04°00'04"W FOR A DISTANCE OF 72.88 FEET; THENCE RUN N00°50'16"W FOR A DISTANCE OF 873.06 FEET; THENCE RUN N00°50'10"W FOR A DISTANCE OF 621.10 FEET; THENCE RUN S89°10'10"W FOR A DISTANCE OF 38.92 FEET; THENCE RUN S10°45'25"E FOR A DISTANCE OF 9.91 FEET; THENCE RUN S48°44'20"W FOR A DISTANCE OF 72.42 FEET; THENCE RUN S65°58'54"W FOR A DISTANCE OF 125.50 FEET; THENCE RUN S76°06'48"W FOR A DISTANCE OF 120.87 FEET; THENCE RUN N89°15'07"W FOR A DISTANCE OF 122.25 FEET; THENCE RUN S54°29'51"W FOR A DISTANCE OF 795.46 FEET; THENCE RUN S15°58'25"W FOR A DISTANCE OF 386.40 FEET; THENCE RUN S03°21'56"E FOR A DISTANCE OF 111.83 FEET; THENCE RUN S07°16'12"W FOR A DISTANCE OF 123.62 FEET; THENCE RUN S23°43'04"W FOR A DISTANCE OF 205.64 FEET; THENCE RUN S40°20'59"W FOR A DISTANCE OF 258.23 FEET; THENCE RUN S44°29'16"W FOR A DISTANCE OF 86.67 FEET; THENCE RUN S52°09'35"W FOR A DISTANCE OF 291.09 FEET; THENCE RUN S30°27'03"W FOR A DISTANCE OF 38.55 FEET; THENCE RUN S04°34'54"W FOR A DISTANCE OF 291.65 FEET; THENCE RUN S08°22'00"E FOR A DISTANCE OF 395.05 FEET; THENCE RUN S69°22'10"E FOR A DISTANCE OF 185.39 FEET; THENCE RUN S03°41'06"W FOR A DISTANCE OF 121.32 FEET; THENCE RUN S57°20'13"W FOR A DISTANCE OF 125.45 FEET; THENCE RUN S60°21'36"W FOR A DISTANCE OF 189.93 FEET; THENCE RUN S02°12'50"E FOR A DISTANCE OF 230.05 FEET; THENCE RUN S01°22'40"W FOR A DISTANCE OF 158.23 FEET; THENCE RUN S13°41'07"W FOR A DISTANCE OF 106.74 FEET; THENCE RUN S26°22'06"W FOR A DISTANCE OF 363.72 FEET; THENCE RUN S01°45'47"W FOR A DISTANCE OF 190.50 FEET; THENCE RUN S09°09'03"E FOR A DISTANCE OF 219.66 FEET; THENCE RUN S68°56'10"E FOR A DISTANCE OF 87.79 FEET; THENCE RUN S29°56'31"E FOR A DISTANCE OF 160.40 FEET; THENCE RUN S05°13'11"E FOR A DISTANCE OF 72.78 FEET; THENCE RUN S58°12'50"W FOR A DISTANCE OF 110.56 FEET; THENCE RUN N82°44'53"W FOR A DISTANCE OF 101.30 FEET; THENCE RUN N50°16'51"W FOR A DISTANCE OF 224.57 FEET; THENCE RUN N74°28'52"W FOR A DISTANCE OF 16.38 FEET; THENCE RUN N90°00'00"W FOR A DISTANCE OF 29.73 FEET; THENCE RUN S81°28'20"W FOR A DISTANCE OF 20.30 FEET; THENCE RUN S58°34'46"W FOR A DISTANCE OF 21.75 FEET; THENCE RUN S51°21'01"W FOR A DISTANCE OF 7.40 FEET; THENCE RUN S14°48'06"W FOR A DISTANCE OF 186.26 FEET; THENCE RUN S31°50'53"W FOR A DISTANCE OF 243.96 FEET; THENCE RUN S02°20'46"W FOR A DISTANCE OF 286.29 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 282.8 ACRES, MORE OR LESS.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY Thomas M. Murphy
THOMAS M. MURPHY

LS5628
STATE OF FLORIDA

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 8/18
SHEET # 4	OF SHEET 4
SEC-TWN-RGE: 13, 23 & 24-46-25	



