

September 21, 2026 – 6:00 PM REGULAR BOARD MEETING

Lehigh Acres Municipal Services Improvement District
Barrett Room
601 East County Lane
Lehigh Acres, FL 33936

This meeting is open to the general public.

REGULAR MEETING AGENDA

- 1) **Preliminaries**
 - A. Call to Order
 - B. Roll Call
 - C. Invocation & Pledge of Allegiance
 - D. Public Comment
 - E. Move, Remove and Add Agenda Items
 - F. Approval of Agenda
 - G. Action on Removed Consent Items
 - H. Approval of Consent Agenda
- 2) **Consent Agenda**
 - A. Invoices and Change Orders
 - B. Approval of Minutes August 17, 2026, Regular Meeting and Budget Meeting
 - C. RES 26-09, Surplus Resolution
 - D. 2026-2031 Capital Improvement Plan w/ Change
 - E. PER #26-140, Coremix Batch Plant – 5511 4th St. W.
 - F. PER #26-141, Blackstone AutoZone – Parcel #9
 - G. PER #26-142, Lumos Bore under Horseshoe Canal (47-6-1) at Windermere Dr.
 - H. PER #26-143, Lumos Bore under Monarch Ext. Canal (47-3-1) at Lakeridge Blvd.
 - I. PER #26-144, Blackstone LCEC Access Drive (36.25 acres - Industrial Park)
- 3) **Action Agenda**
 - A. Good Cause
 - B. FDEP Grant Agreement Leeland Bottomless Lake
 - C. FDEP Grant Agreement RISE
 - D. P. O. # 1315, AIM Engineering Contract RISE
 - E. Lee County Agreement for Alico Rd. to Sunshine Blvd. Connector and Widening Contract.
- 4) **Discussion Agenda**
 - A. Old Business
 1. Leeland Bottomless Lake Building and Park
 2. Manager Replacement Strategy, Schedule and Survey
 - B. New Business
 - C. Commissioner's Request
 - D. Engineer's Report
 - E. Attorney's Report
 - F. Staff and Financial Report
 - G. Treasurer's Report
 - H. Secretary's Report
- 5) **Adjournment**

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: Invoices and Change Orders

Meeting Date: September 21, 2026

Agenda Item # 2A

☒ CONSENT ☐ ACTION ☐ OLD BUSINESS ☐ NEW BUSINESS

Request Initiated By: ☐ COMMISSIONER _____ ☐ ATTORNEY

☐ BOARD ☒ MANAGER ☐ ENGINEER ☐ AUDITOR

1 Recommended motion: Move to approve all invoices as stated on the Summary Sheet.

2 What the action accomplishes: Approves all invoices that are outside the approval limits of the Treasurer and Manager.

3 Fiscal Impact: As listed on the Summary Sheet.

4 Staff comments:

5 Staff review and recommended approval:

☒ MANAGER	☒ DIRECTOR OF OPERATIONS
☒ ATTORNEY	☒ FIELD DIRECTOR
☒ ENGINEER	☒ FINANCE DIRECTOR

6 Board Action:

☐ APPROVED ☐ DENIED ☐ DEFERRED

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: Approval of Minutes August 17, 2026, Regular Meeting and Budget Meeting

Meeting Date: September 21, 2026

Agenda Item # 2B

☒ CONSENT ☐ ACTION ☐ ☐ NEW BUSINESS

Request Initiated By: ☐ COMMISSIONER _____ ☐ ATTORNEY

☐ BOARD ☒ MANAGER ☐ ENGINEER ☐ AUDITOR

Recommended motion: Move to approve the minutes from the August 17, 2026 Regular Board Meeting and Budget Meeting.

What the action accomplishes: Memorializes the Board Meetings as per Florida Statute.

Fiscal Impact: 2 hrs staff time.

Staff comments:

Staff review and recommended approval:

☒ MANAGER ☐ DIRECTOR OF OPERATIONS
☐ ATTORNEY ☐ FIELD SUPERINTENDENT
☒ ENGINEER ☒ CONTROLLER

Board Action:

☐ APPROVED ☐ DENIED ☐ DEFERRED

LET IT BE KNOWN that the “Lehigh Acres Municipal Services Improvement District” held its Budget meeting at 5:00 P.M. in the Barrett Room, 601 East County Lane, Lehigh Acres, FL 33936, with various members of the public and the following Commissioners and staff present:

Attendance

CHAIR:	Michael Bonacolta
VICE CHAIR:	Julie Hollingsworth
TREASURER:	Rebecca Thompson
SECRETARY:	David Deetscreek
COMMISSIONER:	Katy Hoover
 STAFF:	 Dave Lindsay, District Manager Michael Cook, Director of Operations Tim Browning, Information Systems Coordinator Lisa Waskiewicz, Resource & Relations Director Dana March, Finance Director Alexis Nielson, Administrative Support Specialist (Virtual)
 ATTORNEY:	 Seth Behn, Lewis, Longman & Walker

Special Meeting

1. **Preliminaries**
 - A. Roll Call
 - B. Invocation & Pledge of Allegiance
 - C. Move, Remove and Add Agenda Items
 - D. Approval of Agenda
 - E. Open Public Hearing
2. **Resolution #2026-07 to Consider the Adoption of the Fiscal Year 2026-2027 Budget**
 - A. Presentation of FY2026-27 Proposed Budget and Assessment Rate Summary
 - B. Public Comment
 - C. Action: Resolution #2026-07 to Adopt the FY2026 Budget
3. **Resolution #2026-08 to Consider the Imposition of Non-Ad Valorem Assessments, Adoption of an Assessment Roll, and the Levy, Collection and Enforcement of the Same.**
 - A. Presentation and Discussion on Non-Ad Valorem Assessment Rates
 - B. Public Comment
 - C. Action: Consideration of Resolution #2026-08, Making a Determination of Benefit; Imposing Non-Ad Valorem Assessments; Providing for the Collection and Enforcement of Non-Ad Valorem Assessments; Certifying the Assessment Roll.
4. **Close Public Hearing and Adjourn**

1. PRELIMINARIES

A. ROLL CALL

Chair Bonacolta called the meeting to order at 5:00 P.M. Deputy Secretary took roll call. All commissioners were present. There was a quorum.

B. INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Bonacolta did the invocation and led the pledge.

C. MOVE, REMOVE AND ADD AGENDA ITEMS

None.

