

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	<u>      </u>	(Y/N)
ADOPTED AS AMENDED	<u>      </u>	(Y/N)
ADOPTED W/O OBJECTION	<u>      </u>	(Y/N)
FAILED TO ADOPT	<u>      </u>	(Y/N)
WITHDRAWN	<u>      </u>	(Y/N)
OTHER	<u>      </u>	

1 Committee/Subcommittee hearing bill: Local & Federal Affairs  
 2 Committee

3 Representative Rodrigues, R. offered the following:

4  
 5 **Amendment (with title amendment)**

6 Remove everything after the enacting clause and insert:

7 Section 1. Corporate name; purpose of the charter;  
 8 creation and establishment of the Village of Estero.-

9 (1) CORPORATE NAME.-The municipality hereby established  
 10 shall be known as the Village of Estero ("village").

11 (2) PURPOSE OF THE CHARTER.-This act, together with any  
 12 future amendments thereto, may be known as the Charter of the  
 13 Village of Estero ("charter").

14 (a) It is in the best interests of the public health,  
 15 safety, and welfare of the residents of the Estero area to form  
 16 a separate municipality for the Estero area with all the powers

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17 and authority necessary to provide adequate and efficient  
18 municipal services to its residents.

19 (b) It is intended that this charter and the incorporation  
20 of the Estero area will serve to preserve and protect the  
21 character, natural resources, and quality of life of the  
22 community and to maintain the vision established by the Estero  
23 Community Plan, as amended and as adopted by the Board of County  
24 Commissioners of Lee County in January 2002.

25 (c) It is the intent of this charter and the incorporation  
26 of the village to secure the benefits of self-determination and  
27 affirm the values of representative democracy, citizen  
28 participation, strong community leadership, professional  
29 management, and regional cooperation.

30 (3) CREATION AND ESTABLISHMENT OF THE VILLAGE OF ESTERO.-

31 (a) This act shall take effect upon approval by a majority  
32 vote of those qualified electors residing within the corporate  
33 limits of the proposed village as described in section 3 voting  
34 in a referendum election to be called by the Supervisor of  
35 Elections of Lee County to be held November 4, 2014, in  
36 accordance with the provisions of law relating to elections  
37 currently in force.

38 (b) For the purpose of compliance with s. 200.066, Florida  
39 Statutes, relating to assessment and collection of ad valorem  
40 taxes, the Village of Estero is created and established  
41 effective December 31, 2014.

42 Section 2. Powers of the village; form of government.-

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43       (1) POWERS OF THE VILLAGE.—The village shall have all  
44 available governmental, corporate, and proprietary powers  
45 possible for a municipal government to have under the State  
46 Constitution and laws of this state as fully and completely as  
47 though they were specifically enumerated in this charter, and  
48 may exercise them, except where prohibited by law. Through the  
49 adoption of this charter, it is the intent of the electors of  
50 the village that the municipal government established in this  
51 section shall have the broadest exercise of home rule powers  
52 permitted under the State Constitution and laws of the state.  
53 This charter and the powers of the village shall be construed  
54 liberally in favor of the village.

55       (2) CONSTRUCTION.—The powers of the village under this  
56 charter shall be construed liberally in favor of the village,  
57 and the specific mention of particular powers in the charter  
58 shall not be construed as limiting the general powers granted in  
59 this charter in any way.

60       (3) FORM OF GOVERNMENT.—The form of government established  
61 by this charter shall be a council-manager form, with the  
62 council to consist of seven village council ("council") members  
63 elected by the village at large from seven districts. The  
64 council shall constitute the governing body of the village, with  
65 the duties and responsibilities hereinafter provided. The  
66 council shall appoint a village manager to be the chief  
67 administrative officer of the village who shall serve at the  
68 pleasure of the council.

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69 (4) INTERGOVERNMENTAL RELATIONS.—The village may  
70 participate by contract or otherwise with any governmental  
71 entity of this state or any other state or states or the United  
72 States in the performance of any activity that one or more of  
73 such entities has the authority to undertake.

74 Section 3. Corporate boundaries.—The territorial  
75 boundaries of the Village of Estero upon the date of  
76 incorporation shall include the following areas situated in Lee  
77 County:

78  
79 A. In Township 46 South, Range 24 East, those  
80 portions of Sections 25 and 36 lying east of the  
81 waters of Estero Bay.

82 B. In Township 46 South, Range 25 East, those  
83 portions of Section 31 lying east of the waters of  
84 Estero Bay.

85 C. In Township 46 South, Range 25 East, the Southwest  
86 Quarter (SW-1/4) of Section 22 and All of Sections 21,  
87 25, 26, 27, 28, 29, 30, 32, 33, 34, 35 and 36.

88 D. In Township 46 South, Range 26 East, those  
89 portions of Sections 19 and 20 lying south of the  
90 south right-of-way line of Corkscrew Road and all of  
91 Sections 29, 30, 31 and 32.

92 E. In Township 47 South, Range 25 East, those  
93 portions of Sections 2 and 11 lying west of the west

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94 right-of-way line of Interstate 75 (State Road No. 93)  
95 and all of Sections 3, 4, 9 and 10.

96 F. In Township 47 South, Range 25 East, the Northwest  
97 Quarter of (NW-1/4) of Section 5, the Northeast  
98 Quarter of (NE-1/4) of Section 5 and a parcel of land  
99 lying in the Southeast Quarter (SE-1/4) of Section 5  
100 as described in Deed Book 244, page 138, public  
101 records of Lee County, Florida.

102 G. That portion of Section 6, Township 47 South,  
103 Range 25 East lying within a parcel of land as  
104 described in Official Records Book 1924, page 2148,  
105 public records of Lee County, Florida and the plat of  
106 West Bay Club as recorded in Plat Book 62, page 79,  
107 public records of Lee County, Florida.

108 H. That portion of Section 7, Township 47 South,  
109 Range 25 East lying within a parcel of land as  
110 described in Instrument Number 2013000044684, public  
111 records of Lee County, Florida.

112 I. In Township 47 South, Range 25 East, All of  
113 Section 8

114

115 **LESS AND EXCEPT:**

116 The East Half (E-1/2) of the Northwest Quarter (NW-  
117 1/4) and the West Half (W-1/2) of the West Half (W-  
118 1/2) of the Northeast Quarter (NE-1/4) of Section 8,

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119 Township 47 South, Range 25 East, less the south 40  
120 feet for the Coconut Road Right-of-way.

121  
122 **ALSO LESS AND EXCEPT:**

123 The West Half (W-1/2) of the Northwest Quarter (NW-  
124 1/4) of Section 8, Township 47 South, Range 25 East.

125  
126 **ALSO LESS AND EXCEPT:**

127 That portion of Coconut Road lying in the West Half  
128 (W-1/2) of the Southwest Quarter (SW-1/4) of Section  
129 8, Township 47 South, Range 25 East.

130  
131 **ALSO LESS AND EXCEPT:**

132 Being a portion of land located in Section 8, Township  
133 47 South, Range 25 East, Lee County, Florida, more  
134 particularly described as follows:

135 Commence at the southwest corner of the Coconut Road  
136 Right-of-way as shown on the specific purpose survey  
137 prepared by Johnson Engineering, inc. dated December  
138 15, 1999 with a project number of 19991898; thence run  
139 along the south line of said right-of-way South  
140 89°43'06" East, for a distance of 45.84 feet, to the  
141 Point of Beginning of the parcel of land herein  
142 described; thence continue along said south line  
143 South 89°43'06" East, for a distance of 904.21 feet to  
144 the intersection of the extension of the west line of

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145 Via Veneto right-of-way as recorded in Official  
146 Records Book 4408, page 470 of the public records of  
147 Lee County, Florida and said south line of Coconut  
148 Road; thence run along the westerly line of said  
149 right-of-way and extension thereof for the following  
150 four (4) courses and distances:  
151 1. South 00°17'49" West, for a distance of 47.01 feet;  
152 2. thence run South 74°36'33" East, for a distance of  
153 58.19 feet;  
154 3. thence run South 50°54'15" East, for a distance of  
155 143.04 feet;  
156 4. thence run South 00°11'43" West, for a distance of  
157 82.19 feet to a point on the Westerly line of parcel 5  
158 of those lands recorded in Instrument Number  
159 2009000192836 of said public records; thence run along  
160 said westerly line for the following eight (8) courses  
161 and distances:  
162 1. North 89°47'57" West, for a distance of 34.12 feet;  
163 2. thence run South 63°30'43" West, for a distance of  
164 230.57 feet;  
165 3. thence run South 47°26'14" West, for a distance of  
166 466.86 feet;  
167 4. Thence run South 41°35'17" West, for a distance of  
168 46.90 feet to a point on a circular curve concave  
169 northwest, whose radius point bears

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170 North 48°24'38" West, a distance of 100.00 feet  
171 therefrom;  
172 5. thence run southwesterly along the arc of said  
173 curve to the right, having a radius of 100.00 feet,  
174 through a central angle of 28°01'16", subtended by a  
175 chord of 48.42 feet at a bearing of South 55°36'00"  
176 West, for an arc length of 48.91 feet to a point on a  
177 circular curve concave southeast, whose radius point  
178 bears South 20°23'12" East, a distance of 105.00 feet  
179 therefrom;  
180 6. thence run southwesterly along the arc of said  
181 curve to the left, having a radius of 105.00 feet,  
182 through a central angle of 54°28'46", subtended by a  
183 chord of 96.12 feet at a bearing of South 42°22'25"  
184 West, for an arc length of 99.84 feet to a point on a  
185 circular curve concave northwest, whose radius point  
186 bears North 74°51'54" West, a distance of 100.00 feet  
187 therefrom;  
188 7. thence run southwesterly along the arc of said  
189 curve to the right, having a radius of 100.00 feet,  
190 through a central angle of 14°44'34", subtended by a  
191 chord of 25.66 feet at a bearing of South 22°30'23"  
192 West, for an arc length of 25.73 feet to the end of  
193 said curve;  
194 8. thence run South 29°52'39" West, for a distance of  
195 22.93 feet; thence run North 34°45'41" West, for a

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196 distance of 134.67 feet; thence run  
197 North 53°03'31" West, for a distance of 119.51 feet;  
198 thence run North 19°08'07" West, for a distance of  
199 117.09 feet; thence run North 41°42'16" West, for a  
200 distance of 86.54 feet; thence run  
201 North 00°49'46" West, for a distance of 150.18 feet;  
202 thence run North 50°28'56" West, for a distance of  
203 47.03 feet; thence run North 20°07'09" West, for a  
204 distance of 19.34 feet; thence run  
205 North 34°54'03" West, for a distance of 30.82 feet;  
206 thence run North 23°07'05" East, for a distance of  
207 44.14 feet; thence run North 28°21'44" West, for a  
208 distance of 88.04 feet; thence run North 39°18'43"  
209 East, for a distance of 25.46 feet; thence run North  
210 07°41'43" East, for a distance of 98.70 feet;  
211 thence run North 10°04'01" West, for a distance of  
212 18.32 feet to the Point of Beginning.  
213 Containing 12.26 acres, more or less.

214  
215 **ALSO LESS AND EXCEPT:**  
216 **A parcel of land located in Section 7 and 8, Township 47 South, Range 25 East,**  
217 **Lee County, Florida being more particularly described as follows:**  
218 **Commence at the East Quarter corner of Section 7,**  
219 **Township 47 South, Range 25 East, Lee county, Florida;**  
220 **thence along the east line of said Section 7, South**  
221 **00°50'02" East, a distance of 25.00 feet to a point on**

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222 the south right-of-way line of Coconut Road, the same  
223 being the Point of Beginning of the parcel of land  
224 herein described; thence run along said south line,  
225 South 89°43'21" East, a distance of 45.84 feet; thence  
226 South 10°04'01" East, a distance of 18.32 feet; thence  
227 South 07°41'43" West, a distance of 98.70 feet; thence  
228 South 39°18'43" West, a distance of 25.46 feet; thence  
229 South 28°21'44" East, a distance of 88.04 feet; thence  
230 South 23°07'05" West, a distance of 44.14 feet; thence  
231 South 34°54'03" East, a distance of 30.82 feet; thence  
232 South 20°07'09" East, a distance of 19.34 feet; thence  
233 South 50°28'56" East, a distance of 47.03 feet; thence  
234 South 00°49'46" East, a distance of 150.18 feet;  
235 thence South 41°42'16" East, a distance of 86.54 feet  
236 to a point on the boundary line of Conservation  
237 Easement Number 14, recorded in Official Records Book  
238 3094, page 3234, public records of Lee County,  
239 Florida; thence along said boundary,  
240 South 75°38'07" West, a distance of 112.79 feet to a  
241 point on the boundary of a Conservation Easement  
242 recorded in Official Records Book 4283, page 3774,  
243 public records of Lee County, Florida; thence follow  
244 along the boundary of said Conservation Easement to  
245 the intersection of the south line of Section 8,  
246 Township 47 South, Range 25 East, Lee County, Florida,  
247 for the following courses and distances,