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SKETCH AND LEGAL DESCRIPTION

MIROMAR CDD SOUTH

DRAWING NO. H-428-1
PROJECT NO. 11.005
FILE NAME CDD South S-L-1.dwg

Exhibit “H”

Owner’s Written Consent

**LANDOWNER'S CONSENT TO REMOVAL OF PROPERTY
FROM WITHIN THE BOUNDARIES OF
MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT**

STEWART SLOUGH CATTLE COMPANY, LLC, a Florida limited liability company ("**Owner**"), certifies that it is the owner of that certain real property located in Lee County, Florida and more particularly described on Exhibit "A" attached hereto and made a part of this Landowner's Consent (the "**Property**").

Owner understands and acknowledges that Miromar Lakes South Community Development District (the "**District**") intends to submit a petition to amend its boundaries to the Board of County Commissioners of Lee County, Florida in accordance with the provisions of Chapter 190, Florida Statutes. As a landowner (as defined by Chapter 190, Florida Statutes) of lands which are intended to be removed from the District, Owner understands and acknowledges that pursuant to the provisions of Section 190.046, Florida Statutes, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands to be removed from the District.

Owner hereby consents to the removal of the Property from the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the boundaries of the District. The undersigned acknowledges that this consent will remain in full force and effect until the boundaries of the District are amended, provided that if final approval of the Petition is not granted by Lee County within three (3) years from the date hereof, the undersigned shall have the right to withdraw this consent by delivering written notice to the District and the Board of County Commissioners of Lee County, Florida within any time thereafter, but prior to final approval of the Petition. If the Property is sold by Owner prior to final approval of the Petition, the undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by District, the same consent in substantially this form. Owner represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument. The undersigned further agrees to the recording of this document, if required by Lee County.

Owner has executed this Landowner's Consent as of this 25th day of June, 2018.

STEWART SLOUGH CATTLE COMPANY, LLC,
a Florida limited liability company

By: Miromar Development Corporation,
a Florida corporation,
its sole Member

By: 
Robert B. Roop, Executive Vice President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 25th day of June, 2018, by Robert B. Roop, Executive Vice President, as Executive Vice President of Miromar Development Corporation, the sole Member of Stewart Slough Cattle Company, LLC, a Florida limited liability company, on behalf of said entities, who is [X] personally known to me ~~or [] has produced~~ as identification.



[Signature]
Notary Public
Print Name: RACHEL ROZELLE MARKS
My commission expires: 10/27/19

Exhibit "A"

LINE	BEARING	DISTANCE
L1	N 02°20'46" E	286.29'
L2	N 31°50'53" E	243.96'
L3	N 14°48'06" E	186.26'
L4	N 51°21'01" E	7.40'
L5	N 58°34'46" E	21.75'
L6	N 81°28'20" E	20.30'
L7	N 90°00'00" E	29.73'
L8	S 74°28'52" E	16.38'
L9	S 50°16'51" E	224.57'
L10	S 82°44'53" E	101.30'
L11	N 58°12'50" E	110.56'
L12	N 05°13'11" W	72.78'
L13	N 29°56'31" W	160.40'
L14	N 68°56'10" W	87.79'
L15	N 09°09'03" W	219.66'
L16	N 01°45'47" E	190.50'
L17	N 26°22'06" E	363.72'
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L19	N 01°22'40" E	158.23'
L20	N 02°12'50" W	230.05'
L21	N 60°21'36" E	189.93'
L22	N 57°20'13" E	125.45'

LINE	BEARING	DISTANCE
L23	N 03°41'06" E	121.32'
L24	N 69°22'10" W	185.39'
L25	N 08°22'00" W	395.05'
L26	N 04°34'54" E	291.65'
L27	N 30°27'03" E	38.55'
L28	N 52°09'35" E	291.09'
L29	N 44°29'16" E	86.67'
L30	N 40°20'59" E	258.23'
L31	N 23°43'04" E	205.64'
L32	N 07°16'12" E	123.62'
L33	N 03°21'56" W	111.83'
L34	N 15°58'25" E	386.40'
L35	N 54°29'51" E	795.46'
L36	S 89°15'07" E	122.25'
L37	N 76°06'48" E	120.87'
L38	N 65°58'54" E	125.50'
L39	N 48°44'20" E	72.42'
L40	N 10°45'25" W	9.91'
L41	N 89°10'10" E	38.92'
L42	S 04°00'06" E	72.88'
L43	S 19°56'57" E	501.66'
L44	S 00°50'13" E	281.15'