D. APPROVAL OF AGENDA

- *Move to approve the Agenda as presented.*
 - *Commissioner Hoover moved*
 - *Commissioner Hollingsworth seconded*
- *Motion was unanimously approved*

E. OPEN PUBLIC HEARING

Chair Bonacolta opened the hearing at 5:01 p.m.

2. RESOLUTION #2026-07 TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026-2027 BUDGET

A. PRESENTATION OF FY2026-27 PROPOSED BUDGET AND ASSESSMENT RATE SUMMARY

Finance Director Dana March gave an overview of her changes since her presentation in July 2026. She presented 3 options to the board: an 11.68% rate increase, a 2-year rate increase with 5% the first year and 5.36% the second year, or a 5-year minimal rate increase option with 2.5% increase each year. Discussion ensued.

B. PUBLIC COMMENT

Derek Felder asked questions related to the budget options.

C. ACTION: RESOLUTION #2026-07 TO ADOPT THE FY2026-2027 BUDGET

- *Move to approve RES #26-07 to adopt the FY2026-2027 Budget, as presented.*
 - *Commissioner Deetscreek moved*
 - *Commissioner Hoover seconded*
- *Motion was unanimously approved*

3. **RESOLUTION #2026-08 TO CONSIDER THE IMPOSITION OF NON-AD VALOREM ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME**

A. **PRESENTATION AND DISCUSSION ON NON-AD VALOREM ASSESSMENT RATES**

Finance Director Dana March gave an overview of the application of the new assessment rate to the assessment roll.

B. **PUBLIC COMMENT**

None.

C. **ACTION: RESOLUTION #2026-08 MAKING A DETERMINATION OF BENEFIT; IMPOSING NON-AD VALOREM ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS; CERTIFYING THE ASSESSMENT ROLL TO ADOPT THE FY2026 BUDGET**

- *Move to approve RES #26-08, Making a Determination of Benefit; Imposing Non-Ad Valorem Assessments; Providing for the Collection and Enforcement of Non-Ad Valorem Assessments; Certifying the Assessment Roll, as presented.*
 - *Commissioner Hollingsworth moved*
 - *Commissioner Thompson seconded*
- *Motion was unanimously approved*

3. **ADJOURNMENT**

Motion to adjourn was made by Commissioner. Seconded by Commissioner. All in favor. Meeting adjourned at 5:22 P.M.

Reviewed by:

Secretary, David Deetscreek

ADOPTED ON: September 21, 2026

Chair, Michael Bonacolta

LET IT BE KNOWN that the “Lehigh Acres Municipal Services Improvement District” held its regularly scheduled monthly Board meeting at 6:30 P.M. in the Barrett Room, 601 East County Lane, Lehigh Acres, FL 33936, with various members of the public and the following Commissioners and staff present:

	Attendance
CHAIR:	Michael Bonacolta
VICE CHAIR:	Julie Hollingsworth
TREASURER:	Rebecca Thompson
SECRETARY:	David Deetscreek
COMMISSIONER:	Katy Hoover
STAFF:	Dave Lindsay, District Manager Michael Cook, Director of Operations Tim Browning, Information Systems Coordinator Lisa Waskiewicz, Resource & Relations Director Dana March, Finance Director
ATTORNEY:	Seth Behn, Lewis, Longman & Walker
ENGINEER:	Daniel Schroeder, AIM Engineering

REGULAR MEETING AGENDA

- 1) **Preliminaries**
 - A. Call to Order
 - B. Roll Call
 - C. Invocation & Pledge of Allegiance
 - D. Public Comment
 - E. Move, Remove and Add Agenda Items
 - F. Approval of Agenda
 - G. Action on Removed Consent Items
 - H. Approval of Consent Agenda
- 2) **Consent Agenda**
 - A. Invoices and Change Orders
 - B. Approval of Minutes July 20, 2026, Regular Meeting and Budget Meeting
 - C. PER #26-86 Dollar Tree – 1322 Meadow Road
 - D. PER #26-116 thru PER #26-132 Lumos Bores at Various Locations
 - E. PER #26-133 H.S. “NNN” – 6” FM Bore under E. Baker Canal (47-14-1) at Joel Blvd.
 - F. PER #26-134 H.S. “NNN” – 12” FM Bore under E. Easy Canal (47-14-2) at Joel Blvd.
 - G. PER #26-135 H.S. “NNN” – 14” WL Bore under W. Easy Canal (47-15-1) at Joel Blvd.
 - H. PER #26-136 H.S. “NNN” – 12” FM Bore under E. King Canal (47-11-1) at Joel Blvd.
 - I. PER #26-137 H.S. “NNN” – 14” WL Bore under W. King Canal (47-3-6) at Joel Blvd.
 - J. PER #26-138 H.S. “NNN” – 12” FM Bore under Dogleg Canal (47-2-1) at Joel Blvd.
 - K. PER #26-139 H.S. “NNN” – 14” WL Bore under Monarch Canal (47-3-1) at Joel Blvd.
- 3) **Action Agenda**
 - A. Good Cause
 - B. 2026/2027 Board Meeting Dates
 - C. Changes to Job Description(s)
 - D. Land Purchase Offer
- 4) **Discussion Agenda**
 - A. Old Business
 1. Leeland Bottomless Lake Building
 2. Manager Replacement Strategy, Schedule and Survey
 3. 2027 Legislative Appropriation
 - B. New Business
 - C. Commissioner’s Request
 - D. Engineer’s Report
 - E. Attorney’s Report
 - F. Staff and Financial Report
 - G. Treasurer’s Report
 - H. Secretary’s Report
- 5) **Adjournment**

I. PRELIMINARIES

A. CALL TO ORDER

Chair Bonacolta called the meeting to order at 6:00 p.m.

B. ROLL CALL

Deputy Secretary took roll. All Commissioners are present. There is a quorum.

C. INVOCATION AND PLEDGE OF ALLEGIANCE

Skipped as it was done during the budget meeting.

D. PUBLIC COMMENT

Denise Eberle –stated she got answers to her questions from Dave Lindsay and did not have any.

E. MOVE, REMOVE AND ADD AGENDA ITEM

District Manager Dave Lindsay recommended removing 3A - Good Cause.

F. APPROVAL OF AGENDA

- *Move to approve the Agenda as amended.*
 - *Commissioner Hoover moved*
 - *Commissioner Hollingsworth seconded*
- *Motion was unanimously approved.*

G. ACTION ON REMOVED CONSENT ITEMS

None.