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248 South 13°27'24" West, a distance of 68.12 feet; thence  
249 South 38°25'26" West, a distance of 13.31 feet; thence  
250 South 22°41'02" East, a distance of 9.38 feet; thence  
251 South 14°12'53" West, a distance of 28.04 feet; thence  
252 North 83°09'35" East, a distance of 75.71 feet; thence  
253 South 17°31'04" West, a distance of 24.03 feet; thence  
254 South 01°58'43" West, a distance of 35.44 feet; thence  
255 South 80°03'12" East, a distance of 25.81 feet; thence  
256 South 76°58'32" East, a distance of 32.43 feet; thence  
257 South 58°26'34" East, a distance of 32.79 feet; thence  
258 South 50°42'32" East, a distance of 25.83 feet; thence  
259 South 06°30'32" West, a distance of 20.53 feet; thence  
260 South 34°00'38" West, a distance of 22.57 feet; thence  
261 South 86°51'04" West, a distance of 39.79 feet; thence  
262 North 71°44'14" West, a distance of 18.15 feet; thence  
263 North 79°21'50" West, a distance of 24.88 feet; thence  
264 North 54°46'17" West, a distance of 19.72 feet; thence  
265 North 70°05'51" West, a distance of 36.50 feet; thence  
266 South 14°42'48" West, a distance of 28.87 feet; thence  
267 South 31°00'38" West, a distance of 25.53 feet; thence  
268 South 46°04'37" West, a distance of 27.43 feet; thence  
269 South 79°48'07" East, a distance of 48.50 feet; thence  
270 South 41°58'46" East, a distance of 40.98 feet; thence  
271 South 42°24'51" East, a distance of 36.16 feet; thence  
272 South 83°34'30" East, a distance of 24.52 feet; thence  
273 South 15°52'35" West, a distance of 34.51 feet; thence

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274 South 59°45'12" East, a distance of 25.96 feet; thence  
275 South 60°07'55" East, a distance of 30.22 feet; thence  
276 South 28°14'30" East, a distance of 18.56 feet; thence  
277 South 12°04'44" West, a distance of 31.95 feet; thence  
278 North 82°28'58" West, a distance of 22.54 feet; thence  
279 North 78°36'49" West, a distance of 29.64 feet; thence  
280 North 60°50'08" West, a distance of 22.14 feet; thence  
281 South 14°57'51" West, a distance of 38.06 feet; thence  
282 South 11°26'36" West, a distance of 19.74 feet; thence  
283 South 58°07'12" East, a distance of 25.45 feet; thence  
284 South 12°12'57" East, a distance of 22.75 feet; thence  
285 South 86°12'55" East, a distance of 20.51 feet; thence  
286 South 56°23'00" East, a distance of 28.55 feet; thence  
287 South 41°44'09" West, a distance of 15.79 feet; thence  
288 North 71°14'30" West, a distance of 22.95 feet; thence  
289 North 67°33'53" West, a distance of 23.50 feet; thence  
290 South 54°36'26" West, a distance of 44.61 feet; thence  
291 North 53°20'16" West, a distance of 28.47 feet; thence  
292 North 35°50'04" West, a distance of 42.22 feet; thence  
293 North 41°43'16" East, a distance of 24.56 feet; thence  
294 North 82°15'02" West, a distance of 13.75 feet; thence  
295 South 58°55'16" West, a distance of 31.96 feet; thence  
296 South 22°08'04" West, a distance of 21.15 feet; thence  
297 South 40°59'54" East, a distance of 20.68 feet; thence  
298 South 47°19'30" East, a distance of 50.06 feet; thence  
299 South 03°17'09" East, a distance of 19.29 feet; thence

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300 South 39°41'04" East, a distance of 35.54 feet; thence  
301 South 00°32'00" West, a distance of 23.73 feet; thence  
302 South 36°13'51" West, a distance of 33.30 feet; thence  
303 South 26°54'16" West, a distance of 22.25 feet; thence  
304 South 21°50'28" West, a distance of 36.79 feet; thence  
305 South 63°28'06" West, a distance of 28.23 feet; thence  
306 South 25°24'38" West, a distance of 13.47 feet; thence  
307 South 42°37'08" West, a distance of 36.84 feet; thence  
308 South 19°49'02" West, a distance of 36.20 feet; thence  
309 South 48°17'57" West, a distance of 25.07 feet; thence  
310 South 48°46'20" East, a distance of 23.96 feet; thence  
311 South 07°18'24" East, a distance of 39.41 feet; thence  
312 South 61°42'17" East, a distance of 63.96 feet; thence  
313 South 19°30'39" East, a distance of 37.00 feet; thence  
314 South 07°11'44" East, a distance of 30.87 feet; thence  
315 South 57°48'34" West, a distance of 26.54 feet; thence  
316 South 39°49'37" West, a distance of 51.91 feet; thence  
317 South 33°12'43" West, a distance of 21.35 feet; thence  
318 South 09°34'48" West, a distance of 44.74 feet; thence  
319 South 20°48'56" East, a distance of 48.32 feet; thence  
320 South 24°55'57" West, a distance of 41.90 feet; thence  
321 South 02°45'31" East, a distance of 35.63 feet; thence  
322 South 33°18'17" East, a distance of 34.45 feet; thence  
323 South 08°14'15" West, a distance of 43.31 feet; thence  
324 South 19°59'58" East, a distance of 78.22 feet; thence  
325 South 27°23'35" East, a distance of 37.53 feet; thence

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326 South 37°39'35" West, a distance of 40.08 feet; thence  
327 South 01°14'30" East, a distance of 20.37 feet; thence  
328 South 71°18'06" West, a distance of 15.08 feet; thence  
329 South 57°59'14" West, a distance of 26.21 feet; thence  
330 South 27°10'02" West, a distance of 44.00 feet; thence  
331 South 34°26'29" East, a distance of 51.64 feet; thence  
332 South 12°11'33" East, a distance of 38.89 feet; thence  
333 South 31°00'48" East, a distance of 40.10 feet; thence  
334 South 05°32'22" East, a distance of 52.47 feet; thence  
335 South 14°06'44" West, a distance of 27.92 feet; thence  
336 South 18°32'06" West, a distance of 38.27 feet; thence  
337 North 86°57'32" East, a distance of 15.90 feet; thence  
338 North 67°34'27" East, a distance of 25.47 feet; thence  
339 South 12°39'01" East, a distance of 39.36 feet; thence  
340 South 84°33'25" West, a distance of 27.45 feet; thence  
341 South 47°36'58" West, a distance of 27.94 feet; thence  
342 South 34°56'23" East, a distance of 26.07 feet; thence  
343 North 89°13'57" East, a distance of 45.10 feet; thence  
344 South 16°15'58" East, a distance of 49.58 feet; thence  
345 South 12°23'09" West, a distance of 35.75 feet; thence  
346 South 05°37'35" East, a distance of 67.77 feet; thence  
347 South 17°34'05" West, a distance of 40.65 feet; thence  
348 South 45°08'32" East, a distance of 43.24 feet; thence  
349 South 07°58'04" East, a distance of 16.70 feet to a  
350 point on the south line of aforementioned Section 8;  
351 thence along said south line, North 89°52'21" West, a

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352 distance of 34.61 feet to a the southeast corner of  
353 said Section 7; thence along the south line of said  
354 Section 7, North 89°52'21" West, a distance of 2,276  
355 feet more or less to the water of the Estero Bay;  
356 thence northerly along said waters, a distance of  
357 4,498 feet, more or less; thence North 89°13'27" East,  
358 a distance of 742 feet more or less to a point on the  
359 boundary of the lands described in Official Records  
360 Book 3052, page 1859, public records of Lee County,  
361 Florida; thence along the boundary of said lands for  
362 the following three (3) calls: 1)  
363 South 00°46'33" East, a distance of 650.00 feet; 2)  
364 thence North 89°13'27" East, a distance of 1,107.21  
365 feet; 3) thence North 00°50'02" West, a distance of  
366 625.00 feet to the Point of Beginning. Containing  
367 110.89 acres, more or less.

368  
369 A. In Township 46 South, Range 25 East, that portion of the Southwest Quarter  
370 (SW-1/4) of Section 23 lying west of the west right-of-way line of Interstate 75  
371 (State Road No. 93).

372 B. In Township 46 South, Range 25 East, that portion of the Southeast Quarter  
373 (SE-1/4) of Section 20 lying south of the north line of a parcel of land described  
374 in Instrument Number 2012000146389, public records of Lee County, Florida and  
375 northeast of the northeast right-of-way line of US 41 - Tamiami Trail (State Road  
376 No. 45).

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377 C. That portion of a Tract or Parcel of land lying in Sections 20, Township 46,  
378 South, Range 25 East, which Tract or Parcel is more particularly described as  
379 follows:  
380 Beginning at the Southeast corner of said Section 20 and run Westerly along the  
381 south line of said Section 20 for 660 feet to the Easterly boundary of lands  
382 described in deed recorded in Deed Book 217, at Page 367, of the Public Records  
383 of Lee County; thence run Northerly along said Easterly boundary, parallel with  
384 the East line of said Section 21 for 995.91 feet to the Southwesterly corner of  
385 lands described in deed recorded in Deed Book 295, at Page 505 of said Public  
386 Records, thence run Easterly along the Southerly boundary of said lands and an  
387 Easterly prolongation thereof, parallel with the south line of said Section 21 for  
388 498.56 feet; thence deflect 35° 25' 00" left and run Northeasterly, perpendicular to  
389 the centerline of the Tamiami Trail (State Road 45) for 126.84 feet to a Point on  
390 the Southwesterly line (68 feet from said centerline) of said Tamiami Trail thence  
391 run Southeasterly along said Southwesterly line for 100.00 feet to a concrete  
392 monument on the line common to said sections 20 and 21, thence continue  
393 Southeasterly along said Southwesterly line of said Tamiami Trail for 315.24 feet  
394 to a concrete monument; thence deflect 126° 13' to the right and run Westerly,  
395 perpendicular to said line common to said Sections 20 and 21 for 186.26 feet to a  
396 point on said section line; thence run Southerly along said section line for 733.59  
397 feet to the Point of Beginning.

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399 AND  
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401 A tract or parcel of land lying in the Southeast quarter of the Southeast quarter of  
402 Section 20, Township 46, Range 25 East, Lee County, Florida, which Tract or  
403 Parcel is described as follows:

404 From the concrete monument marking the Southeast corner of said Section 20,  
405 run S 88° 30' 00" W, along the South line of said Section for 660.0 feet to a  
406 concrete monument; thence run N 0° 42' 00" W, parallel with the East line of said  
407 Section 995.91 feet to a concrete monument; thence run N 88° 30' 00" E, parallel  
408 with said South line for 498.56 feet to a concrete monument, thence run N 53° 05'  
409 00" E, for 23.96 feet to concrete monument and the point of beginning. From said  
410 point of beginning run N 38° 56' 00" W for 286.25 feet to a steel pin, thence run  
411 N 17° 25' 50" E, for 62.04 feet to a concrete monument marking the intersection  
412 with the southerly line of Pine Road, thence run N 88° 39' 20" E, along southerly  
413 line, parallel with and 25 feet (as measured on a perpendicular) Southerly from  
414 the North line of said fraction of a Section for 76.95 feet to an intersection with  
415 the southwesterly line (68 feet from the center line) of the Tamiami Trail (State  
416 Road No. 45); thence run S 36° 55' 00" E., along said Southwesterly line for  
417 277.49 feet to a concrete monument, thence run S 53° 05' 00" W, perpendicular to  
418 said southwesterly line for 102.88 feet to the Point of Beginning.

419 Section 4. Village council.—

420 (1) GENERAL POWERS AND DUTIES.—All powers of the village  
421 shall be vested in the council, except as otherwise provided by  
422 law or this charter, and the council shall provide for the  
423 exercise thereof and for the performance of all duties and  
424 obligations permitted by or imposed on the village by law.

425 (2) COMPOSITION; ELIGIBILITY; TERMS.—

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426 (a) Composition.—There shall be a village council composed  
427 of seven council members. One council member shall be elected by  
428 the voters of the village at large in each of seven districts,  
429 district one through district seven.

430 (b) Eligibility.—

431 1. Each candidate for the office of village council member  
432 shall be a qualified elector of the village.

433 2. Each candidate for council shall have been a resident  
434 of the village for a minimum period of 1 year before qualifying  
435 for office.

436 3. Each council member must reside in the district the  
437 member represents for the duration of his or her term.

438 (c) Terms.—The term of office for council members shall be  
439 4 years. No council member shall serve more than two consecutive  
440 terms. After 1 year out of office, a former council member may  
441 requalify for a seat on the council. For purposes of calculating  
442 term limits, partial terms shall not be counted toward term  
443 limits.

444 (3) MAYOR; VICE MAYOR.—

445 (a) Mayor.—At the first regularly scheduled meeting after  
446 the village's regular election, the council, by a majority vote,  
447 shall elect from its membership a mayor. The mayor shall serve  
448 as chairperson during the meetings of the council and shall  
449 serve as the head of municipal government for the purpose of  
450 execution of legal documents as required by ordinance. The mayor  
451 shall also serve as the ceremonial head of the village.

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452 (b) Vice mayor.—At the first regularly scheduled meeting  
453 after the village's regular election, the council, by a majority  
454 vote, shall elect from its membership a vice mayor who shall  
455 serve as mayor during the absence or disability of the mayor  
456 and, if a vacancy of the mayor occurs, shall become interim  
457 mayor until the next regularly scheduled election.