TRACT CE3
(CONSERVATION EASEMENT
INST. 2015000075740
INST. 2008000122183)

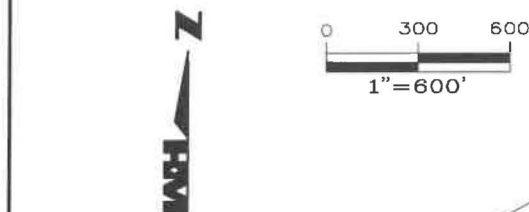
TRACT CE2
(CONSERVATION EASEMENT
INST. 2015000075740
INST. 2008000122182)

TRACT FD1
(FUTURE DEVELOPMENT, AE)

TRACT CE1
(CONSERVATION EASEMENT
INST. 2015000075740
INST. 2008000122181)

POINT OF
BEGINNING
SE CORNER TRACT FD1

S 89°28'32" W 2707.78'



DRAWN BY: BEN	DATE: 5/18
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 24-46-25	



6200 Whiskey Creek Dr.
Ft. Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
UNIVERSITY VILLAGE FD1

DRAWING NO. H-703
PROJECT NO. 14.553
FILE NAME UV FD1 MOD.dwg

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT FD1, UNIVERSITY VILLAGE ACCORDING TO THE PLAT AS RECORDED AS INSTRUMENT NUMBER 2017000253716 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER SOUTHEAST OF TRACT FD1, UNIVERSITY VILLAGE ACCORDING TO THE PLAT AS RECORDED AS INSTRUMENT NUMBER 2017000253716 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S89°28'32"W FOR A DISTANCE OF 2707.78 FEET; THENCE RUN N02°20'46"E FOR A DISTANCE OF 286.29 FEET; THENCE RUN N31°50'53"E FOR A DISTANCE OF 243.96 FEET; THENCE RUN N14°48'06"E FOR A DISTANCE OF 186.26 FEET; THENCE RUN N51°21'01"E FOR A DISTANCE OF 7.40 FEET; THENCE RUN N58°34'46"E FOR A DISTANCE OF 21.75 FEET; THENCE RUN N81°28'20"E FOR A DISTANCE OF 20.30 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 29.73 FEET; THENCE RUN S74°28'52"E FOR A DISTANCE OF 16.38 FEET; THENCE RUN S50°16'51"E FOR A DISTANCE OF 224.57 FEET; THENCE RUN S82°44'53"E FOR A DISTANCE OF 101.30 FEET; THENCE RUN N58°12'50"E FOR A DISTANCE OF 110.56 FEET; THENCE RUN N05°13'11"W FOR A DISTANCE OF 72.78 FEET; THENCE RUN N29°56'31"W FOR A DISTANCE OF 160.40 FEET; THENCE RUN N68°56'10"W FOR A DISTANCE OF 87.79 FEET; THENCE RUN N09°09'03"W FOR A DISTANCE OF 219.66 FEET; THENCE RUN N01°45'47"E FOR A DISTANCE OF 190.50 FEET; THENCE RUN N26°22'06"E FOR A DISTANCE OF 363.72 FEET; THENCE RUN N13°41'07"E FOR A DISTANCE OF 106.74 FEET; THENCE RUN N01°22'40"E FOR A DISTANCE OF 158.23 FEET; THENCE RUN N02°12'50"W FOR A DISTANCE OF 230.05 FEET; THENCE RUN N60°21'36"E FOR A DISTANCE OF 189.93 FEET; THENCE RUN N57°20'13"E FOR A DISTANCE OF 125.45 FEET; THENCE RUN N03°41'06"E FOR A DISTANCE OF 121.32 FEET; THENCE RUN N69°22'10"W FOR A DISTANCE OF 185.39 FEET; THENCE RUN N08°22'00"W FOR A DISTANCE OF 395.05 FEET; THENCE RUN N04°34'54"E FOR A DISTANCE OF 291.65 FEET; THENCE RUN N30°27'03"E FOR A DISTANCE OF 38.55 FEET; THENCE RUN N52°09'35"E FOR A DISTANCE OF 291.09 FEET; THENCE RUN N44°29'16"E FOR A DISTANCE OF 86.67 FEET; THENCE RUN N40°20'59"E FOR A DISTANCE OF 258.23 FEET; THENCE RUN N23°43'04"E FOR A DISTANCE OF 205.64 FEET; THENCE RUN N07°16'12"E FOR A DISTANCE OF 123.62 FEET; THENCE RUN N03°21'56"W FOR A DISTANCE OF 111.83 FEET; THENCE RUN N15°58'25"E FOR A DISTANCE OF 386.40 FEET; THENCE RUN N54°29'51"E FOR A DISTANCE OF 795.46 FEET; THENCE RUN S89°15'07"E FOR A DISTANCE OF 122.25 FEET; THENCE RUN N76°06'48"E FOR A DISTANCE OF 120.87 FEET; THENCE RUN N65°58'54"E FOR A DISTANCE OF 125.50 FEET; THENCE RUN N48°44'20"E FOR A DISTANCE OF 72.42 FEET; THENCE RUN N10°45'25"W FOR A DISTANCE OF 9.91 FEET; THENCE RUN N89°10'10"E FOR A DISTANCE OF 38.92 FEET; THENCE RUN S00°50'13"E FOR A DISTANCE OF 1494.16 FEET; THENCE RUN S04°00'06"E FOR A DISTANCE OF 72.88 FEET; THENCE RUN S19°56'57"E FOR A DISTANCE OF 501.66 FEET; THENCE RUN S00°50'13"E FOR A DISTANCE OF 281.15 FEET; THENCE RUN S00°48'26"E FOR A DISTANCE OF 2606.47 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 8,723,154.15 SQUARE FEET OR 200.3 ACRES, MORE OR LESS.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY

JOHN J. HILTON

LS6278

STATE OF FLORIDA

DRAWN BY: BEN	DATE: 5/18
SHEET # 2	OF SHEET 2
SEC-TWN-RGE: 24-46-25	



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
UNIVERSITY VILLAGE FD1

DRAWING NO. H-703
PROJECT NO. 14.553
FILE NAME UV FD1 MOD.dwg

Exhibit “H-1”

Deed of Record

This instrument was prepared by
and to be returned to:
Mark W. Geschwendt, Esq.
Miromar Development Corporation
10801 Corkscrew Road, Ste 305
Estero, FL 33928
239-390-5100

Parcel ID No.: 24-46-25-L3-10FD1.0000
Consideration: \$10.00

Above space reserved for Clerk's office

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this ^{23rd} day of May 2018, by **MIROMAR LAKES, LLC**, a Florida limited liability company, whose mailing address is 10801 Corkscrew Road, Suite 305, Estero, Florida 33928 ("Grantor"), to **STEWART SLOUGH CATTLE COMPANY, LLC**, a Florida limited liability company, whose mailing address is 10801 Corkscrew Road, Suite 305, Estero, Florida 33928 ("Grantee").

The Grantor, in consideration for the amount of TEN and No/100 (\$10.00) DOLLARS, and good and valuable consideration set forth in this Special Warranty Deed, the receipt of which is acknowledged, grants, bargains, sells, and conveys unto the Grantee and its successors and assigns forever, all of that certain parcel of land situated in the County Lee, State of Florida, more particularly described on **Exhibit "A"** attached to this Special Warranty Deed ("Property").

PROPERTY TAKEN SUBJECT TO:

Taxes and assessments for the current and subsequent years.

Applicable comprehensive plans, or elements or portions of them, land development regulations including zoning and subdivision ordinances, development orders, development permits, and other regulations and conditions of all governmental agencies concerning the Property.

Matters appearing in the area identified as Tract FD1 on the University Village Plat.

Public utility easements of record and other easements of record which are located contiguous to the Property.