H. APPROVAL OF CONSENT AGENDA

- *Move to approve the Consent Agenda as submitted.*
 - *Commissioner Deetscreek moved*
 - *Commissioner Hoover seconded*
- *Motion was unanimously approved.*

2. CONSENT AGENDA

A. Invoices and Change Orders

Move to approve all invoices as stated on the Summary Sheet.

B. Approval of Minutes – July 20, 2026 Budget Meeting & Regular Meeting

Move to approve the minutes from the July 20, 2026 Budget Meeting & Regular Board Meeting.

- C. PER #26-86 Dollar Tree – 1322 Meadow Road**
Move to approve Permit #2026-86, Dollar Tree at 1322 Meadow Road, with any listed stipulations.
- D. PER #26-116 thru PER #26-132 Lumos Bores at Various Locations**
Move to approve PER #26-116, PER #26-117, PER #26-118, PER #26-119, PER #26-120, PER #26-121, PER #26-122, PER #26-123, PER #26-124, PER #26-125, PER #26-126, PER #26-127, PER #26-128, PER #26-129, PER #26-130, PER #26-131, PER #26-132, Lumos Fiber Bores under LAMSID canals, with any listed stipulations.
- E. PER #26-133 H.S. “NNN” – 6” FM Bore under E. Baker Canal (47-14-1) at Joel Blvd.**
Move to approve PER #26-133 H.S. “NNN” – 6” FM Bore under E. Baker Canal (47-14-1) at Joel Blvd., with any listed stipulations.
- F. PER #26-134 H.S. “NNN” – 12” FM Bore under E. Easy Canal (47-14-2) at Joel Blvd.**
Move to approve PER 26-134 H.S. “NNN” – 12” Force main Bore under E. Easy Canal (47-14-2) at Joel Blvd., with any listed stipulations.
- G. PER #26-135 H.S. “NNN” – 14” WL Bore under W. Easy Canal (47-15-1) at Joel Blvd.**
Move to approve PER #26-135 H.S. “NNN” – 14” WL Bore under W. Easy Canal (47-15-1) at Joel Blvd., with any listed stipulations.
- H. PER #26-136 H.S. “NNN” – 12” FM Bore under E. King Canal (47-11-1) at Joel Blvd.**
Move to approve PER #26-136 H.S. “NNN” – 12” FM Bore under E. King Canal (47-11-1) at Joel Blvd., with any listed stipulations.
- I. PER #26-137 H.S. “NNN” – 14” WL Bore under W. King Canal (47-3-6) at Joel Blvd.**
Move to approve PER #26-137 H.S. “NNN” – 14” WL Bore under W. King Canal (47-3-6) at Joel Blvd., with any listed stipulations.
- J. PER #26-138 H.S. “NNN” – 12” FM Bore under Dogleg Canal (47-2-1) at Joel Blvd.**
Move to approve PER #26-138 H.S. “NNN” – 12” FM Bore under Dogleg Canal (47-2-1) at Joel Blvd., with any listed stipulations.
- K. PER #26-139 H.S. “NNN” – 14” WL Bore under Monarch Canal (47-3-1) at Joel Blvd.**
Move to approve PER #26-139 H.S. “NNN” – 14” WL Bore under Monarch Canal (47-3-1) at Joel Blvd., with any listed stipulations.

3. ACTION AGENDA

A. Good Cause

None.

B. 2026/2027 Board Meeting Dates

District Manager Dave Lindsay gave an overview.

- *Move to approve the attached Board Meeting Dates for fiscal year 2026-2027.*
 - *Commissioner Hoover moved*
 - *Commissioner Thompson seconded*
- *Motion was unanimously approved.*

C. Changes to Job Description(s)

District Manager Dave Lindsay gave an overview.

- *Move to approve the changes to the following job descriptions as attached.*
 - *Commissioner Deetscreek moved*
 - *Commissioner Thompson seconded*
- *Motion was unanimously approved.*

D. Land Purchase Offer

District Manager Dave Lindsay gave an overview.

- *Move to approve a counter-offer to the Seventh Day Church of God for the amount of \$26,000 with LA-MSID paying closing costs.*
 - *Commissioner Hoover moved*
 - *Commissioner Thompson seconded*
- *Motion was unanimously approved.*

4. DISCUSSION AGENDA

A. Old Business

1. Leeland Bottomless Lake Building

District Manager Dave Lindsay and District Attorney Seth Behn gave an update on the progress.

2. Manager Replacement Strategy, Schedule and Survey

District Manager Dave Lindsay and Resource & Relations Director Lisa Waskiewicz reviewed the survey responses. Twenty employees responded, but not every employee answered every single question. The results were given to the commissioners. Discussion ensued.

3. 2027 Legislative Appropriation

District Manager Dave Lindsay informed the board that the legislative delegation meets in March next year and plans to bring a recommendation to the board in October.

B. New Business

None.

C. Commissioner's Request

Commissioner Hoover let the board know that the mowing crew's new strategy paid off and they are back on schedule for two rotations this year so far. Chair Bonacolta inquired about the office hosting the primary election the next day and staff preparations.

D. Engineer's Report

Report is in the packet.

E. Attorney's Report

Report is in the packet.

F. Staff and Financial Report

Report is in the packet.

G. Treasurer's Report

Report is in the packet.

H. Secretary's Report

None.

6. ADJOURNMENT

Motion to adjourn was made by Commissioner Hoover. Seconded by Commissioner Deetscreek. All in favor.
Meeting adjourned at 6:45 P.M.

Reviewed by: _____
Secretary, David Deetscreek

ADOPTED ON: September 21, 2026 _____
Chair, Michael Bonacolta

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: RES 26-09, Surplus Resolution

Meeting Date: September 21, 2026

Agenda Item # 2C

☒ CONSENT

☐ ACTION

☐ OLD BUSINESS

☐ NEW BUSINESS

Request Initiated By:

☐ COMMISSIONER _____

☐ ATTORNEY

☐ BOARD

☒ MANAGER

☐ ENGINEER

☐ AUDITOR

Recommended motion: Move to approve Resolution 2026-09, surplus.

What the action accomplishes: Removes an inventoried item on attachment to the resolution and prepares it for disposal

Fiscal Impact: Minimum expected value for surplus items is \$14,700.