458 (4) COMPENSATION.—The salary of each council member,  
459 except for the mayor, shall be \$6,000 per year, payable in equal  
460 monthly installments. The salary of the mayor shall be \$9,000  
461 per year, payable in equal monthly installments. An ordinance  
462 increasing or decreasing compensation of the council may be  
463 adopted at any time; however, if the council takes action to  
464 change the level of compensation, the salary of council members  
465 shall not be adjusted until after the first day after the next  
466 regular municipal election. The council may provide for  
467 reimbursement of actual expenses incurred by its members,  
468 including the mayor, while performing their official duties.

469 (5) COUNCIL MEETINGS.—

470 (a) The council shall schedule a minimum of 12 regular  
471 meetings each year. Special meetings may be held at the call of  
472 the mayor or a majority of the council members. At least a 24-  
473 hour notice shall be provided to each council member for special  
474 meetings. Except as authorized by law, all meetings shall be  
475 open to the public.

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476 (b) Four members of the village council shall normally  
477 constitute a quorum for the conduct of business. Unless a quorum  
478 is present, no action may be taken except to adjourn.

479 (c) All council members present shall vote on all matters  
480 before the village council except on those matters for which a  
481 council member announces a conflict of interest or the village  
482 attorney determines that there is a conflict of interest.

483 (6) PROHIBITIONS.—

484 (a) Neither the council, nor any individual member of the  
485 council, shall in any manner attempt to dictate the employment  
486 or removal of any employee other than the village manager,  
487 village attorney, and village clerk. The council is free to make  
488 inquiries of village employees, but no individual member of the  
489 council shall give orders to any officer or employee of the  
490 village. Recommendations for improvements in village government  
491 operations shall come through the village manager, but each  
492 member of the council shall be free to discuss or recommend  
493 improvements to the village manager, and the council is free to  
494 direct the village manager to implement specific recommendations  
495 for improvement in village government operations.

496 (b) No present or former elected village official shall  
497 hold any compensated appointive office or employment with the  
498 village until 1 year after leaving office.

499 (7) VACANCIES; FORFEITURE OF OFFICE; FILLING OF  
500 VACANCIES.—

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501 (a) Vacancies.—A vacancy in the office of council, mayor,  
502 or vice mayor shall occur upon the incumbent's death, inability  
503 to fulfill the duties of the office, movement of residence  
504 outside the district, resignation, appointment to another public  
505 office, judicially determined incompetence, or removal or  
506 forfeiture of office as described in this subsection.

507 (b) Forfeiture of office.—A member of the council may  
508 forfeit the office if the member:

509 1. Lacks at any time during the term of office any  
510 qualification for the office prescribed by this charter or by  
511 law;

512 2. Violates any express prohibition of this charter;

513 3. Is convicted of a felony or criminal misdemeanor, which  
514 felony or misdemeanor involves the office of village council;

515 4. Is found to have violated any standard of conduct or  
516 code of ethics established by law for public officials or has  
517 been suspended from office by the Governor, unless subsequently  
518 reinstated as provided by law; or

519 5. Misses three consecutive regularly scheduled council  
520 meetings, unless excused by the council.

521  
522 If any of these events should occur, a hearing shall  
523 automatically be conducted at the next regularly scheduled  
524 council meeting, and the member may be declared to have  
525 forfeited office by majority vote of the council.

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526 (c) Filling of vacancies.—A vacancy on the council, except  
527 for the position of mayor, shall be filled as follows:

528 1. If a vacancy occurs and the remainder of the unexpired  
529 term is 28 months or less, the remaining council members shall,  
530 within 60 days after the occurrence of such vacancy, by majority  
531 vote of the remaining council members, appoint a person from the  
532 same district to fill the vacancy for the remainder of the  
533 unexpired term.

534 2. If a vacancy occurs and the remainder of the unexpired  
535 term is more than 28 months, the remaining council members  
536 shall, within 60 days after the occurrence of such vacancy, by a  
537 majority vote of the remaining council members, appoint a person  
538 from the same district to fill the vacancy until the next  
539 regularly scheduled election, at which time the balance of the  
540 term for the seat shall be filled pursuant to section 9.

541 3. If four or more council vacancies occur at one time,  
542 the remaining council members shall, within 60 days after the  
543 occurrence of such vacancies, by a majority vote of the  
544 remaining council members, appoint a person from the same  
545 district to fill such vacancies until the next regularly  
546 scheduled village election, at which time the balance of the  
547 term for the seats shall be filled pursuant to section 9.

548 (8) JUDGE OF QUALIFICATIONS.—

549 (a) The council shall be the sole judge of the  
550 qualifications of its members and shall hear all questions  
551 relating to forfeiture of a council member's office, including

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552 whether good cause for absence has been or may be established.  
553 The council shall have the power to set additional written  
554 standards of conduct for its members beyond those specified in  
555 this charter and may provide for such penalties as it deems  
556 appropriate, including forfeiture of office. In order to  
557 exercise these powers, the council shall have power to subpoena  
558 witnesses, administer oaths, and require the production of  
559 evidence. A member charged with conduct constituting grounds for  
560 forfeiture of office shall be entitled to a public hearing on  
561 demand, and notice of such hearing shall be published in one or  
562 more newspapers of general circulation in the village at least 7  
563 days before the hearing.

564 (b) The burden of establishing good cause for absences  
565 shall be on the council member in question; however, any council  
566 member may, at any time during a duly held meeting, move to  
567 establish good cause for his or her absence. A council member  
568 whose qualifications are in question or who is otherwise subject  
569 to forfeiture of his or her office shall not vote on such  
570 matters.

571 (9) INVESTIGATIONS.—

572 (a) The council may undertake investigations into the  
573 affairs of the village and the conduct of any village  
574 department, office, or agency and for this purpose may subpoena  
575 witnesses, administer oaths, take testimony, and require the  
576 production of evidence. Failure or refusal to obey a lawful  
577 order issued in the exercise of these powers by the council

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578 shall be a misdemeanor punishable by fines or imprisonment as  
579 provided in chapter 838, Florida Statutes.

580 (b) The council shall act on any such findings as it may  
581 determine to be in the best interest of the village.

582 Section 5. Administration.-

583 (1) VILLAGE MANAGER.-

584 (a) Appointment and qualifications.-The council shall  
585 appoint a village manager for a fixed compensation who shall  
586 serve at the pleasure of the council. The village manager shall  
587 be appointed primarily on the basis of executive and  
588 administrative qualifications.

589 (b) Removal.-The village manager may be suspended by a  
590 resolution approved by a majority vote of the council, which  
591 shall set forth the reasons for suspension and proposed removal.  
592 A copy of such resolution shall immediately be served upon the  
593 village manager. The village manager shall have 5 days to reply  
594 to the resolution in writing, and upon request shall be afforded  
595 a public hearing, which shall occur at least 5 days but not more  
596 than 30 days after such hearing is requested. After the public  
597 hearing, if one is requested, and after full consideration, the  
598 council, by a majority vote of its membership, may adopt a final  
599 resolution of removal. The village manager shall continue to  
600 receive full salary until the effective date of a final  
601 resolution of removal.



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602 (c) Residency.—The village manager need not be a resident  
603 of the village at the time of the manager's appointment and may  
604 reside outside the village while in office.

605 (d) Powers and duties of the village manager.—The village  
606 manager shall:

607 1. Appoint, suspend, demote, or dismiss any village  
608 employee under the village manager's jurisdiction in accordance  
609 with law, and may authorize any department head to exercise  
610 these powers with respect to subordinates in that department.

611 2. Direct and supervise the administration of all  
612 departments of the village except the office of the village  
613 attorney.

614 3. Attend all village council meetings unless excused by  
615 council, and shall have the right to take part in discussions,  
616 but not to vote.

617 4. Ensure that all laws, charter provisions, ordinances,  
618 resolutions, and other acts of the council subject to  
619 enforcement are faithfully executed, and perform such other  
620 duties as are specified in this charter and city code.

621 5. Submit the annual budget, budget message, and capital  
622 program to the council; keep the council fully advised as to the  
623 financial condition and future needs of the village; and make  
624 such recommendations to the council concerning the affairs of  
625 the village as the village manager deems appropriate. The  
626 village manager shall promptly communicate with the council his  
627 or her reasonable expectation of any significant deviations from

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628 an expenditure identified within the annual budget. The  
629 definition of the term "significant deviations" shall be  
630 determined by the council.

631 6. Designate a qualified village employee to exercise the  
632 powers and perform the duties of village manager during any  
633 temporary absence or incapacity of the village manager. The  
634 council may revoke such designation at any time and appoint  
635 another qualified person, other than a currently seated council  
636 member, to serve as acting village manager until the village  
637 manager returns or his or her incapacity shall cease.

638 7. With the consent of the council, appoint an employee to  
639 serve as village clerk.

640 (2) VILLAGE ATTORNEY.—There shall be a village attorney  
641 who shall be a member of The Florida Bar in good standing, be  
642 appointed by the council, and serve as the chief legal advisor  
643 to the council and village administrators, departments, and  
644 agencies. The village attorney shall attend all council meetings  
645 unless excused by council and shall perform such professional  
646 duties as may be required by law or by the council in the  
647 furtherance of law. The council may remove the village attorney  
648 for any reason by a majority vote of its members.

649 (3) VILLAGE CLERK.—There shall be a village clerk who  
650 shall be appointed by the village manager with the consent of  
651 the council. The village clerk shall serve at the pleasure of  
652 the village manager and shall:

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653 (a) Give notice of council meetings to its members and the  
654 public.

655 (b) Keep the journal and minutes of the proceedings of the  
656 council and its committees, which shall be public records.

657 (c) Authenticate by signature and record all ordinances  
658 and resolutions passed by council.

659 (d) Be the custodian of the village seal.

660 (e) Have the power to administer oaths.

661 (f) Perform such other duties as may be assigned by the  
662 village manager.

663 Section 6. Departments; personnel; planning.—

664 (1) DEPARTMENTS; BOARDS; AGENCIES.—The council may  
665 establish or terminate such departments, boards, or agencies as  
666 it determines necessary for the efficient administrative  
667 operation of the village. Such departments, boards, or agencies  
668 shall be determined by ordinance.

669 (2) PERSONNEL.—Consistent with all applicable state and  
670 federal laws, the council shall provide by ordinance for the  
671 establishment, regulation, and maintenance of a system governing  
672 personnel policies necessary for the effective administration of  
673 employees of the village's departments, boards, and agencies.

674 (3) PLANNING.—Consistent with all applicable state and  
675 federal laws with respect to land use, development, and  
676 environmental protection, the village shall:

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677 (a) Designate an agency or agencies to execute the  
678 planning functions with such decisionmaking responsibilities as  
679 may be specified by ordinance or general law.

680 (b) Adopt a comprehensive plan and ensure that zoning and  
681 other land use control ordinances are consistent with the plan,  
682 all in accordance with general law. The Estero Community Plan,  
683 as amended, approved by the Board of County Commissioners of Lee  
684 County shall serve as the initial comprehensive plan of the  
685 village.

686 (c) Adopt zoning and development regulations, to be  
687 specified by ordinance, to implement the plan.

688 Section 7. Ordinances and resolutions.-

689 (1) DEFINITIONS.-As used in this charter, the term:

690 (a) "Ordinance" means an official legislative action of  
691 the council, which action is a regulation of general and  
692 permanent nature and enforceable as a local law.

693 (b) "Resolution" means an expression of the council  
694 concerning matters of administration, an expression of a  
695 temporary character, or a provision for the disposition of a  
696 particular item of the administrative business of the village.

697 (2) ADOPTION OF ORDINANCES.-The procedure for adoption of  
698 ordinances and resolutions shall be as provided in s. 166.041,  
699 Florida Statutes.

700 (3) EMERGENCY ORDINANCES.-To meet a public emergency  
701 affecting life, health, property, or the public peace, the  
702 council may, except where prohibited by general law, adopt one

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703 or more emergency ordinances. Such emergency ordinances may not  
704 levy taxes; grant, renew, or extend a franchise; regulate the  
705 rate charged by any utility for its services; or authorize the  
706 borrowing of money except as provided in this charter. An  
707 emergency ordinance or resolution may not establish or amend the  
708 actual zoning map designation of a parcel or parcels of land or  
709 that changes the list of permitted, conditional, or prohibited  
710 uses within a zoning category. An emergency ordinance shall be  
711 plainly designated as an emergency ordinance and shall contain,  
712 after the enacting of the clause, a declaration stating that an  
713 emergency exists and describing the emergency in clear and  
714 specific terms. An emergency ordinance shall become effective  
715 upon adoption and automatically stand repealed as of the 61st  
716 day after the date on which it was adopted. This shall not  
717 prevent reenactment of an emergency ordinance under regular  
718 procedures, or if the emergency continues to exist, in the  
719 manner specified in this subsection.

720 Section 8. Financial management.—

721 (1) FISCAL YEAR.—The fiscal year of the village shall  
722 begin on the first day of October and end on the last day of  
723 September of each year.