Declaration of Covenants, Conditions and Restrictions for University Village Property Owners' Association, Inc. recorded at instrument number 2017000253731, all of the Public Records of Lee County, Florida.

FURTHER SUBJECT TO the covenants, easements, restrictions and other matters of public record.

TOGETHER WITH all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, remainder and easements belonging or in anywise appertaining to it.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor covenants to the Grantee that at the time of delivering this Special Warranty Deed it is lawfully seized of the premises, that it has good right and lawful authority to sell and convey it; and the Grantor fully warrants the title to the land, and will defend it against lawful claims of all persons whomsoever claiming by, through or under the Grantor but against no others.

The Grantor has executed this Special Warranty Deed as of the day and year first written above.

WITNESSES:

Hermine Weeks
Signature of witness

Hermine Weeks
Printed name of witness

Debra Crone
Signature of witness

Debra Crone
Printed name of witness

MIROMAR LAKES, LLC, a Florida limited liability company

By: Miromar Development Corporation, a Florida corporation

Its: Sole Member

By: Robert B. Roop
Robert B. Roop, Executive Vice President

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this 23rd day of May, 2018, by **ROBERT B. ROOP**, as Executive Vice President of Miromar Development Corporation, a Florida corporation, on behalf of the corporation as the Sole Member of **MIROMAR LAKES, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me.



(Seal)

Rachel Rozelle Marks
Notary Public, State of Florida

Name: Rachel Rozelle Marks
(type or print)

My commission expires: 10-27-19

...vey\Projects By Name Of Location\Miromar\2014553\DW\SU\SKETCHES\UV FD1 MOD.dwg 5/22/2018 9:51:55 AM Plotted by: BenNowell

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 02°20'46" E	286.29'	L23	N 03°41'06" E	121.32'
L2	N 31°50'53" E	243.96'	L24	N 69°22'10" W	185.39'
L3	N 14°48'06" E	186.26'	L25	N 08°22'00" W	395.05'
L4	N 51°21'01" E	7.40'	L26	N 04°34'54" E	291.65'
L5	N 58°34'46" E	21.75'	L27	N 30°27'03" E	38.55'
L6	N 81°28'20" E	20.30'	L28	N 52°09'35" E	291.09'
L7	N 90°00'00" E	29.73'	L29	N 44°29'16" E	86.67'
L8	S 74°28'52" E	16.38'	L30	N 40°20'59" E	258.23'
L9	S 50°16'51" E	224.57'	L31	N 23°43'04" E	205.64'
L10	S 82°44'53" E	101.30'	L32	N 07°16'12" E	123.62'
L11	N 58°12'50" E	110.56'	L33	N 03°21'56" W	111.83'
L12	N 05°13'11" W	72.78'	L34	N 15°58'25" E	386.40'
L13	N 29°56'31" W	160.40'	L35	N 54°29'51" E	795.46'
L14	N 68°56'10" W	87.79'	L36	S 89°15'07" E	122.25'
L15	N 09°09'03" W	219.66'	L37	N 76°06'48" E	120.87'
L16	N 01°45'47" E	190.50'	L38	N 65°58'54" E	125.50'
L17	N 26°22'06" E	363.72'	L39	N 48°44'20" E	72.42'
L18	N 13°41'07" E	106.74'	L40	N 10°45'25" W	9.91'
L19	N 01°22'40" E	158.23'	L41	N 89°10'10" E	38.92'
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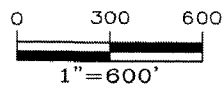


EXHIBIT A

TRACT CE3
(CONSERVATION EASEMENT
INST. 2015000075740
INST. 2008000122183)

TRACT CE2
(CONSERVATION EASEMENT
INST. 2015000075740
INST. 2008000122182)

TRACT FD1
(FUTURE DEVELOPMENT, AE)

TRACT CE1
(CONSERVATION EASEMENT
INST. 2015000075740
INST. 2008000122181)

POINT OF
BEGINNING
SE CORNER TRACT FD1

S 89°28'32" W 2707.78'