Staff comments:

Staff review and recommended approval:

☒ MANAGER

☒ DIRECTOR OF OPERATIONS

☐ ATTORNEY

☐ FIELD SUPERINTENDENT

☒ ENGINEER

☒ CONTROLLER

Board Action:

☐ APPROVED

☐ DENIED

☐ DEFERRED

EXHIBIT A

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT
FIXED ASSET/INVENTORY SURPLUS
SURPLUS RESOLUTION 2026-09

FIXED ASSETS

<u>Asset #</u>	<u>Asset Name</u>	<u>Aquisition Date</u>	<u>Original Costs</u>	<u>Accumulated Depreciation</u>	<u>Book Value</u>	<u>Useful Life</u>	<u>Remaining Life</u>	<u>Disposal Method</u>	<u>Minimum Value</u>
HEAVY EQUIPMENT									
FA 01089 Tag 126	2006 Ford F250	11/29/05	\$ 28,449.00	\$ 28,449.00	\$ -	60	0	GovDeals	\$ 5,000.00
FA 00841 Tag 201	1995 Ford LT 8000 Dump Truck	10/01/90	\$ 42,587.00	\$ 42,587.00	\$ -	60	0	GovDeals	\$ 7,500.00
FA 01175 Tag 316	2008 John Deere Z Track Mower	08/07/08	\$ 13,785.39	\$ 13,785.39	\$ -	60	0	GovDeals	\$ 2,000.00
Total Heavy Equipment			\$ 84,821.39	\$ 84,821.39	\$ -				\$ 14,500.00
Inv. 10287097680	Dell Optiplex 7060- 174TCS2	11/8/2018	952.16	952.16	\$ -	60	0	GovDeals	100.00
Inv. 10287097680	Dell Optiplex 7060- D118DS2	11/8/2018	732.4	732.4	\$ -	60		GovDeals	100.00
Total Office Equipment			\$ 1,684.56	\$ 1,684.56	\$ -		\$ -	\$ -	\$ 200.00
Total			\$ 86,505.95	\$ 86,505.95	\$ -	\$ -	\$ -	\$ -	\$ 14,700.00



THIS FORM IS USED TO DOCUMENT THE DISPOSAL OF BOTH MAJOR ASSETS AND MINOR EQUIPMENT. AFTER DEPARTMENT HEAD APPROVAL IS RECEIVED, PLEASE SEND COMPLETED DOCUMENTS TO: FINANCE DEPARTMENT

ASSET DISPOSAL FORM

COMPLETED BY: BY: Tim Browning
DATE: 9-2-26

ASSET DESCRIPTION	SERIAL NUMBER	RECOMMENDED RESERVE/ MIN. STARTING BID	CONDITION CODE	REASON FOR DISPOSAL CODE	METHOD OF DISPOSAL CODE	AGE OF ASSET (YEARS)	EXPECTED DATE OF DISPOSAL	FINANCE DEPT. USE ONLY	
								ASSET #	BOOK VALUE \$BV
Dell Optiplex 7060	174TCS2	\$ 100.00	G	R	A	7			935.00
Dell Optiplex 7060	D118DS2	\$100.00	F	R	A	7			935.00
Sold/Auctioned to:		* Sale Price:							

Tim Browning
 Recommended By: Date: 9-2-26
 Department Head Signature: Date: _____
 District Manager Signature: Date: 9/9/26

FINANCE DEPT. USE		Processed/Filed	Signature: <u>[Signature]</u>	Date: <u>9/9/26</u>
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CONDITION CODE	REASON FOR DISPOSAL CODE	RECOMMENDED METHOD OF DISPOSAL CODE
P - Poor F - Fair G - Good	B - Beyond economic repair O - Obsolete R - Replaced by upgrade	A - Auction TI - Trade-in S - Scrap
E - Excellent	S - Surplus T - Theft	D - Donated C - Cannibalize

*If recommended method of disposal is Auction, complete the related surplus form found on pages 2-4 and include pictures on a thumb drive or email them to asmith@la-msid.com include pictures of the asset on a thumbsid.com.

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT AUTHORIZING THE DISPOSITION OF SURPLUS PROPERTY;

WHEREAS, the Board of Commissioners (hereafter referred to as the “Board”) of Lehigh Acres Municipal Services Improvement District (hereafter referred to as the “District”) is authorized and empowered by Chapters 189, 197, and 298, F.S., Chapter 2015-202, Laws of Florida and Chapter 2017-216, Laws of Florida (hereafter referred to as the “Special Acts”), to exercise the certain enumerated general and special powers authorized by the Special Acts and general law; and

WHEREAS, the Board is authorized and empowered in accordance with Section 274.05, Florida Statutes, to declare as surplus any of its property, which is not otherwise disposed of, that is obsolete or the continued use of which is no longer economical or efficient, or no longer serves a useful function; and

WHEREAS, the Board of Commissioners of Lehigh Acres Municipal Services Improvement District shall from time to time find it necessary to declare as surplus its various assets and capital items; and

WHEREAS, the following property set forth herein no longer serves a useful function for District purposes and it is in the best interests of the District to dispose of the property; and

THEREFORE, be it resolved by the Board of Commissioners of Lehigh Acres Municipal Services Improvement District as follows:

The following property no longer serves a useful function for District purposes and is hereby declared surplus property by the District:

ITEMS BOOK VALUE

(See List Attached)

Introduced, considered favorably, and adopted this 21 day of September 2026.

**LEHIGH ACRES MUNICIPAL SERVICES
IMPROVEMENT DISTRICT**

By: _____
Michael Bonacolta, Chair

(DISTRICT SEAL)

Attest: _____
David Deetscreek, Secretary

Attachment: Surplus List

Introduced, considered favorably, and adopted this 21 day of September 2026.

**LEHIGH ACRES MUNICIPAL SERVICES
IMPROVEMENT DISTRICT**

By: _____
Michael Bonacolta, Chair

(DISTRICT SEAL)

Attest: _____
Rebecca Thompson, Secretary

Attachment: Surplus List



























LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: 2026-2031 Capital Improvement Plan w/ Change

Meeting Date: September 21, 2026

Agenda Item # 2D

☒ CONSENT ☐ ACTION ☐ OLD BUSINESS ☐ NEW BUSINESS

Request Initiated By: ☐ COMMISSIONER _____ ☐ ATTORNEY

☐ BOARD ☒ MANAGER ☐ ENGINEER ☐ AUDITOR

Recommended motion: Move to approve the 2026-2031 Capital Improvement Plan with changes to Item 9 in FY 2027-ROBUST Design.

What the action accomplishes: Added a design item and cost for ROBUST in FY 2027 that was accidentally omitted.