724 (2) SUBMISSION OF THE BUDGET AND THE BUDGET MESSAGE.—On or  
725 before the 15th day of July of each year, the village manager  
726 shall submit to the council a budget in accordance with state  
727 law. The budget shall outline the financial policies of the  
728 village for the ensuing fiscal year; describe the important

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729 features of the budget; indicate any major changes from the  
730 current year in financial policy, including any changes in  
731 budgetary accounting methods from the current year's  
732 expenditures and revenues together with the reasons for such  
733 changes; summarize the village's debt position; and include such  
734 other material as the village manager deems necessary.

735 (3) BUDGET.—The budget shall provide a complete financial  
736 plan of all village funds and activities for the ensuing fiscal  
737 year and, except as required by law or this charter, shall be in  
738 such form as the village manager deems desirable or the council  
739 may require for effective management and an understanding of the  
740 relationship between the budget and the village's strategic  
741 goals. The budget shall begin with a clear general summary of  
742 its contents; shall show in detail all estimated revenue,  
743 indicating the proposed property tax levy, and all proposed  
744 expenditures, including debt service, for the ensuing fiscal  
745 year; and shall be so arranged as to show comparative figures  
746 for actual and estimated revenue and expenditures of the current  
747 fiscal year and actual revenue and expenditures of the preceding  
748 fiscal year. The budget shall indicate in separate sections:

749 (a) The proposed goals and expenditures for the current  
750 operations during the ensuing fiscal year, detailed for each  
751 fund by department or by other organizational unit, and by  
752 program, purpose, or activity; methods of financing such  
753 expenditures; and methods to measure outcomes and performance  
754 related to the goals.

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755 (b) Proposed longer-term goals and capital expenditures  
756 during the ensuing fiscal year, detailed for each fund by  
757 department or by other organization unit when practical, the  
758 proposed method of financing each such capital expenditure, and  
759 the methods used to measure outcomes and performance related to  
760 the goals.

761 (c) The proposed goals, anticipated revenue and expenses,  
762 and profit and loss for the ensuing year for each utility or  
763 other enterprise fund or internal service fund operated by the  
764 village, and methods to measure outcomes and performance related  
765 to goals. For any fund, the total of proposed expenditures shall  
766 not exceed the total of estimated revenue plus carried forward  
767 fund balances exclusive of required reserves.

768 (4) VILLAGE COUNCIL ACTION ON BUDGET.—The council shall  
769 adopt the budget by resolution on or before the 30th day of  
770 September of each year. If the council fails to adopt a budget  
771 by this date, the budget proposed by the village manager shall  
772 go into effect.

773 (5) ADMINISTRATION OF BUDGET.—The council shall provide,  
774 by ordinance, the procedures for administering the budget.

775 (6) BUDGET AMENDMENTS AFTER ADOPTION.—

776 (a) Supplemental appropriations.—If, during or before the  
777 fiscal year, the village manager certifies that there are  
778 available for appropriation revenues in excess of those  
779 estimated in the budget, the council by ordinance may make

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780 supplemental appropriations for the year up to the amount of  
781 such excess.

782 (b) Emergency appropriations.—To address a public  
783 emergency affecting life, health, property, or the public peace,  
784 the council may make emergency appropriations. Such  
785 appropriations may be made by emergency ordinance in accordance  
786 with subsection (3) of section 7. To the extent that there are  
787 no available unappropriated revenues or a sufficient fund  
788 balance to meet such appropriations, the council may by such  
789 emergency ordinance authorize the issuance of emergency notes,  
790 which may be renewed.

791 (c) Reductions of appropriations.—If, at any time during  
792 the fiscal year, it appears probable to the village manager that  
793 the revenues or fund balances available will be insufficient to  
794 finance the expenditures for which appropriations have been  
795 authorized, the village manager shall report to the council  
796 without delay, indicating the estimated amount of the deficit,  
797 any remedial action taken by the village manager, and  
798 recommendations as to any other steps to be taken. The council  
799 shall then take such further action as it deems necessary to  
800 prevent or reduce any deficit, and for that purpose it may, by  
801 ordinance, reduce or eliminate one or more appropriations.

802 (d) Transfer of appropriations.—At any time during the  
803 fiscal year, the council may by resolution transfer part or all  
804 of the unencumbered appropriation balance from one department,  
805 fund, service, strategy, or organizational unit to the

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806 appropriation for other departments or organizational units or a  
807 new appropriation. The village manager may transfer funds among  
808 programs within a department, fund, service, strategy, or  
809 organizational unit and shall report such transfers to the  
810 council, in writing, in a timely manner.

811 (e) Limitation; effective date.—No appropriation for debt  
812 service may be reduced or transferred, and no appropriations may  
813 be reduced below any amount required by law to be appropriated,  
814 or by more than the unencumbered balance thereof. The  
815 supplemental and emergency appropriations and reduction of  
816 transfer of appropriations authorized by this section may be  
817 made effective immediately upon adoption.

818 (7) CAPITAL PROGRAM; COUNCIL ACTION ON CAPITAL PROGRAM;  
819 PUBLIC RECORDS.—

820 (a) Capital program.—In conjunction with the submission of  
821 the budget, the village manager shall prepare and submit to the  
822 council a 5-year capital program to include cost estimates, time  
823 schedules, methods of financing, and estimated annual costs of  
824 operation and maintenance for such capital improvements. This  
825 capital program shall be revised and extended each year  
826 depending on which capital improvements are still pending or in  
827 process of construction or acquisition.

828 (b) Council action on capital program.—The council shall  
829 publish in one or more newspapers of general circulation within  
830 the village a summary of the capital program and a notice of at  
831 least two public hearings on the capital program. The council,

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832 by resolution, shall adopt the capital program with or without  
833 amendments after the public hearings and on or before the 15th  
834 day of August of the then-current fiscal year.

835 (c) Public records.—Copies of the budget, capital program,  
836 and appropriation and revenue ordinances shall be public records  
837 and shall be made available to the public at suitable and  
838 published access places in the village, and shall be available  
839 for purchase at a reasonable price.

840 (8) ANNUAL INDEPENDENT AUDIT.—The council shall provide  
841 for an annual independent audit of all village accounts and  
842 pursuant to general law may provide for more frequent audits as  
843 it deems necessary. Such audits shall be made by a certified  
844 public accountant or a firm of such accountants who have no  
845 personal interest, direct or indirect, in the fiscal affairs of  
846 the village government or in any of its officers. Residency in  
847 the village shall not be construed as a prohibited interest.

848 Section 9. Nominations and elections.—

849 (1) NONPARTISAN ELECTIONS; ELECTORS; QUALIFYING.—

850 (a) Nonpartisan elections.—All elections shall be  
851 conducted on a nonpartisan basis without designation of  
852 political party affiliation.

853 (b) Electors.—Any person who is a resident of the village,  
854 who has qualified as an elector of this state, and who registers  
855 as prescribed by law shall be an elector of the village.

856 (c) Qualifying.—

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857 1. Each candidate for village council shall be a qualified  
858 elector of the village and must reside in the village for at  
859 least 1 year before the beginning of the qualifying period for  
860 the office sought.

861 2. Any elector of the village who wishes to become a  
862 candidate for village council shall qualify with the Supervisor  
863 of Elections of Lee County for the initial election; thereafter,  
864 candidates shall qualify with the village clerk by providing  
865 proof of voter registration, current address, or 1 year's  
866 residency.

867 3. The qualifying period for candidates for village  
868 council shall begin at noon on the second Monday in January of  
869 odd-numbered years and end at noon on the Friday immediately  
870 after.

871 (2) ELECTIONS.—

872 (a) Adoption of Florida Election Code.—All elections  
873 required under any article or section of this charter shall be  
874 conducted in accordance with the Florida Election Code, chapters  
875 97-106, Florida Statutes, in its entirety and as it is  
876 subsequently amended, except as otherwise provided in this  
877 charter. The council, by ordinance, may adopt such election  
878 procedures as are necessary and as provided by the Florida  
879 Election Code, chapters 97-106, Florida Statutes.

880 (b) At-large elections.—

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881 1. The regular election of council members beginning in  
882 2017 will be the first Tuesday in March on each odd-numbered  
883 year.

884 2. Electors may vote for one candidate from each of the  
885 seven council districts. The candidate in each district  
886 receiving the highest number of votes in the village at-large  
887 election shall be elected to such council district.

888 3. The term of office for an elected council member shall  
889 begin on the second Tuesday after the council election, and end  
890 on the Monday immediately before commencement of the following  
891 term.

892 (c) Village canvassing board.—The canvassing board shall  
893 consist of the mayor or council member designated by the mayor,  
894 the village clerk, and the Supervisor of Elections of Lee County  
895 who shall canvass the results. The election results shall be  
896 publicly announced after the election.

897 (3) COUNCIL DISTRICTS; REDISTRICTING.—

898 (a) There shall be seven village council districts. The  
899 districts shall be as roughly equal in permanent population as  
900 practicable according to the population figures available from  
901 the most recent Lee County population estimate determined by the  
902 decennial United States Census. Legal descriptions for the  
903 village council districts located within the boundary of the  
904 Village of Estero are as follows:

905  
906 DISTRICT 1

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907  
908 Commencing at the Northwest section corner of Section  
909 29, Township 46 South, Range 25 East, also being the  
910 Point of Beginning (State Plane Coordinate X=709367.49  
911 Y=768888.62);  
912 thence run North 88°50'15" East, for a distance of  
913 2641.85 feet;  
914 thence run North 88°24'49" East, for a distance of  
915 1988.08 feet;  
916 thence run North 89°51'10" East, for a distance of  
917 30.25 feet to the approximate center line of  
918 Breckenridge Drive;  
919 thence run southwesterly along the arc a curve to the  
920 right having a radius of 247 feet, through a central  
921 angle of 44°53'57" with a chord bearing of South  
922 22°4'49" West;  
923 thence run southwesterly along the arc a curve to the  
924 left having a radius of 2583.18 feet, through a  
925 central angle of 4°3'41" with a chord bearing of South  
926 45°15'53" West;  
927 thence run southeasterly along the arc a curve to the  
928 left having a radius of 253.24 feet, through a central  
929 angle of 92°49'6" with a chord bearing of South  
930 5°54'52" East;  
931 thence run southeasterly along the arc a curve to the  
932 right having a radius of 285.56 feet, through a

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933 central angle of 90°12'56" with a chord bearing of  
934 South 17°41'1" East;  
935 thence run South 34°18'15" West, for a distance of  
936 119.36  
937 thence run southwesterly along the arc a curve to the  
938 left having a radius of 398.15 feet, through a central  
939 angle of 53°44'15" with a chord bearing of South  
940 3°40'29" West;  
941 thence run southeasterly along the arc a curve to the  
942 right having a radius of 268.84 feet, through a  
943 central angle of 59°51'35" with a chord bearing of  
944 South 0°50'50" East;  
945 thence run southwesterly along the arc a curve to the  
946 left having a radius of 1447.11 feet, through a  
947 central angle of 7°18'53" with a chord bearing of  
948 South 23°38'42" West;  
949 thence run southeasterly along the arc a curve to the  
950 left having a radius of 377.67 feet, through a central  
951 angle of 79°49'18" with a chord bearing of South  
952 23°55'38" East;  
953 thence run southeasterly along the arc a curve to the  
954 right having a radius of 119.37 feet, through a  
955 central angle of 67°28'31" with a chord bearing of  
956 South 27°35'15" East;  
957 thence run South 0°59'11" East, for a distance of  
958 115.22 feet to the approximate centerline of Boadway

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959 Way also being the north line of the south half of  
960 Section 29, Township 46 South, Range 25 East;  
961 thence run South 89°1'50" West, for a distance of  
962 3551.72 feet to the approximate centerline of the FPL  
963 ROW;  
964 thence run South 21°36'8" East, for a distance of  
965 2384.1 feet to the approximate centerline of the  
966 Estero River;  
967 thence following the approximate center line of the  
968 Estero River for 1599.59 feet to a point lying 1328.56  
969 feet South 76°37'13" West of the point of intersection  
970 of the FPL ROW and the Estero River to the  
971 approximate center line of Halfway Creek;  
972 thence following the approximate center line of the  
973 Halfway Creek for 9365.33 feet to a point lying  
974 5640.75 feet South 15°19'02" East of the point of  
975 intersection of the center lines of the Estero River  
976 and Halfway Creek to the approximate centerline of  
977 Williams Road also being the north line of Section 05,  
978 Township 45 South, Range 25 East;  
979 thence run North 88°32'36" East, for a distance of  
980 3052.76 feet to the approximate centerline of  
981 Tropicana Avenue;  
982 thence run South 0°15'48" East, for a distance of  
983 2675.32 feet to the approximate centerline of an FPL  
984 easement;

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985 thence run South 21°9'37" East, for a distance of  
986 5754.36 feet to the approximately centerline of  
987 Coconut Road also being the north line of the south  
988 half of Section 09, Township 47 South, Range 25 East;  
989 thence run North 89°54'43" East, for a distance of  
990 1415.44 feet to the approximate center line of US 41;  
991 thence run South 0°37'40" East, for a distance of  
992 642.06 feet;  
993 Thence run southeasterly along the arc a curve to the  
994 left having a radius of 4625.18 feet, through a  
995 central angle of 12°3'37" with a chord bearing of  
996 South 5°7'30 " East;  
997 thence run South 9°39'59" East, for a distance of  
998 1007.52 feet to the south line of Section 09, Township  
999 47 South, Range 25 East also being the north boundary  
1000 of the City of Bonita Springs;  
1001 thence following said municipal boundary, run South  
1002 88°56'15" West, for a distance of 802.51 feet;  
1003 thence run South 89°0'41" West, for a distance of  
1004 2677.09 feet;  
1005 thence run North 89°52'21" West, for a distance of  
1006 2558.77 feet;  
1007 thence run North 89°52'22" West, for a distance of  
1008 2524.15 feet to a point on the east line of a  
1009 conservation easement recorded in Official Records

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Amendment No.