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
UNIVERSITY VILLAGE FD1

DRAWING NO.
H-703
PROJECT NO.
14.553
FILE NAME
UV FD1 MOD.dwg

H:\8200\S-Survey\Projects By Name Of Location\Miromar\2014553\DW\SU\SKETCHES\UV FD1 MOD.dwg 5/22/2018 9:51:55 AM Plotted by: BenHowell

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT FD1, UNIVERSITY VILLAGE ACCORDING TO THE PLAT AS RECORDED AS INSTRUMENT NUMBER 2017000253716 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER SOUTHEAST OF TRACT FD1, UNIVERSITY VILLAGE ACCORDING TO THE PLAT AS RECORDED AS INSTRUMENT NUMBER 2017000253716 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S89°28'32"W FOR A DISTANCE OF 2707.78 FEET; THENCE RUN N02°20'46"E FOR A DISTANCE OF 286.29 FEET; THENCE RUN N31°50'53"E FOR A DISTANCE OF 243.96 FEET; THENCE RUN N14°48'06"E FOR A DISTANCE OF 186.26 FEET; THENCE RUN N51°21'01"E FOR A DISTANCE OF 7.40 FEET; THENCE RUN N58°34'46"E FOR A DISTANCE OF 21.75 FEET; THENCE RUN N81°28'20"E FOR A DISTANCE OF 20.30 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 29.73 FEET; THENCE RUN S74°28'52"E FOR A DISTANCE OF 16.38 FEET; THENCE RUN S50°16'51"E FOR A DISTANCE OF 224.57 FEET; THENCE RUN S82°44'53"E FOR A DISTANCE OF 101.30 FEET; THENCE RUN N58°12'50"E FOR A DISTANCE OF 110.56 FEET; THENCE RUN N05°13'11"W FOR A DISTANCE OF 72.78 FEET; THENCE RUN N29°56'31"W FOR A DISTANCE OF 160.40 FEET; THENCE RUN N68°56'10"W FOR A DISTANCE OF 87.79 FEET; THENCE RUN N09°09'03"W FOR A DISTANCE OF 219.66 FEET; THENCE RUN N01°45'47"E FOR A DISTANCE OF 190.50 FEET; THENCE RUN N26°22'06"E FOR A DISTANCE OF 363.72 FEET; THENCE RUN N13°41'07"E FOR A DISTANCE OF 106.74 FEET; THENCE RUN N01°22'40"E FOR A DISTANCE OF 158.23 FEET; THENCE RUN N02°12'50"W FOR A DISTANCE OF 230.05 FEET; THENCE RUN N60°21'36"E FOR A DISTANCE OF 189.93 FEET; THENCE RUN N57°20'13"E FOR A DISTANCE OF 125.45 FEET; THENCE RUN N03°41'06"E FOR A DISTANCE OF 121.32 FEET; THENCE RUN N69°22'10"W FOR A DISTANCE OF 185.39 FEET; THENCE RUN N08°22'00"W FOR A DISTANCE OF 395.05 FEET; THENCE RUN N04°34'54"E FOR A DISTANCE OF 291.65 FEET; THENCE RUN N30°27'03"E FOR A DISTANCE OF 38.55 FEET; THENCE RUN N52°09'35"E FOR A DISTANCE OF 291.09 FEET; THENCE RUN N44°29'16"E FOR A DISTANCE OF 86.67 FEET; THENCE RUN N40°20'59"E FOR A DISTANCE OF 258.23 FEET; THENCE RUN N23°43'04"E FOR A DISTANCE OF 205.64 FEET; THENCE RUN N07°16'12"E FOR A DISTANCE OF 123.62 FEET; THENCE RUN I03°21'56"W FOR A DISTANCE OF 111.83 FEET; THENCE RUN N15°58'25"E FOR A DISTANCE OF 386.40 FEET; HENCE RUN N54°29'51"E FOR A DISTANCE OF 795.46 FEET; THENCE RUN S89°15'07"E FOR A DISTANCE OF 22.25 FEET; THENCE RUN N76°06'48"E FOR A DISTANCE OF 120.87 FEET; THENCE RUN N65°58'54"E FOR A DISTANCE OF 125.50 FEET; THENCE RUN N48°44'20"E FOR A DISTANCE OF 72.42 FEET; THENCE RUN 0°45'25"W FOR A DISTANCE OF 9.91 FEET; THENCE RUN N89°10'10"E FOR A DISTANCE OF 38.92 FEET; ENCE RUN S00°50'13"E FOR A DISTANCE OF 1494.16 FEET; THENCE RUN S04°00'06"E FOR A DISTANCE OF 38 FEET; THENCE RUN S19°56'57"E FOR A DISTANCE OF 501.66 FEET; THENCE RUN S00°50'13"E FOR A ANCE OF 281.15 FEET; THENCE RUN S00°48'26"E FOR A DISTANCE OF 2606.47 FEET, TO THE POINT OF NNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 8,723,154.15 SQUARE FEET OR 200.3 ACRES, OR LESS.