Fiscal Impact: \$429K that is part of a legislative appropriation grant.

Staff comments:

Staff review and recommended approval:

☒ MANAGER ☐ DIRECTOR OF OPERATIONS
☒ ATTORNEY ☐ FIELD DIRECTOR
☐ ENGINEER ☐ FINANCE DIRECTOR

Board Action:

☐ APPROVED ☐ DENIED ☐ DEFERRED



CAPITAL IMPROVEMENT PLAN FY2026-2030





East County Water Control District

Capital Improvement Plan FY 2017 - FY 2031



LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

CAPITAL IMPROVEMENT PLAN (Fiscal Years 2026 - 2030)

OVERVIEW

Board of Commissioners:

Mike Bonacolta	Chair
Julie Hollingsworth	Vice Chair
Rebecca Thompson	Treasurer
David Deetscreek	Secretary
Katy Hoover	Commissioner

Introduction

The Lehigh Acres Municipal Services Improvement District staff provides an updated Five-Year Capital Improvement Plan (CIP) every year prior to adopting the next annual budget. This latest revision was prepared in the spring of 2026. This plan is only a guiding tool that details how Staff anticipates that these projects will be brought to the Board of Commissioners for future action. The Board of Commissioners must approve each project individually before they become a reality. Fiscal Year 2026 projects are either already approved by the Board or recommended by staff as a necessity. As the CIP moves further into the future, the project reality and timing becomes less clear because of the unpredictability of the funding, design, and permitting needed to proceed with each project. Note whether each project has either secured or unsecured funding.

Background

The Lehigh Acres Municipal Services Improvement District (LA-MSID) is an independent special taxing District and formerly was the East County Water Control District (ECWCD). LA-MSID was created on June 10, 2015 and is authorized and empowered by Chapters 189, 197, and 298, F.S. and Chapter 2015-202 and 2017-216, Laws of Florida for the purpose of preserving and protecting water resources by drainage, irrigation, reclamation, irrigation, conservation, signage, parks and water management in Eastern Lee County and Western Hendry County and also has the ability to activate additional powers. The District is governed by an at-large elected five (5) member Board of Commissioners. The Board of Commissioners administers the District, independent from any other local governing body. The former ECWCD was created in 1958 pursuant to Laws of Florida Chapter 63-1549 through the Circuit Court, as amended, under the provisions of Florida Statutes 298.

Process

Water Control Plan

Every five years, the District must prepare a Water Control Plan, pursuant to Chapter 298, or demonstrate that there is no need to prepare a new plan. The purpose of the Water Control Plan is to include any systems, infrastructure or capital improvements that may be constructed and financed creating new debt-service to the District and its assessment payers. The assessment payers and the South Florida Water Management District (SFWMD) must be notified of the proposed plan and have the opportunity to comment on it prior to adoption by the Board.

Facilities Inventory Report

Every year LA-MSID Staff or a consultant completes a physical review of at least 25% of every building, park, culvert crossing, water control structure and bridge within the District in order to document the existing condition of the District's infrastructure. The infrastructure is then rated on a one-to-five scale, with five being the worst condition and one being the best. A final report is prepared with rating sheets, existing condition pictures, and location maps for all District infrastructure. Please note the project type on each of the yearly summaries, whether a project is considered new (from the water control plan) or replacement (a maintenance project based on the Facilities Inventory Report).

Capital Improvement Plan

The Capital Improvement Plan is created using information from the Water Control Plan, the latest edition of the Facilities Inventory Report and Staff recommendations. The items that were rated a five in the Facilities Inventory Report receive a higher priority for future action. This plan does not include capital equipment purchases.

Yearly Budgets

The next five fiscal year budgets should utilize the Capital Improvement Plan as a planning tool for budgeting funds needed to plan, design, permit and construct identified capital improvement projects.

Major Revenue Sources

Bridge Fund

In the 2020 Budgeting cycle, the Commissioners of the District began a "Bridge Fund" program that would assess and deposit a set amount of funds. This "Bridge Fund" became a dedicated fund that would pay for road bridge maintenance, upgrades and replacements.

FDEP Revolving Loan

The State Revolving Fund (SRF) Water Pollution Control Program provides low-interest loans for planning, designing, and constructing water pollution control facilities. Federal and State appropriations have funded the SRF. It is a "revolving" fund because loan repayments are used to make future loans. By federal law, the SRF is to be operated in perpetuity. The Florida Department of Environmental Protection solicits potential project information each year. This information is used to establish project priorities for the following annual funding cycle. Funds are made available for Preconstruction Loans and Construction Loans. The Loan Terms include a 20-year amortization and low-interest rates (maximum rate of 80% of the current market rate). Preconstruction loans are available to all qualified communities and they provide up-front disbursements that can be used for administrative services, project planning and/or project design. Over the last couple of years SRF Funding has become very competitive and the program has not been able to keep up with the demand for funding. Stormwater projects will continue to get harder to fund through FDEP. Because of the economy, most agencies are vying for these funds, making it very difficult to secure this funding.

FDEP Water Quality Water Quality Restoration Grants

Annually, the state legislature provides funding for the implementation of best management practices, such as regional stormwater treatment facilities, designed to reduce pollutant loads to impaired waters from urban stormwater discharges. This funding is administered by the Nonpoint Source Management Section as the TMDL Water Quality Restoration Grant, which is set out by rule in Chapter 62-305, F.A.C. and authorized by Section 403.890(2), F.S.

The grant applications may be submitted at any time throughout the year and are reviewed and ranked in March, July, and November annually. Deadline for submittal of applications is by the close of business on the first business day of each review period. For example, for the March review period, only applications received by 5 pm on March 1st will be considered. Projects will be selected for grant funding based on these rankings and the availability of funding. Projects not selected for funding will remain in the pool of projects that will be ranked for one year from the date of submittal.

SFWMD Alternative Water Supply Program

In 1995, Florida's legislature directed the state's five water management districts to share revenues from property tax assessments with public and private entities willing to develop suitable alternative water supplies.

Accordingly, the South Florida Water Management District offers cooperative funding grants which fund up to 40% of the total construction cost of capital improvement projects that help implement safe and cost-effective alternative water supplies.

Applications for each year's funding cycle are available in January for the following fiscal year. The application deadline for the next cycle will be June 1st, 2025. Projects will be selected in June and July with funding agreements executed in September or October of 2021.