1010 Book 4283 Page 3774, Public Records of Lee County  
1011 Florida;  
1012 thence following said boundary for the following 102  
1013 courses and distances:  
1014 1. run North 7°58'04" West, for a distance of 16.70  
1015 feet;  
1016 2. thence run North 45°8'32" West, for a distance of  
1017 43.24 feet;  
1018 3. thence run North 17°34'5" East, for a distance of  
1019 40.65 feet;  
1020 4. thence run North 5°37'35" West, for a distance of  
1021 67.77 feet;  
1022 5. thence run North 12°23'9" East, for a distance of  
1023 35.75 feet;  
1024 6. thence run North 16°15'58" West, for a distance of  
1025 49.58 feet;  
1026 7. thence run South 89°13'57" West, for a distance of  
1027 45.10 feet;  
1028 8. thence run North 34°56'23" West, for a distance of  
1029 26.07 feet;  
1030 9. thence run North 47°36'58" East, for a distance of  
1031 27.94 feet;  
1032 10. thence run North 84°33'25" East, for a distance  
1033 of 27.45 feet;  
1034 11. thence run North 12°39'1" West, for a distance of  
1035 39.36 feet;

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- 1036        12. thence run South 67°34'27" West, for a distance  
1037        of 25.47 feet;
- 1038        13. thence run South 86°57'32" West, for a distance  
1039        of 15.9 feet;
- 1040        14. thence run North 18°32'6" East, for a distance of  
1041        38.27 feet;
- 1042        15. thence run North 14°6'44" East, for a distance of  
1043        27.92 feet;
- 1044        16. thence run North 5°32'22" West, for a distance of  
1045        52.47 feet;
- 1046        17. thence run North 31°0'48" West, for a distance of  
1047        40.1 feet;
- 1048        18. thence run North 12°11'33" West, for a distance  
1049        of 38.89 feet;
- 1050        19. thence run North 34°26'29" West, for a distance  
1051        of 51.64 feet;
- 1052        20. thence run North 27°10'2" East, for a distance of  
1053        44 feet;
- 1054        21. thence run North 57°59'14" East, for a distance  
1055        of 26.21 feet;
- 1056        22. thence run North 71°18'6" East, for a distance of  
1057        15.08 feet;
- 1058        23. thence run North 1°14'30" West, for a distance of  
1059        20.37 feet;
- 1060        24. thence run North 37°39'36" East, for a distance  
1061        of 40.08 feet;

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- 1062        25. thence run North 27°23'35" West, for a distance  
1063        of 37.53 feet;
- 1064        26. thence run North 19°59'58" West, for a distance  
1065        of 78.22 feet;
- 1066        27. thence run North 8°14'15" East, for a distance of  
1067        43.31 feet;
- 1068        28. thence run North 33°18'17" West, for a distance  
1069        of 34.45 feet;
- 1070        29. thence run North 2°45'31" West, for a distance of  
1071        35.63 feet;
- 1072        30. thence run North 24°55'57" East, for a distance  
1073        of 41.9 feet;
- 1074        31. thence run North 20°48'56" West, for a distance  
1075        of 48.32 feet;
- 1076        32. thence run North 9°34'48" East, for a distance of  
1077        44.74 feet;
- 1078        33. thence run North 33°12'43" East, for a distance  
1079        of 21.35 feet;
- 1080        34. thence run North 39°49'37" East, for a distance  
1081        of 51.91 feet;
- 1082        35. thence run North 57°48'34" East, for a distance  
1083        of 26.54 feet;
- 1084        36. thence run North 7°11'44" West, for a distance of  
1085        30.87 feet;
- 1086        37. thence run North 19°30'39" West, for a distance  
1087        of 37 feet;

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- 1088        38. thence run North 61°42'17" West, for a distance  
1089        of 63.96 feet;
- 1090        39. thence run North 7°18'24" West, for a distance of  
1091        39.41 feet;
- 1092        40. thence run North 48°46'20" West, for a distance  
1093        of 23.96 feet;
- 1094        41. thence run North 48°17'57" East, for a distance  
1095        of 25.07 feet;
- 1096        42. thence run North 19°49'2" East, for a distance of  
1097        36.2 feet;
- 1098        43. thence run North 42°37'8" East, for a distance of  
1099        36.84 feet;
- 1100        44. thence run North 25°24'38" East, for a distance  
1101        of 13.47 feet;
- 1102        45. thence run North 63°28'6" East, for a distance of  
1103        28.23 feet;
- 1104        46. thence run North 21°50'28" East, for a distance  
1105        of 36.79 feet;
- 1106        47. thence run North 26°54'16" East, for a distance  
1107        of 22.25 feet;
- 1108        48. thence run North 36°13'51" East, for a distance  
1109        of 33.3 feet;
- 1110        49. thence run North 0°32'0" East, for a distance of  
1111        23.73 feet;
- 1112        50. thence run North 39°41'4" West, for a distance of  
1113        35.54 feet;

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- 1114 51. thence run North 3°17'09" West, for a distance of  
1115 19.29 feet;
- 1116 52. thence run North 47°19'30" West, for a distance  
1117 of 50.06 feet;
- 1118 53. thence run North 40°59'54" West, for a distance  
1119 of 20.68 feet;
- 1120 54. thence run North 22°8'4" East, for a distance of  
1121 21.15 feet;
- 1122 55. thence run North 58°55'16" East, for a distance  
1123 of 31.96 feet;
- 1124 56. thence run South 82°15'2" East, for a distance of  
1125 13.75 feet;
- 1126 57. thence run South 41°43'16" West, for a distance  
1127 of 24.56 feet;
- 1128 58. thence run South 35°50'4" East, for a distance of  
1129 42.22 feet;
- 1130 59. thence run South 53°20'16" East, for a distance  
1131 of 28.47 feet;
- 1132 60. thence run North 54°36'26" East, for a distance  
1133 of 44.61 feet;
- 1134 61. thence run South 67°33'53" East, for a distance  
1135 of 23.5 feet;
- 1136 62. thence run South 71°14'30" East, for a distance  
1137 of 22.95 feet;
- 1138 63. thence run North 41°44'9" East, for a distance of  
1139 15.79 feet;

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- 1140        64. thence run North 56°23'0" West, for a distance of  
1141        28.55 feet;
- 1142        65. thence run North 86°12'55" West, for a distance  
1143        of 20.51 feet;
- 1144        66. thence run North 12°12'57" West, for a distance  
1145        of 22.75 feet;
- 1146        67. thence run North 58°7'12" West, for a distance of  
1147        25.45 feet;
- 1148        68. thence run North 11°26'36" East, for a distance  
1149        of 19.74 feet;
- 1150        69. thence run North 14°57'51" East, for a distance  
1151        of 38.06 feet;
- 1152        70. thence run South 60°50'8" East, for a distance of  
1153        22.14 feet;
- 1154        71. thence run South 78°36'49" East, for a distance  
1155        of 29.64 feet;
- 1156        72. thence run South 82°28'58" East, for a distance  
1157        of 22.54 feet;
- 1158        73. thence run North 12°4'44" East, for a distance of  
1159        31.95 feet;
- 1160        74. thence run North 28°14'30" West, for a distance  
1161        of 18.56 feet;
- 1162        75. thence run North 60°7'55" West, for a distance of  
1163        30.22 feet;
- 1164        76. thence run North 59°45'12" West, for a distance  
1165        of 25.96 feet;

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- 1166 77. thence run North 15°52'35" East, for a distance  
1167 of 34.51 feet;
- 1168 78. thence run North 83°34'30" West, for a distance  
1169 of 24.52 feet;
- 1170 79. thence run North 42°24'51" West, for a distance  
1171 of 36.16 feet;
- 1172 80. thence run North 41°58'46" West, for a distance  
1173 of 40.98 feet;
- 1174 81. thence run North 79°48'7" West, for a distance of  
1175 48.5 feet;
- 1176 82. thence run North 46°4'37" East, for a distance of  
1177 27.43 feet;
- 1178 83. thence run North 31°0'38" East, for a distance of  
1179 25.53 feet;
- 1180 84. thence run North 14°42'48" East, for a distance  
1181 of 28.87 feet;
- 1182 85. thence run South 70°5'51" East, for a distance of  
1183 36.5 feet;
- 1184 86. thence run South 54°46'17" East, for a distance  
1185 of 19.72 feet;
- 1186 87. thence run South 79°21'50" East, for a distance  
1187 of 24.88 feet;
- 1188 88. thence run South 71°44'14" East, for a distance  
1189 of 18.15 feet;
- 1190 89. thence run North 86°51'4" East, for a distance of  
1191 39.79 feet;

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- 1192 | 90. thence run North 34°0'38" East, for a distance of  
1193 | 22.57 feet;
- 1194 | 91. thence run North 6°30'32" East, for a distance of  
1195 | 20.53 feet;
- 1196 | 92. thence run North 50°42'32" West, for a distance  
1197 | of 25.83 feet;
- 1198 | 93. thence run North 58°26'34" West, for a distance  
1199 | of 32.79 feet;
- 1200 | 94. thence run South 76°58'32" West, for a distance  
1201 | of 32.43 feet;
- 1202 | 95. thence run North 80°3'12" West, for a distance of  
1203 | 25.81 feet;
- 1204 | 96. thence run North 1°58'43" East, for a distance of  
1205 | 35.44 feet;
- 1206 | 97. thence run North 17°31'4" East, for a distance of  
1207 | 24.03 feet;
- 1208 | 98. thence run South 83°9'35" West, for a distance of  
1209 | 75.71 feet;
- 1210 | 99. thence run North 14°12'53" East, for a distance  
1211 | of 28.04 feet;
- 1212 | 100. thence run North 22°41'2" West, for a distance  
1213 | of 9.38 feet;
- 1214 | 101. thence run North 38°25'26" East, for a distance  
1215 | of 13.31 feet;
- 1216 | 102. thence run North 13°27'24" East, for a distance  
1217 | of 68.12 feet to the northwest corner of Conservation

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Amendment No.

1218 Easement number 14, recorded in Official Records Book  
1219 3094, Page 3234, Public Records of Lee County Florida;  
1220 thence along said boundary for the following four (4)  
1221 courses and distances:  
1222 1. run North 75°38'7" East, for a distance of 112.79  
1223 feet;  
1224 2. thence run South 19°8'7" East, for a distance of  
1225 117.08 feet;  
1226 3. thence run South 53°3'31" East, for a distance of  
1227 119.51 feet;  
1228 4. thence run South 34°45'41" East, for a distance of  
1229 134.67 feet;  
1230 thence run North 29°52'39" East, for a distance of  
1231 22.93 feet;  
1232 Thence run northeasterly along the arc a curve to the  
1233 left having a radius of 99.98 feet, through a central  
1234 angle of 14°44'42" with a chord bearing of North  
1235 22°30'22 " East;  
1236 Thence run northeasterly along the arc a curve to the  
1237 right having a radius of 104.66 feet, through a  
1238 central angle of 54°40'21" with a chord bearing of  
1239 North 42°22'25" East;  
1240 Thence run northeasterly along the arc a curve to the  
1241 left having a radius of 99.92 feet, through a central  
1242 angle of 28°2'33" with a chord bearing of North  
1243 55°36'0" East;

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1244 thence run North 41°35'17" East, for a distance of  
1245 46.9 feet;  
1246 thence run North 47°26'14" East, for a distance of  
1247 466.86 feet;  
1248 thence run North 63°30'43" East, for a distance of  
1249 230.57 feet;  
1250 thence run South 89°48'2" East, for a distance of  
1251 34.12 feet;  
1252 thence run North 0°11'43" East, for a distance of  
1253 82.19 feet;  
1254 thence run North 50°54'15" West, for a distance of  
1255 143.04 feet;  
1256 thence run North 74°36'32" West, for a distance of  
1257 58.19 feet;  
1258 thence run North 0°17'51" East, for a distance of  
1259 47.01 feet;  
1260 thence run North 89°43'6" West, for a distance of  
1261 904.21 feet;  
1262 thence run North 89°43'19" West, for a distance of  
1263 45.84 feet;  
1264 thence run South 0°50'2" East, for a distance of 625  
1265 feet;  
1266 thence run South 89°13'27" West, for a distance of  
1267 1107.21 feet;  
1268 thence run North 0°46'33" West, for a distance of 650  
1269 feet;

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1270 thence run South 89°13'28" West, for a distance of  
1271 9.44 feet;  
1272 thence run North 0°16'13" East, for a distance of  
1273 219.3 feet;  
1274 thence run North 3°47'55" West, for a distance of 202  
1275 feet;  
1276 thence run South 89°13'6" West, for a distance of  
1277 75.49 feet;  
1278 thence run South 81°53'4" West, for a distance of  
1279 115.98 feet;  
1280 thence run North 0°54'46" West, for a distance of  
1281 42.12 feet;  
1282 thence run North 78°19'31" East, for a distance of  
1283 121.8 feet;  
1284 thence run North 9°17'44" West, for a distance of  
1285 199.5 feet;  
1286 thence run South 89°5'16" West, for a distance of 549  
1287 feet to the intersection with the water of the Estero  
1288 Bay;  
1289 thence following the waters of the Estero Bay for  
1290 50,680.08 feet to a point lying 20,165.26 feet North  
1291 19°37'46" West of the point of intersection of the  
1292 waters of the Estero Bay and the north section line of  
1293 Section 25, Township 46 South, Range 24 East to the  
1294 north line of Section 25, Township 46 South, Range 24  
1295 East;

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1296 thence run along the north section lines of Section  
1297 25, Township 46 South, Range 24 East and Section 30,  
1298 Township 46 South, Range 25 East the following  
1299 courses; North 89°32'47" East, for a distance of  
1300 2719.61 feet;  
1301 thence run South 68°7'41" East, for a distance of  
1302 182.45 feet;  
1303 thence run South 66°45'23" East, for a distance of  
1304 2831.06 feet;  
1305 thence run North 88°54'14" East, for a distance of  
1306 2629.27 feet to the point of beginning.