MONTESS, INC.
STATE OF AUTHORIZATION NUMBER LB 1772


JOHN J. HILTON

LS6278
STATE OF FLORIDA



Digitally signed by
John Hilton
DN: cn=John Hilton,
o=Hole Montes,
ou=Survey
Department,
email=johnhilton@
hmeng.com, c=US
Date: 2018.05.22
10:17:41 -04'00'


DATE: 5/18	 HOLE MONTES ENGINEERS PLANNERS SURVEYORS	6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION UNIVERSITY VILLAGE FD1	DRAWING NO. H-703
SHEET 2				PROJECT NO. 14.553
GE: 5				FILE NAME UV FD1 MOD.dwg

Exhibit “I”

**Designation of Future General
Distribution, Location,
and Extent of Public and Private Uses of
Land Proposed for Future Land Use**

Exhibit “J”

Statement of Estimated Regulatory Costs

MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

June 26, 2018



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to change the name and to amend the boundary of the Miromar Lakes South Community Development District ("District"). The District currently comprises approximately 483 +/- acres of land located within unincorporated Lee County, Florida (the "County") and the petitioner, Board of Supervisors of the District, is seeking authority to change the name of the District to University Village Community Development District ("University Village") and to contract the boundaries of the District by approximately 200 +/- acres to a new size of approximately 283 +/- acres. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Miromar Lakes South Community Development District

The District was established on October 26, 2010 by Ordinance No. 10-42 of the Lee County Board of County Commissioners. The petitioner is seeking authority, as outlined in Section 190.046 F.S., to contract the boundaries of the District by approximately 200 +/- acres. The District has no services or facilities that currently serve the property being contracted from the District (the "Contracted Land") and the Contracted Land is anticipated to not benefit in the future from any services or facilities of the District, is not currently subject to any assessments, fees or any other financial impositions of or by the District. Further, the Contracted Land is envisioned by its owner as being developed in the future as a development separate from that located within the District. The portion of the District that is requested to remain within the District's boundaries is presently being developed, the Contracted Land is presently undeveloped and the proposed contraction of the District's boundaries will have no effect on District future services or facilities.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Lee County, according to Census 2010, has a population of 618,754; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**

- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or**
- 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The ordinance contracting the boundaries of the District is anticipated to not have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Contracting the boundaries of the District will only result in a one-time increase in transactional costs of the County, the District and the owner of the Contracted Land, and the entire cost estimated to be well below \$1 million will be borne by the owner of the Contracted Land.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The sole reason for the contracting of the District is to allow for the Contracted Land to become a separate development that will be distinct from and not share any future services or facilities with the District. As a result of this contraction, there is likely to be no, or at the most, a very limited direct or indirect positive impact on economic growth, private sector job creation or employment, or private sector investment, and the impact will be limited to the development that the owner of the Contracted Land plans to develop the Contracted Land into. Nevertheless, since the owner of the Contracted Land asked the District to petition the County for contracting the District's boundary and provided the funds for all transactional costs of same, it is logical to assume that the exclusion of the Contracted Land from the District and organizing of the Contracted Land as a separate development is of some economic value to the owner of the Contracted Land.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the contraction of the District is likely to directly or indirectly to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors with the Contracted Land being in the District and outside of the District. When the question is phrased in this manner, it can be surmised that the contraction of the District is likely to have no, or at the most, a very limited direct or indirect positive impact on business competitiveness, productivity, or innovation versus that same development without the District, and the impact will be limited to the development that the owner of the Contracted Land plans to develop the Contracted Land into.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The contraction of the District will not change any regulatory costs of the State, the County or other local governments. The District after contraction will not be subject to any more or any less regulation, review, or oversight by any State or Local governments, and will itself not change in the way it functions. The contraction will be one-time event and once accomplished, will not affect the regulatory costs, including the transactional costs, of the District, its landowners or residents, the State, or any local governments. The sole costs incurred will be the transactional cost associated with the petition for the ordinance and the ordinance itself, which cost will be borne by the owner of the Contracted Land and the very minimal cost to the Lee County Property Appraiser to update their property database to account for the Contracted Land no longer being part of the District. However, that last cost will be very minimal and the action itself will be no different and consequently no more expensive than that of tens of thousands of routine property database changes made annually by the Property Appraiser's office.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the ordinance.