The AWS Program has cooperatively funded more than 480 projects since 1995 with over \$209 million in tax revenues, making over 621 million gallons per day of water available. If that amount of water was being produced by a single water utility, it would be the largest water utility in the State!

These funds are very difficult for LA-MSID to qualify for and the funds have mostly been used for Municipal Water Treatment Plants.

Legislative Appropriations Grant

Grants may be secured directly from the legislature and will generally be deposited into the FDEP budget. Grants are usually made available from a solid lobbying effort and a very worthy project that has a widely desired benefit. LA-MSID must continue to work cooperatively with FDEP and SFWMD to meet the watershed needs of the area in order to continue receiving funds. These funds have been supplemented with additional funds provided by the Governor, at times.

SFWMD Watershed Initiative Grant

Grants are sometimes made available through the local Watershed Initiative Project. The Florida Legislature makes these grants available through line items in their budget and the grants are usually administered by SFWMD with a 50% match. The chances of any of these funds being available for a while are very low, for the foreseeable future.

HUD Grants

Following Hurricane Ian in 2017, HUD awarded Lee County \$1.1 Billion to rebuild Lee County. LA-MSID can share in this funding, with projects that will mitigate damages during future storms.

FEMA Grants

Each year, after a direct or indirect impact from a Hurricane, (Irma in '17 and Ian in '22) the District will document damages and restorative efforts in a manner necessitated by FEMA. FEMA will reimburse the District at a later date, in the form of a grant.

Assessments

Each year, the District levies a non ad valorem assessment, per acre, or fraction thereof, to fund the current fiscal year maintenance and benefit budgets. The current assessment rate is \$172.15 per acre or \$35.54 for a typical 1/4-acre lot, annually.

Governor's Grants

From time to time, when there is specific budgetary money that is unspent, the Governor may allocate it to qualified projects. That is the method in which LA-MSID had received \$15,500,000 in 2024.

Public or Private Partnerships

When an opportunity arises between two or more entities that can benefit each from either shared infrastructure, shared cost, economy of scale cost savings, etc., from a joint project, every effort must be taken to negotiate a deal. Currently opportunities exist between LA-MSID and the Florida Dept. of Transportation, Lee County Dept. of Transportation, Lee County Parks Department, Lee County 20/20 Program, Hendry County and DUDA. Currently, staff is working with the LDOT due to Lee County needing LA-MSID's land along Sunshine Blvd. for a road project, while Lee County will pay for roughly \$41-million in LA-MSID projects.

Contributors:***Lehigh Acres Municipal Services Improvement District Staff***

David E. Lindsay, District Manager

Michael S. Cook, Assistant District Manager

Dana March, Finance Director

William Walker, Field Operations Director

Lisa Waskiewicz, Resource and Relations Director

Daniel Schroeder, P.E., AIM Engineering & Surveying, Inc.

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

CAPITAL IMPROVEMENT PLAN (Fiscal Years 2027-2031)

8

YEAR	Engineering & Permitting	Inspection	Construction	Land / Equipment Purchase	TOTAL	Grant Funding	Assessments / Spoil / In-Kind Funding	Loan Funding	Other Funding	NEW DEBT SERVICE
2027	1,170,000	74,000	5,978,000	0	7,222,000	7,022,000	\$200,000	0	0	0
2,028	0	131,000	4,163,000	0	4,294,000	3,974,000	320,000	0	0	0
2,029	817,500	100,000	8,900,000	0	9,817,500	9,467,500	250,000	0	100,000	0
2030	590,000	20,000	750,000	0	1,360,000	840,000	520,000	0	0	0
2031	0	70,000	1,345,000	0	1,415,000	0	250,000	0	1,165,000	0
TOTAL	2,577,500	325,000	19,791,000	0	22,693,500	21,303,500	1,290,000	0	100,000	0

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Lehigh Acres Municipal Services Improvement District

2027 Capital Improvement Plan

Yearly Summary

PRIORITY RANKING	PROJECT NUMBER	PROJECT TYPE	DES	PROJECT	ACTIVITY	START / FINISH	FUNDING SOURCE	Engineering & Permitting	Inspection Costs	Construction Costs	Land / Equipment Purchase	TOTAL FUNDING	Grant Funding	Assessments/ Spoil / Misc. / In-Kind	Loan Funding	Other Funding	NEW DEBT SERVICE AMOUNT	DEBT SERVICE START DATE	Funding Status
1	TBD	Replace	D/C	Culvert Replacement Phase 2027	Design & Build the next 5 culverts identified in 2026 Facilities Inventory Report.	2ND QTR 2027 / 3RD QTR 2027	LA-MSID Reserves	0	0	200,000	0	200,000	0	200,000	0	0	0	N/A	Secured
2	TBD	New	C	GS 10 Build Phase I	Remove exotics, excavate, stabilize, build structures, berms, maintenance paths and plant native plants.	2ND QTR 2027 / 3RD QTR 2027	Governor's Grant	0	74,000	5,778,000	0	5,852,000	5,852,000	0	0	0	0	N/A	Secured
3	TBD	New	D	Design Buckingham Trails STA	Design excavation, pump stations, weirs, maintenance area.	1ST QTR 2027 / 4TH QTR 2027	Lee County Grant	1,170,000	0	0	0	1,170,000	1,170,000	0	0	0	0	N/A	Secured
4	TBD	New	D/C	D/C Leeland Sinkhole Interpretive Center Purchase	Purchase Building for Interpretive Center, Trails, Security	1ST QTR 2027 / 4TH QTR 2027	Grant Funding	0	0	2,200,000	0	2,200,000	2,200,000	0	0	0	0	N/A	Secured
5	TBD	New	P	Purchase GS-10 Crosslink Parcels	Purchase by "calling to sale" parcels that LA-MSID has owned a tax certificate for the last two years.	2ND QTR 2028 / 3RD QTR 2028	Non-recurring funds	0	0	0	70,000	70,000	0	70,000	0	0	0	N/A	Secured
6	TBD	New	D/C	Design/Build New Gunner Rd. Entry Sign	Planned entry sign at Gunner Rd. and SR 82.	1ST QTR 2027 / 4TH QTR 2027	Alternative Revenue	0	0	85,000	0	85,000	0	0	0	85,000	0	N/A	Secured
7	TBD	New	D	RISE Structure design & repair	Design Structure S-BP-1, S-O-1 Design, S-BL-2 Repairs. Retrofit S-R-2 and S-SF-3	1ST QTR 2027 / 2ND QTR 2027	Legislative Appropriation 2026	240,000	0	0	0	240,000	240,000	0	0	0	0	N/A	Secured
8	TBD	New	D	GS 10 Design Phase II	Design weirs, culverts, pump stations, additional excavation, etc.	2ND QTR 2027 / 3RD QTR 2027	Governor's Grant	900,000	85,000	0	0	985,000	985,000	0	0	0	0	N/A	Secured
8	TBD	Replace	D	Rebuild Structure Sailfish 1	Demolish, move and rebuild S-SF-1	3RD QTR 2027/1ST QTR 2028	Lee County Funding	0=	0	0	0	0	0	0	0	0	0	N/A	Secured
9	TBD	New	D	ROBUST Design	Designs weirs, excavation of canals and storage area, etc.	1ST QTR 2027 / 4TH QTR 2027	Legislative Appropriation	429,000	0	0	0	429,000	429,000	0	0	0	0	N/A	Secured
10	TBD	New	D	Design Lee County Structures	Build S-MF-1, S-T-1, S-S-1.	3RD QTR 2027/1ST QTR 2028	Lee County Funding	0	0	0	0	0	0	0	0	0	0	N/A	Secured
PRIORITY RANKING	PROJECT NUMBER	PROJECT TYPE	DES	PROJECT	ACTIVITY	START / FINISH	FUNDING SOURCE	\$1,170,000	\$74,000	\$5,978,000	\$0	\$7,222,000	\$7,022,000	\$200,000	\$0	\$0	\$0	DEBT SERVICE START DATE	Funding Status

Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

Item Number	TBD	Item Name	Culvert Replacement Phase 2027
Description	Design & Build the next 5 culverts identified in 2026 Facilities Inventory Report.		
Justification	5 Culverts at \$40,000 each = \$200,000		
Cost Calculation	Design		\$0.00
	Bidding & Const Admin		\$0.00
	Permit		\$0.00
	Construction		\$200,000.00
	Land / Equip.		\$0.00
Total Cost	\$200,000	Proposed Funding	LA-MSID Reserves
Grant Funding	\$0	Assessments	\$200,000
		Loan Funding	\$0



Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

Item Number	4067			Item Name	GS 10 Build Phase I		
Description	Remove exotics, excavate, stabilize, build structures, berms, maintenance paths and plant native plants.						
Justification	Will help to lower peak flows during a major event, more WQ and basin connectivity.						
Cost Calculation	Design		0 as extrapolated on Florida RUS Bulletin 1780-9 (7.3%)				\$0
	Inspect		as extrapolated on Florida RUS Bulletin 1780-9 (2.9%)				\$74,000
	Permit						\$0
	Construction						\$5,778,000
	Land / Equip.						\$0
Total Cost	\$5,852,000			Proposed Funding		Governor's Grant	
Grant Funding	\$5,852,000	Assessments	Loans	Bridge	\$0	Other Funds	



Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

Item Number	4067			Item Name	Design Buckingham Trails STA		
Description	Design excavation, pump stations, weirs, maintenance area.						
Justification	Will help to lower peak flows during a major event, more WQ and basin connectivity.						
Cost Calculation	Design		0 as extrapolated on Florida RUS Bulletin 1780-9 (7.3%)				\$1,150,000
	Inspect & Bidding		as extrapolated on Florida RUS Bulletin 1780-9 (2.9%)				\$0
	Permit						\$20,000
	Construction						\$0
	Land / Equip.						\$0
Total Cost	\$1,170,000			Proposed Funding	Lee County Grant		
Grant Funding	\$1,170,000	Assessments	Loans	Bridge	\$0	Other Funds	



Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

Item Number	4071	Item Name	D/C Leeland Sinkhole Interpretive Center Purchase																
Description	Purchase Building for Interpretive Center, Trails, Security																		
Justification	Building is a perfect location for an interpretive center. This is the cheapest option considering all aspects.																		
Cost Calculation	<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Design</td> <td style="width: 55%;">0 as extrapolated on Florida RUS Bulletin 1780-9 (7.3%)</td> <td style="width: 30%; text-align: right;">\$0</td> </tr> <tr> <td>Inspect</td> <td>as extrapolated on Florida RUS Bulletin 1780-9 (2.9%)</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Permit</td> <td></td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Construction</td> <td></td> <td style="text-align: right;">\$2,200,000</td> </tr> <tr> <td>Land / Equip.</td> <td></td> <td style="text-align: right;">\$0</td> </tr> </table>				Design	0 as extrapolated on Florida RUS Bulletin 1780-9 (7.3%)	\$0	Inspect	as extrapolated on Florida RUS Bulletin 1780-9 (2.9%)	\$0	Permit		\$0	Construction		\$2,200,000	Land / Equip.		\$0
Design	0 as extrapolated on Florida RUS Bulletin 1780-9 (7.3%)	\$0																	
Inspect	as extrapolated on Florida RUS Bulletin 1780-9 (2.9%)	\$0																	
Permit		\$0																	
Construction		\$2,200,000																	
Land / Equip.		\$0																	
Total Cost	\$2,200,000	Proposed Funding	2025 Leg Appropriation																
Grant Funding	\$2,200,000	Assessments	Bridge \$0	Other Funds															



Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

Item Number	TBD	Item Name	Design/Build New Gunnery Rd. Entry Sign	
Description	Planned entry sign at Gunnery Rd. and SR 82.			
Justification	Planned improvement using Alternative Revenue			
Cost Calculation				
	Design	\$ 500,000.00 as extrapolated on Florida RUS Bulletin 1780-9 (8.0%)		\$0.00
	Inspect			\$0.00
	Permit			\$0.00
	Construction			\$85,000.00
	Land / Equip.			\$0.00
Total Cost	\$85,000.00			
		Proposed		
		Funding	Alternative Revenue	
Grant Funding	\$ -	Assessment Funding	Alternative	85,000



Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

Item Number	TBD		Item Name	Purchase GS-10 Crosslink Parcels	
Description	Purchase by "calling to sale" parcels that LA-MSID has owned a tax certificate, for the last two years.				
Justification	District canals that connect Frank Mann Preserve with Greenbriar Preserve are located on most parcels with no easement. Ownership is necessary. Also these very-low elevation lots will make excellent storage and water quality additions.				
Cost Calculation	Design	\$	500,000	as extrapolated on Florida RUS Bulletin 1780-9 (8.0%)	
	Inspect				\$0
	Permit				\$0
	Construction				\$0
	Land / Equip.				\$70,000
Total Cost	\$70,000			Proposed Funding	Non-recurring funds
Grant Funding	\$0		Assessment Funding	\$70,000	Bridge
					\$0