1307  
1308 LESS AND EXCEPT:

1309  
1310  
1311 The East Half (E-1/2) of the Northwest Quarter (NW-  
1312 1/4) and the West Half (W 1/2) of the West Half (W-  
1313 1/2) of the Northeast Quarter (NE-1/4) of Section 8,  
1314 Township 47 South, Range 25 East, less the south 40  
1315 feet for the Coconut Road Right-of-way.

1316  
1317 District Contains 4,128.3 Acres More Or Less

1318  
1319 DISTRICT 2

1320

Amendment No.

1321 Commencing at the west quarter corner of Section 28,  
1322 Township 46 South, Range 25 East, also being the Point  
1323 of Beginning (state plane coordinates X= 714693.75  
1324 Y=766374.94)  
1325 thence run North 89°49'35" East, for a distance of  
1326 3330.54 feet to the approximate center line of US 41;  
1327 thence run South 1°50'8" East, for a distance of  
1328 3921.45  
1329 thence run southwesterly along the arc a curve to the  
1330 right having a radius of 14466.75 feet, through a  
1331 central angle of 3°33'47" with a chord bearing of  
1332 South 3°44'45" West;  
1333 thence run South 5°9'37" West, for a distance of  
1334 3075.17 feet;  
1335 thence run South 4°39'27" West, for a distance of  
1336 1352.53  
1337 thence run southeasterly along the arc a curve to the  
1338 left having a radius of 7063.4 feet, through a central  
1339 angle of 15°6'59" with a chord bearing of South  
1340 1°20'18" East;  
1341 thence run South 6°55'41" East, for a distance of  
1342 2662.67  
1343 thence run southeasterly along the arc a curve to the  
1344 right having a radius of 8613.59 feet, through a  
1345 central angle of 8°51'44" with a chord bearing of  
1346 South 3°44'22" East;

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1347 thence run South 0°37'40" East, for a distance of  
1348 942.23 feet to the approximately centerline of Coconut  
1349 Road also being the north line of the south half of  
1350 Section 09, Township 47 South, Range 25 East;  
1351 thence run South 89°54'43" West, for a distance of  
1352 1415.44 feet to the approximate centerline of an FPL  
1353 easement;  
1354 thence run North 21°9'37" West, for a distance of  
1355 5754.36 feet to the approximate centerline of  
1356 Tropicana Avenue;  
1357 thence run North 0°15'48" West, for a distance of  
1358 2675.32 feet to the approximate centerline of Williams  
1359 Road also being the north line of Section 05, Township  
1360 45 South, Range 25 East;  
1361 thence run South 88°32'36" West, for a distance of  
1362 3052.76 feet to the approximate center line of Halfway  
1363 Creek;  
1364 thence following the approximate center line of the  
1365 Halfway Creek for 9365.33 feet to a point lying  
1366 5640.75 feet North 15°19'02" West of the point of  
1367 intersection of the center lines of the Williams Road  
1368 and Halfway Creek to the approximate centerline of the  
1369 Estero River;  
1370 thence following the approximate center line of the  
1371 Estero River for 1599.59 feet to a point lying 1328.56

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1372 feet North 76°37'13" East of the point of intersection  
1373 of Halfway Creek and the Estero River to the FPL ROW;  
1374 thence run North 21°36'8" West, for a distance of  
1375 2384.1 feet to the approximate centerline of Boadway  
1376 Way also being the north line of the south half of  
1377 Section 29, Township 46 South, Range 25 East;  
1378 thence run North 88°55'55" East, for a distance of  
1379 3183.58 feet;  
1380 thence run North 89°48'50" East, for a distance of  
1381 368.19 feet;  
1382 thence run North 89°48'50" East, for a distance of  
1383 608.14 feet to the point of beginning.

1384  
1385 District Contains 1,769.65 Acres More Or Less

1386  
1387 DISTRICT 3

1388  
1389 Commencing at the northeast corner of Section 21,  
1390 Township 46 South, Range 25 East, also being the Point  
1391 of Beginning (state plane coordinates X= 714583.39  
1392 Y=774315.45);  
1393 thence run along the north section line of Section 21,  
1394 Township 46 South, Range 25 East, South 88°49'16"  
1395 East, for a distance of 2649.92 feet;  
1396 thence run South 89°29'33" East, for a distance of  
1397 2628.25 feet;

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Amendment No.

1398 thence run South 0°53'55" East, for a distance of  
1399 2646.15 feet to the north line of the southwest  
1400 quarter of Section 21, Township 46 South, Range 25  
1401 East;  
1402 thence run North 89°15'56" East, for a distance of  
1403 2658.71 feet;  
1404 thence run South 0°38'38" East, for a distance of  
1405 2574.91 feet;  
1406 thence run North 88°38'34" East, for a distance of  
1407 2590.9 feet;  
1408 thence run North 0°52'40" East, for a distance of  
1409 2547.76 feet to the north line of the southwest  
1410 quarter of Section 22, Township 46 South, Range 25  
1411 East;  
1412 thence run North 89°16'11" East, for a distance of  
1413 664.59 feet to the west ROW line of INTERSTATE 75;  
1414 thence run South 16°27'23" East, for a distance of  
1415 2671.61 feet to the north line of Section 26, Township  
1416 46 South, Range 25 East;  
1417 thence run South 89°44'7" East, for a distance of  
1418 230.64 feet to the approximate centerline of  
1419 INTERSTATE 75;  
1420 thence run South 18°17'40" East, for a distance of  
1421 1432.27 feet;

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Amendment No.

1422 thence run South 89°51'10" West, for a distance of  
1423 2038.08 feet to the approximate centerline of Three  
1424 Oaks Parkway;  
1425 thence run South 1°18'28" East, for a distance of  
1426 1272.84 feet to the north line of the south half of  
1427 Section 26, Township 46 South, Range 25 East;  
1428 thence run South 89°11'8" West, for a distance of  
1429 71.58 feet;  
1430 thence run South 89°11'9" West, for a distance of  
1431 5263.51 feet;  
1432 thence run South 89°49'3" West, for a distance of  
1433 599.42 feet to the approximately centerline of the  
1434 Seaboard Coast Line Railroad ROW;  
1435 thence run northwesterly along the arc a curve to the  
1436 left having a radius of 2968.18 feet, through a  
1437 central angle of 34°4'42" with a chord bearing of  
1438 North 17°54'8" West;  
1439 thence run North 32°1'23" West, for a distance of  
1440 1191.76 feet to the approximate centerline of Estero  
1441 Parkway;  
1442 thence run North 85°53'31" West, for a distance of  
1443 1260.18 feet;  
1444 thence run southwesterly along the arc a curve to the  
1445 left having a radius of 1124.38 feet, through a  
1446 central angle of 42°53'44" with a chord bearing of  
1447 South 74°19'14" West;

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Amendment No.

1448 thence run South 52°16'30" West, for a distance of  
1449 465.33 feet to the approximate centerline of US 41;  
1450 thence run North 36°48'36" West, for a distance of  
1451 1926.3 feet to the west line of Section 21, Township  
1452 46 South, 25 East;  
1453 thence run North 0°46'18" West, for a distance of  
1454 162.01 feet to the east ROW line of US41;  
1455 thence run North 36°55'0" West, for a distance of  
1456 806.81 feet;  
1457 thence run North 89°15'26" East, for a distance of  
1458 475.88 feet to the east line of Section 21, Township  
1459 46 South, 25 East;  
1460 thence run North 0°46'16" West, for a distance of  
1461 659.7 feet;  
1462 thence run North 0°47'43" West, for a distance of  
1463 2661.71 feet to the point of beginning.

1464  
1465 District Contains 1286.59 Acres More Or Less

1466  
1467 DISTRICT 4

1468  
1469 Commencing at the west quarter corner of Section 28,  
1470 Township 46 South, Range 25 East, also being the Point  
1471 of Beginning (state plane coordinates X=714693.75  
1472 Y=766374.94 feet);

Amendment No.

1473 thence run North 89°49'35" East, for a distance of  
1474 3330.54 feet to the approximate center line of US 41;  
1475 thence run South 1°50'8" East, for a distance of  
1476 3921.45 feet to the approximate centerline of  
1477 Corkscrew Road;  
1478 thence run North 89°46'44" East, for a distance of  
1479 9317.45  
1480 thence run northeasterly along the arc a curve to the  
1481 left having a radius of 3230.33 feet, through a  
1482 central angle of 26°59'33" with a chord bearing of  
1483 North 73°48'1" East to the approximate centerline of  
1484 the INTERSTATE 75 ROW;  
1485 thence run North 18°17'40" West, for a distance of  
1486 5079.82 feet;  
1487 thence run South 89°51'16" West, for a distance of  
1488 2038.1 feet to the approximate centerline of the Three  
1489 Oaks Parkway ROW;  
1490 thence run South 1°18'28" East, for a distance of  
1491 1272.84 feet to the north line of the south half of  
1492 Section 26, Township 46 South, Range 25 East;  
1493 thence run South 89°11'8" West, for a distance of  
1494 71.58 feet;  
1495 thence run South 89°11'9" West, for a distance of  
1496 5263.51 feet;

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Amendment No.

1497 thence run South 89°49'3" West, for a distance of  
1498 599.42 feet to the approximately centerline of the  
1499 Seaboard Coast Line Railroad ROW;  
1500 thence run northwesterly along the arc a curve to the  
1501 left having a radius of 2968.18 feet, through a  
1502 central angle of 34°4'42" with a chord bearing of  
1503 North 17°54'8" West;  
1504 thence run North 32°1'23" West, for a distance of  
1505 1191.76 feet to the approximate centerline of Estero  
1506 Parkway;  
1507 thence run North 85°53'31" West, for a distance of  
1508 1260.18 feet;  
1509 thence run southwesterly along the arc a curve to the  
1510 left having a radius of 1124.38 feet, through a  
1511 central angle of 42°53'44" with a chord bearing of  
1512 South 74°19'14" West;  
1513 thence run South 52°16'30" West, for a distance of  
1514 465.33 feet to the approximate centerline of US 41;  
1515 thence run North 36°48'36" West, for a distance of  
1516 1926.3 feet to the west line of Section 21, Township  
1517 46 South, 25 East;  
1518 thence run South 0°46'28" East, for a distance of  
1519 177.04 feet to the intersection of said section line  
1520 the northeast boundary of the Breckenridge  
1521 Professional Center;

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Amendment No.

1522 thence run North 36°54'58" West, for a distance of  
1523 97.87 feet;  
1524 thence run North 36°55'10" West, for a distance of  
1525 277.55 feet;  
1526 thence run South 88°39'22" West, for a distance of  
1527 76.95 feet;  
1528 thence run South 17°23'50" West, for a distance of  
1529 62.04 feet;  
1530 thence run South 38°56'0" East, for a distance of  
1531 286.25 feet;  
1532 thence run South 52°56'45" West, for a distance of  
1533 23.92 feet;  
1534 thence run South 88°30'1" West, for a distance of  
1535 498.56 feet;  
1536 thence run South 0°41'56" East, for a distance of  
1537 995.94 feet;  
1538 thence run North 89°50'17" East, for a distance of  
1539 30.24 feet to the approximately centerline of  
1540 Breckenridge Drive;  
1541 thence run southwesterly along the arc a curve to the  
1542 right having a radius of 247 feet, through a central  
1543 angle of 44°53'57" with a chord bearing of South  
1544 22°4'49" West;  
1545 thence run southwesterly along the arc a curve to the  
1546 left having a radius of 2583.18 feet, through a

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Amendment No.