As indicated in Section 1.2, if the petition for contraction of the District's boundaries is approved, the District will decrease from the current approximately 483 +/- acres to approximately 283 +/- acres, a decrease of approximately 200 +/- acres. The compliance with the County's ordinance to contract the District will involve the County itself, Lee County Property Appraiser, the District, property owners within the District, which at present time there are three (3) in addition to the District and the owner of the Contracted Land. The total number of individuals and entities will total five (5).

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this contraction in District boundaries and there is no anticipated effect of the ordinance contracting the boundaries of the District on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is a contraction of the boundaries of an already existing independent local special purpose government, there will be no change in the enforcing responsibilities of any government entity and only limited, one-time, implementing responsibilities which are identified with their costs herein.

State Governmental Entities

In accordance with Section 190.046(1)(c), Florida Statutes, the ordinance to contract the boundaries of the District will be reviewed and adopted by the Lee County. There will be no additional costs to State Government Entities as a result of the contraction of the District. Any responsibilities that the District was subject to before the contraction will continue unchanged after the contraction.

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As the land within the District is located wholly within the unincorporated Lee County, the County will be the only local government reviewing and approving the petition for contracting District boundaries.

As a result of the petition for ordinance contracting the boundaries of the District, the Lee County and its staff will be required to process, analyze and review the statutorily-required information supplied by the Petitioner and may conduct public hearings in order to approve the ordinance. These activities will absorb some resources, however, these costs incurred by the County will be modest for a number of reasons. First, review of the petition to contract the boundaries of the District does not include any analysis of District's project or the new project for the Contracted Land. Second, the petition itself provides much of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the County has recently approved the petition to establish the District and already possesses information on the District. Finally, the County already processes similar petitions though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to contract the boundaries of the District. Any costs that are incurrent by the County will be offset by a filing fee paid by the by the owner of the Contracted Land on behalf of the Petitioner.

The annual costs to the County, as a result of the contraction of the boundaries of the District, will not change at all from those prior to the contraction, and consequently the annual transaction costs of the ordinance to the County is zero.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected. Furthermore, the contraction will have no impact on District revenues, as the District neither derives currently nor anticipates to derive in the future any revenues from the Contraction Land and any revenues derived from such property by any local governments will not be affected by the contraction of the District's boundaries.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

The sole effect of the ordinance will be the contraction of the District by approximately 200 +/- acres. As indicated in Section 1.2, the Contraction Land does not currently nor is it anticipated in the future benefit from any services or facilities of the District, is not currently subject to any assessments, fees or any other financial impositions of or by the District, and is envisioned by its owner as developed in the future as a development distinct from and not sharing any services or facilities with the District. Consequently, complying with provisions of the ordinance to contract the District by the Contraction Land would, aside from the one-time petition and ordinance adoption costs, result in no transactional costs incurred by the District, its landowners, owner of the Contraction Land, Lee County, Lee County Property Appraiser, or State.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no impact on small businesses as a result of the contraction of the boundaries of the District. Lee County has a population of 618,754 according to the Census 2010 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the District's Engineer and other professionals associated with the District, as well as the owner of the Contracted Land.

8.0 A description of any regulatory alternatives submitted under Section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Miromar Lakes South Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 5 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	189.016	prior to end of current fiscal year
Public Depositor Report	280.17	annually by November 30