1547 central angle of 4°3'41" with a chord bearing of South  
1548 45°15'53" West;  
1549 thence run southeasterly along the arc a curve to the  
1550 left having a radius of 253.24 feet, through a central  
1551 angle of 92°49'6" with a chord bearing of South  
1552 5°54'52" East;  
1553 thence run southeasterly along the arc a curve to the  
1554 right having a radius of 285.56 feet, through a  
1555 central angle of 90°12'56" with a chord bearing of  
1556 South 17°41'1" East;  
1557 thence run South 34°18'15" West, for a distance of  
1558 119.36  
1559 thence run southwesterly along the arc a curve to the  
1560 left having a radius of 398.15 feet, through a central  
1561 angle of 53°44'15" with a chord bearing of South  
1562 3°40'29" West;  
1563 thence run southeasterly along the arc a curve to the  
1564 right having a radius of 268.84 feet, through a  
1565 central angle of 59°51'35" with a chord bearing of  
1566 South 0°50'50" East;  
1567 thence run southwesterly along the arc a curve to the  
1568 left having a radius of 1447.11 feet, through a  
1569 central angle of 7°18'53" with a chord bearing of  
1570 South 23°38'42" West;  
1571 thence run southeasterly along the arc a curve to the  
1572 left having a radius of 377.67 feet, through a central

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1573 angle of 79°49'18" with a chord bearing of South  
1574 23°55'38" East;  
1575 thence run southeasterly along the arc a curve to the  
1576 right having a radius of 119.37 feet, through a  
1577 central angle of 67°28'31" with a chord bearing of  
1578 South 27°35'15" East;  
1579 thence run South 0°59'11" East, for a distance of  
1580 114.77 feet to the approximate centerline of Boadway  
1581 Way also being the north line of the south half of  
1582 Section 29, Township 46 South, Range 25 East;  
1583 thence run North 89°48'50" East, for a distance of  
1584 608.13 feet to the point of beginning.

1585  
1586 District Contains 1327.54 Acres More Or Less

1587  
1588 DISTRICT 5

1589  
1590 Commencing at the southwest corner of Section 36,  
1591 Township 46 South, Range 25 East, also being the Point  
1592 of Beginning (state plane coordinates X=735937.6  
1593 Y=758567.2);  
1594 thence following the south section lines of Sections  
1595 36, 35, 34, and 33, Township 46 South Range 25 East  
1596 for 7 courses: run South 89°21'40" West, for a  
1597 distance of 2638.23 feet;

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1598 thence run North 88°39'21" West, for a distance of  
1599 2631.26 feet;  
1600 thence run South 89°50'15" West, for a distance of  
1601 2639.64 feet;  
1602 thence run South 89°50'34" West, for a distance of  
1603 2641.62 feet;  
1604 thence run South 89°52'7" West, for a distance of  
1605 2639.37 feet;  
1606 thence run South 89°51'22" West, for a distance of  
1607 2647.56 feet;  
1608 thence run South 88°19'39" West, for a distance of  
1609 2287.28 feet to the approximate centerline of US 41;  
1610 thence run North 5°9'37" East, for a distance of  
1611 3075.17  
1612 thence run northeasterly along the arc a curve to the  
1613 left having a radius of 14466.75 feet, through a  
1614 central angle of 3°33'47" with a chord bearing of  
1615 North 3°44'45" East to the approximate centerline of  
1616 Corkscrew Road;  
1617 thence run North 89°46'44" East, for a distance of  
1618 9317.45  
1619 thence run northeasterly along the arc a curve to the  
1620 left having a radius of 3230.33 feet, through a  
1621 central angle of 26°59'33" with a chord bearing of  
1622 North 73°48'1" East to the approximated centerline of  
1623 the INTERSTATE 75 ROW;

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Amendment No.

1624 thence run North 18°17'40" West, for a distance of  
1625 5079.82 feet;  
1626 thence run North 18°17'40" West, for a distance of  
1627 1432.34 feet to the north line of Section 26, Township  
1628 46 South, Range 25 East;  
1629 thence run South 89°45'8" East, for a distance of  
1630 997.08 feet;  
1631 thence run South 89°44'35" East, for a distance of  
1632 2107.98 feet to the approximate centerline of Ben Hill  
1633 Griffin Parkway;  
1634 thence run South 0°0'19" West, for a distance of  
1635 1064.21  
1636 thence run southeasterly along the arc a curve to the  
1637 left having a radius of 2214.94 feet, through a  
1638 central angle of 23°23'51" with a chord bearing of  
1639 South 16°20'0" East;  
1640 thence run South 31°40'32" East, for a distance of  
1641 719.1  
1642 thence run southeasterly along the arc a curve to the  
1643 right having a radius of 2223.22 feet, through a  
1644 central angle of 26°27'22" with a chord bearing of  
1645 South 22°6'3" East;  
1646 thence run South 6°27'32" East, for a distance of  
1647 416.71 feet;  
1648 thence run South 7°40'1" East, for a distance of  
1649 136.64

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1650 thence run southeasterly along the arc a curve to the  
1651 left having a radius of 1451.88 feet, through a  
1652 central angle of 21°34'34" with a chord bearing of  
1653 South 18°26'6" East;  
1654 thence run South 29°39'33" East, for a distance of  
1655 302.71 feet to the approximate centerline of Corkscrew  
1656 Road;  
1657 thence run North 62°15'53" East, for a distance of  
1658 5042.42 feet to the west line of Section 25, Township  
1659 46 South, Range 25 East;  
1660 thence run South 1°2'2" East, for a distance of 135.83  
1661 feet;  
1662 thence run South 1°4'45" East, for a distance of  
1663 2642.78 feet;  
1664 thence run South 0°33'4" East, for a distance of  
1665 2640.43 feet;  
1666 thence run South 0°27'27" East, for a distance of  
1667 2643.53 feet to the point of beginning.  
1668  
1669 District Contains 2348.31 Acres More Or Less  
1670  
1671 DISTRICT 6  
1672  
1673 Commencing at the southwest corner of Section 09,  
1674 Township 47 South, Range 25 East, also being the Point

Amendment No.

1675 of Beginning (state plane coordinates X=718429.44  
1676 Y=747782.96);  
1677 Thence run South 88°56'16" West, for a distance of  
1678 1847.35 feet to the approximate centerline of US 41;  
1679 thence run North 9°39'59" West, for a distance of  
1680 1007.52 feet;  
1681 thence run northwesterly along the arc a curve to the  
1682 right having a radius of 4625.18 feet, through a  
1683 central angle of 12°3'37" with a chord bearing of  
1684 North 5°7'30" West;  
1685 thence run North 0°37'53" West, for a distance of  
1686 642.06 feet;  
1687 thence run North 0°37'40" West, for a distance of  
1688 923.23 feet;  
1689 thence run northwesterly along the arc a curve to the  
1690 left having a radius of 8613.59 feet, through a  
1691 central angle of 8°51'44" with a chord bearing of  
1692 North 3°44'22" West;  
1693 thence run North 6°55'41" West, for a distance of  
1694 2662.67 feet;  
1695 thence run northwesterly along the arc a curve to the  
1696 right having a radius of 7063.40 feet, through a  
1697 central angle of 15°6'59" with a chord bearing of  
1698 North 1°20'18" West to the north line of Section 04,  
1699 Township 47 South, Range 25 East;

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1700 thence run North 4°39'27" East, for a distance of  
1701 1352.53 feet;  
1702 thence run North 88°19'39" East, for a distance of  
1703 2287.28 feet;  
1704 thence run North 89°51'22" East, for a distance of  
1705 2647.56 feet;  
1706 thence run North 89°52'7" East, for a distance of  
1707 2639.37 feet;  
1708 thence run North 89°50'34" East, for a distance of  
1709 2641.62 feet;  
1710 thence run North 89°50'15" East, for a distance of  
1711 2639.65 feet to the northeast corner of Section 02,  
1712 Township 47 South, Range 25 East;  
1713 thence run South 1°13'18" East, for a distance of  
1714 2678.29 feet;  
1715 thence run South 1°13'32" East, for a distance of  
1716 2655.29 feet;  
1717 thence run South 0°55'29" East, for a distance of  
1718 3018.01 feet;  
1719 thence run South 0°55'30" East, for a distance of  
1720 3018.02 feet to the southeast corner of Section 11,  
1721 Township 47 South, Range 25 East;  
1722 thence run North 82°32'47" West, for a distance of  
1723 2623.46 feet;  
1724 thence run North 82°29'22" West, for a distance of  
1725 2698.35 feet;

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1726 thence run South 88°50'21" West, for a distance of  
1727 2665.25 feet;  
1728 thence run South 88°50'38" West, for a distance of  
1729 2663.15 feet to the point of beginning.  
1730  
1731 District Contains 4388 Acres More Or Less  
1732  
1733 DISTRICT 7  
1734  
1735 Commencing at the southwest corner of Section 31,  
1736 Township 46 South, Range 26 East, also being the Point  
1737 of Beginning (state plane coordinates X=735937.47  
1738 Y=758567.08 feet;  
1739 thence run North 89°40'8" East, for a distance of  
1740 2638.47 feet;  
1741 thence run North 89°15'55" East, for a distance of  
1742 2632.21 feet;  
1743 thence run North 89°7'38" East, for a distance of  
1744 2643.33 feet;  
1745 thence run North 89°6'9" East, for a distance of  
1746 2641.82 feet to the southeast corner of Section 32,  
1747 Township 46 South, Range 26 East;  
1748 thence run North 0°20'14" East, for a distance of  
1749 2637.31 feet;  
1750 thence run North 0°21'15" East, for a distance of  
1751 2630.02 feet;

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1752 thence run North 2°7'56" West, for a distance of  
1753 2645.68 feet;  
1754 thence run North 2°7'47" West, for a distance of  
1755 2646.39 feet;  
1756 thence run North 1°9'40" West, for a distance of  
1757 825.71 feet to the approximate centerline of Corkscrew  
1758 Road;  
1759 thence run South 86°34'11" West, for a distance of  
1760 4481.93 feet;  
1761 thence run southwesterly along the arc a curve to the  
1762 left having a radius of 893.4 feet, through a central  
1763 angle of 21°54'30" with a chord bearing of South  
1764 75°0'11" West;  
1765 thence run South 61°50'19" West, for a distance of  
1766 1130.65 feet to the north line of Section 30, Township  
1767 46 South, Range 26 East;  
1768 thence run South 89°21'59" West, for a distance of  
1769 2100.77 feet;  
1770 thence run South 89°21'54" West, for a distance of  
1771 2607.66 feet;  
1772 thence run South 89°28'25" West, for a distance of  
1773 2624.95 feet;  
1774 thence run South 89°28'10" West, for a distance of  
1775 2624.89 feet;

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Amendment No.

1776 thence run North 89°44'35" West, for a distance of  
1777 578.31 feet to the approximate centerline of Ben Hill  
1778 Griffin Parkway;  
1779 thence run South 0°0'19" West, for a distance of  
1780 1064.21  
1781 thence run northwesterly along the arc a curve to the  
1782 left having a radius of 2214.94 feet, through a  
1783 central angle of 23°23'51" with a chord bearing of  
1784 South 16°20'0" East;  
1785 thence run South 31°40'32" East, for a distance of  
1786 719.1  
1787 thence run northwesterly along the arc a curve to the  
1788 right having a radius of 2223.22 feet, through a  
1789 central angle of 26°27'22" with a chord bearing of  
1790 South 22°6'3" East;  
1791 thence run South 6°27'32" East, for a distance of  
1792 416.71 feet;  
1793 thence run South 7°40'1" East, for a distance of  
1794 136.64  
1795 thence run northwesterly along the arc a curve to the  
1796 left having a radius of 1451.88 feet, through a  
1797 central angle of 21°34'34" with a chord bearing of  
1798 South 18°26'6" East;  
1799 thence run South 29°39'33" East, for a distance of  
1800 302.71 feet to the approximate centerline of Corkscrew  
1801 Road;

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1802 thence run North 62°15'53" East, for a distance of  
1803 5042.42 feet to the east line of Section 30, Township  
1804 46 South, Range 26 East;  
1805 thence run South 1°2'2" East, for a distance of 135.83  
1806 feet;  
1807 thence run South 1°4'45" East, for a distance of  
1808 2642.78 feet;  
1809 thence run South 0°33'4" East, for a distance of  
1810 2640.43 feet;  
1811 thence run South 0°27'27" East, for a distance of  
1812 2643.53 feet to the point of beginning.

1813  
1814 District Contains 2683 Acres More Or Less

1815  
1816 Population figures are from 2010 United States Census using  
1817 census block level data. The bearings and distances are based on  
1818 the State Plane Coordinates System Florida Zone West NAD 83  
1819 (CORS).

1820 (b) In the year 2015, and in odd-numbered years after each  
1821 decennial United States Census thereafter, and at any time  
1822 required by law, the council may redivide the village into seven  
1823 districts as roughly equal in permanent population as practical.

1824 (4) RECALL.—The qualified voters of the village shall have  
1825 the power to remove from office an elected official for  
1826 unethical or illegal conduct or actions resulting in the  
1827 endangerment of the public health and safety, malfeasance of

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1828 office, or dereliction of duties. In order to recall a council  
1829 member, at least 25 percent of the total number of electors  
1830 registered to vote in the last regular village election within  
1831 the district shall be needed to sign a petition to recall the  
1832 council member from his or her district seat. If said number of  
1833 signatures is collected and certified by the Supervisor of  
1834 Elections of Lee County, a special recall election shall be held  
1835 no later than 90 days after such certification. A recall  
1836 election shall be held as provided for by the Florida Election  
1837 Code.

1838       Section 10. Initiative and referendum.—The powers of  
1839 initiative and referendum are reserved to the qualified  
1840 registered voters of the village. The election laws of the  
1841 state, as they currently exist or may hereafter be amended or  
1842 superseded, shall govern the exercise of the powers of  
1843 initiative and referendum under this charter.

1844       Section 11. General provisions.—

1845       (1) CODE OF ETHICS.—It is essential to the proper conduct  
1846 and operation of the village that the officers and employees of  
1847 the village be independent and impartial and for their offices  
1848 not to be used for private gain other than the remuneration  
1849 provided by law or by ordinances. It is declared to be the  
1850 policy of the village that its officers and employees are agents  
1851 of the people and hold their positions for the benefit of the  
1852 public. Therefore, all village officers and employees shall

Amendment No.

1853 adhere to the standards of conduct as set forth in part III of  
1854 chapter 112, Florida Statutes.

1855 (2) AMENDMENTS TO CHARTER.—

1856 (a) Amendments.—The charter may be amended in accordance  
1857 with the provisions for charter amendments as specified in the  
1858 Municipal Home Rules Powers Act, chapter 166, Florida Statutes,  
1859 or as otherwise may be provided by general law. The council may,  
1860 by ordinance, or the qualified registered voters of the village  
1861 may, by petition signed by 10 percent or 5,000 electors,  
1862 whichever is less, registered to vote in the last regular  
1863 village election, submit to the electors of the village a  
1864 proposed amendment to any part or all of the charter. The form,  
1865 content, and certification of any petition to amend the charter  
1866 shall be established by ordinance.

1867 (b) Election.—The council shall place the proposed  
1868 amendment contained in the ordinance or petition to a vote of  
1869 the electors of the village at the next village election or at a  
1870 special election called for such purpose.

1871 (c) Adoption of amendment.—If a majority of the registered  
1872 voters of the village vote in favor of a proposed charter  
1873 amendment, the amendment shall become effective at the time  
1874 fixed in the amendment or, if no time is fixed in the amendment,  
1875 30 days after the amendment is adopted by the voters.

1876 (3) SEVERABILITY.—If any provision of this charter or the  
1877 application thereof to any person or circumstance is held  
1878 invalid, the invalidity shall not affect other provisions or

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1879 applications of this charter which can be given effect without  
1880 the invalid provisions or application, and to this end the  
1881 provisions of this charter are declared severable.

1882 Section 12. Referendum election; transition.—

1883 (1) REFERENDUM ELECTION.—The referendum election called  
1884 for by this act shall be held on November 4, 2014, at which time  
1885 the following question shall be placed upon the ballot:

1886  
1887 Shall the Village of Estero and its charter be created?

1888  
1889 YES ....

1890  
1891 NO ....

1892  
1893 In the event the question is answered affirmatively by a  
1894 majority of voters voting in the referendum, the charter will  
1895 take effect as provided for in this charter. The referendum  
1896 election shall be conducted by the Supervisor of Elections of  
1897 Lee County in accordance with the Florida Election Code, and the  
1898 cost of such election shall be funded by Lee County.

1899 (2) INITIAL ELECTION OF COUNCIL.—

1900 (a) After the adoption of this charter, the Supervisor of  
1901 Elections of Lee County shall call an election to be held on  
1902 March 3, 2015, for the election of seven village council  
1903 members. The election shall be conducted by the Supervisor of  
1904 Lee County Elections in accordance with the Florida Election

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1905 Code, and the cost of such election shall be funded by Lee  
1906 County.

1907 (b) Any individual who wishes to run for one of seven  
1908 initial seats on the council shall qualify with the Supervisor  
1909 of Elections of Lee County in accordance with this charter and  
1910 general law. The qualifying period for the initial election of  
1911 the village council shall begin at noon on the second Monday in  
1912 January and end at noon on the Friday immediately following.

1913 (c) For the initial elections, the county canvassing board  
1914 shall certify the results of the elections in accordance with  
1915 general law.

1916 (d) The four council members receiving the highest number  
1917 of votes shall be elected to 4-year terms and the other three  
1918 council members shall be elected to initial 2-year terms. The  
1919 council members elected to the 2-year terms may serve, if  
1920 reelected, an additional 4-year term, which will constitute two  
1921 terms for term limit purposes.

1922 (3) SCHEDULE.—

1923 (a) First election of council members.—At the time of its  
1924 adoption, this charter shall be in effect to the extent  
1925 necessary so that the first election of members of the village  
1926 council may be conducted in accordance with this charter.

1927 (b) Time of taking full effect.—This charter shall be in  
1928 full effect for all purposes on and after the date of the first  
1929 meeting of the newly elected village council provided in  
1930 paragraph (c).

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1931        (c) First council meeting.—On March 17, 2015, after the  
1932 first election of the village council under this charter, the  
1933 newly elected members of the village council shall meet at a  
1934 location to be determined. The initial council shall have the  
1935 authority and power to enter into contracts, arrange for the  
1936 hiring of legal counsel, begin recruiting applicants for village  
1937 manager, provide for necessary village offices and facilities,  
1938 and do such other things as it deems necessary and appropriate  
1939 for the village.

1940        (4) FIRST-YEAR EXPENSES.—The council, in order to provide  
1941 moneys for the expenses and support of the city, shall have the  
1942 power to borrow money necessary for the operation of municipal  
1943 government until such time as a budget is adopted and revenues  
1944 are raised in accordance with this charter.

1945        (5) TRANSITIONAL ORDINANCES AND RESOLUTIONS.—

1946        (a) All applicable county ordinances currently in place at  
1947 the time of passage of the referendum, unless specifically  
1948 referenced in this charter, shall remain in place until and  
1949 unless rescinded by action of the council, except that a county  
1950 ordinance, rule, or regulation which is in conflict with an  
1951 ordinance, rule, or regulation of the village shall not be  
1952 effective to the extent of such conflict. Any existing Lee  
1953 County ordinances, rules, and regulations, as of November 4,  
1954 2014, shall not be altered, changed, rescinded, or added to, nor  
1955 shall any variance be granted, if such action would affect the  
1956 village without the approval of the council.

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1957        (b) The council shall adopt ordinances and resolutions  
1958 required to effect the transition. Ordinances adopted within 90  
1959 days after the first council meeting may be passed as emergency  
1960 ordinances as provided in this charter, except the transitional  
1961 ordinances shall be effective for no longer than 90 days after  
1962 adoption and, thereafter, may be readopted, renewed, or  
1963 otherwise continued only in the manner normally prescribed for  
1964 ordinances.

1965        (6) TRANSITIONAL COMPREHENSIVE PLAN.—Until such time as  
1966 the village adopts a comprehensive plan, the Lee County  
1967 Comprehensive Plan and the Estero Community Plan, as the same  
1968 exists on the day the village commences corporate existence,  
1969 shall remain in effect as the village's transitional  
1970 comprehensive plan. However, all planning functions, duties, and  
1971 authority shall thereafter be vested in the council, which shall  
1972 be deemed the local planning agency until the council  
1973 establishes a separate local planning agency.

1974        (7) TRANSITIONAL LAND DEVELOPMENT REGULATIONS.—To  
1975 implement the transitional comprehensive land use plan when  
1976 adopted, the village shall, in accordance with the procedures  
1977 required by the laws of the state, adopt ordinances providing  
1978 for land use development regulations within the corporate  
1979 limits. Until the village adopts the ordinances:

1980        (a) The comprehensive land use plan and land use  
1981 development regulations of Lee County and the Estero Community  
1982 Plan, as the same exists on the date the village commences

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1983 corporate existence, shall remain in effect as the village's  
1984 transitional land use development regulations and comprehensive  
1985 land use plan.

1986 (b) All powers and duties of the Lee County Department of  
1987 Community Development, the Lee County Hearing Examiner, and  
1988 Board of County Commissioners of Lee County, as set forth in  
1989 these transitional land use development regulations, shall be  
1990 vested in the council until such time as the council delegates  
1991 all powers and duties, or a portion thereof, to another agency,  
1992 department, or entity.

1993 (c) Subsequent to the adoption of a local comprehensive  
1994 land use plan and subject to general law, the council is fully  
1995 empowered to amend, supersede, enforce, or repeal the  
1996 transitional land use development regulations, or any portion  
1997 thereof, by ordinance.

1998 (d) Subsequent to the commencement of the village's  
1999 corporate existence, an amendment of the comprehensive land use  
2000 plan or land use development regulations enacted by the Board of  
2001 County Commissioners of Lee County shall not be deemed an  
2002 amendment of the village's transitional comprehensive land use  
2003 plan or land use development regulations or otherwise take  
2004 effect within the village's municipal boundaries.

2005 (8) STATE-SHARED REVENUES.—The village shall be entitled  
2006 to participate in all revenue sharing programs of the state  
2007 effective April 1, 2015. The provisions of s. 218.23(1), Florida  
2008 Statutes, shall be waived for the purpose of conducting audits

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2009 and financial reporting through the end of fiscal year 2014-  
2010 2015. For purposes of complying with s. 218.23(1), Florida  
2011 Statutes, relating to ad valorem taxation, the millage levied by  
2012 special districts may be used for an indefinite period of time.  
2013 Initial revised population estimates for calculating eligibility  
2014 for shared revenues shall be determined by the University of  
2015 Florida Bureau of Economic and Business Research. Should the  
2016 bureau be unable to provide an appropriate population estimate,  
2017 the Lee County Department of Community Development shall provide  
2018 the estimate.

2019 (9) LOCAL REVENUE SOURCES.—The village shall be entitled  
2020 to receive all local revenue sources available pursuant to  
2021 general law, including, but not limited to, the local  
2022 communications services tax imposed under s. 202.19, Florida  
2023 Statutes. The local communications services tax rate imposed by  
2024 Lee County will continue within the village boundaries during  
2025 the period commencing with the date of incorporation through  
2026 December 31, 2015. Revenues from the tax shall be shared by Lee  
2027 County with the village in proportion to the projected village  
2028 population estimate of the Lee County Planning Division compared  
2029 with the unincorporated population of Lee County before the  
2030 incorporation of the village.

2031 (10) LOCAL OPTION GAS TAX REVENUES.—The village shall be  
2032 entitled to receive local option gas tax revenues beginning  
2033 October 1, 2015, in accordance with an interlocal agreement if  
2034 executed before June 1, 2015. If such interlocal agreement is



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2035 not executed before June 1, 2015, the distributions shall be in  
2036 accordance with the lane mile formula contained in s.  
2037 336.025(4)(b)1., Florida Statutes.

2038 (11) CONTRACTUAL SERVICES AND FACILITIES.—Contractual  
2039 services for police, emergency management, public works, parks  
2040 and recreation, planning and zoning, building inspection,  
2041 development review, animal control, library services, and solid  
2042 waste collection may be supplied by a contract between the  
2043 village and Lee County, special districts, municipalities, or  
2044 private enterprise until such time as the council establishes  
2045 such independent services. However, existing solid-waste  
2046 contracts shall be honored as required by s. 165.061(1)(f),  
2047 Florida Statutes, and s. 10, Art. I of the State Constitution.  
2048 Facilities for housing the newly formed municipal operations may  
2049 be rented or leased until the village selects more permanent  
2050 facilities.

2051 (12) INDEPENDENT SPECIAL DISTRICTS.—It is recognized that  
2052 certain services within the municipal boundaries are provided by  
2053 independent special districts whose boundaries lie wholly within  
2054 the municipal boundaries of the village and are created by  
2055 special acts of the Legislature. The municipality is empowered  
2056 to merge the functions of such districts with the functions of  
2057 the municipality only upon dissolution of such district or upon  
2058 affirmation of a vote of a majority of the council and an  
2059 affirmative vote of a majority of the council or board governing  
2060 the district after meeting all requirements for merger or

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2061 dissolution in the district's enabling legislation and chapter  
2062 189, Florida Statutes. It is recognized that certain planning  
2063 and interlocal agreements may be necessary between the village  
2064 and such districts, and the council shall endeavor to maximize  
2065 the benefits of the districts to the fullest extent possible. In  
2066 the event the council desires to supplement or duplicate  
2067 services determined to be inadequate, the council is fully  
2068 empowered to do so.

2069 (13) ELIMINATION OF TRANSITIONAL ELEMENTS FROM THIS  
2070 CHARTER.—Upon completion of the transitional phase provided in  
2071 this charter, the sections of the charter relating to transition  
2072 may be eliminated from this charter.

2073 Section 13. This act shall take effect only upon its  
2074 approval by a majority vote of those qualified electors residing  
2075 within the corporate limits of the proposed Village of Estero,  
2076 as described in section 3, in a referendum conducted in  
2077 accordance with the provisions of law relating to elections  
2078 currently in force, except that this section and subsection (1)  
2079 of section 12 shall take effect upon this act upon becoming a  
2080 law.

2081  
2082  
2083  
2084  
2085 -----  
2086 **T I T L E A M E N D M E N T**

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. HB 1373 (2014)

Amendment No.

2087           Between lines 42 and 43, insert:  
2088   providing for sharing of communications services tax revenues;  
2089