Lehigh Acres Municipal Services Improvement District

CAPITAL IMPROVEMENT JUSTIFICATION

Item Number	TBD	Item Name	RISE Structure design & repair
Description	Design Structure S-BP-1, S-O-1 Design, S-BL-2 Repairs. Retrofit S-R-2 and S-SF-3		
Justification	Structure collapsing and pipes and risers are severely corroded or floating		
Cost Calculation	Design		240,000.00
	Inspect		\$0.00
	Permit		\$0.00
	Construction		\$0.00
	Land / Equip.		\$0.00
Total Cost	\$240,000.00	Funding	Legislative Appropriation 2026
Grant Funding	\$ 240,000.00	Assessment Funding	
		Loan Funding	\$0.00



Lehigh Acres Municipal Services Improvement District CAPITAL IMPROVEMENT JUSTIFICATION

Item Number

4067

Item Name

GS 10 Design Phase II

Description

Design weirs, culverts, pump stations, additional excavation, etc.

Justification

Will help to lower peak flows during a major event, more WQ and basin connectivity.

Cost Calculation

Design

0 as extrapolated on Florida RUS Bulletin 1780-9 (7.3%)

\$900,000

Inspect

as extrapolated on Florida RUS Bulletin 1780-9 (2.9%)

\$85,000

Permit

\$0

Construction

\$0

Land / Equip.

\$0

Total Cost

\$985,000

Proposed Funding

Governor's Grant

Grant Funding

\$985,000

Assessments

0

Loans

0

Bridge

\$0

Other Funds



LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: PER #26-140, Coremix Batch Plant – 5511 4th St. W.

Meeting Date: September 21, 2026

Agenda Item # 2E

☒ **CONSENT** ☐ **ACTION** ☐ **OLD BUSINESS** ☐ **NEW BUSINESS**

Request Initiated By: ☐ **COMMISSIONER** _____ ☐ **ATTORNEY**

☐ **BOARD** ☒ **MANAGER** ☐ **ENGINEER** ☐ **AUDITOR**

Recommended motion: Move to approve Permit 2026-140, Coremix Batch Plant at 5511 4th St. W. with any listed stipulations.

What the action accomplishes: Allows Coremix Batch Plant, to develop an commercial site at 5511 4th St. W., while certifying on their plans that their stormwater facilities are adequate and able to discharge less than 30 CSM.

Fiscal Impact: Permit Fees: \$1,750.00

Staff comments: Approved according to the plans submitted August 6, 2026.

Staff review and recommended approval:

☒ **MANAGER** ☐ **DIRECTOR OF OPERATIONS**
☐ **ATTORNEY** ☐ **FIELD SUPERINTENDENT**
☒ **ENGINEER** ☒ **CONTROLLER**

Board Action:

☐ **APPROVED** ☐ **DENIED** ☐ **DEFERRED**

LEHIGH ACRES - MUNICIPAL SERVICES IMPROVEMENT DISTRICT PERMIT

THIS PERMIT is granted this 21st day of September, 2026, by Lehigh Acres Municipal Services Improvement District (hereinafter referred to as "DISTRICT"), 601 East County Lane, Lehigh Acres, Florida 33936, to Bello Horizon, LLC, 4634 15th St. SW, Lehigh Acres, FL 33973, hereinafter referred to as the "Permittee") as a non-exclusive permit for a concrete batch plant on (3.45 +/- acres), located at 5511 4th St. W., with an on-site storm water system and a drainage connection to Jack Canal (46-30-6), in Lehigh Acres, FL.

W I T N E S S E T H:

1. In the event the DISTRICT is not the fee title owner of the real property (the "Property") to which this Permit is applicable, the Permittee agrees, prior to commencement, to obtain all necessary consents from the fee title owners of the Property.
2. This Permit does not constitute a waiver of the necessity by the Permittee to obtain such other necessary and appropriate permits required by other governmental bodies or agencies; therefore the Permittee, prior to commencement, is required to obtain any and all other applicable federal, state, and local permits required in connection with Permittee's use of the Property and agrees that at all times it will comply with the requirements of all federal, state and local laws, ordinances, rules and regulations applicable or pertaining to the use of the Property by the Permittee.
3. Permittee understands and agrees that the use of the Property pursuant to this Permit is subordinate to the rights and interests of the DISTRICT and to the extent applicable that of the fee title owner of the Property. Further, Permittee does hereby stipulate that the Permittee is not relying upon any representations whatsoever by the DISTRICT regarding the DISTRICT'S right, title, interest, or ownership as to the Property for which this Permit is applicable.
4. The Permittee, by accepting this permit, specifically agrees to allow authorized District Personnel, upon presentation of credentials or other documents as may be required by law, access to the premises, at reasonable times, where the permitted activity is located or conducted for the purpose of:
 - a. Having access to and copying any records that must be kept under the conditions of the permit;
 - b. Reviewing the facility, equipment, practices, or operations regulated or required under this permit; and
 - c. Sampling or monitoring any substances or parameters at any location reasonably necessary to assure compliance with this permit or District rules.
5. The DISTRICT specifically reserves the right to maintain its facilities located over, under or upon the Property; to make improvements; add additional facilities; maintain, construct or alter its roads; maintain any facilities, devices, or improvements on the Property which aid in or are necessary to the DISTRICT'S operation; and the right to enter upon the Property at all times for such purposes. Permittee understands that in the exercise of such rights and interest, the DISTRICT may require Permittee, at no cost to DISTRICT, to relocate, alter, or remove the Permittee's facilities and equipment or other improvements made by Permittee pursuant to this Permit which interfere with or prevent the DISTRICT, in the DISTRICT'S opinion, from properly and faithfully constructing, improving and maintaining its facilities. If the Permittee should fail to relocate, alter, or remove the Permittee's facilities, equipment or other improvements made by the Permittee pursuant to this Permit within a reasonable time period following receipt of notice from the DISTRICT requesting same, then in that event the DISTRICT shall have the right to enter upon the lands and make such relocation, alterations or removal of the Permittee's facilities, equipment/or other improvements at no cost to DISTRICT.

6. Permittee agrees that it will not use the Property in any manner which interferes with the DISTRICT'S use of the Property or causes a hazardous condition to exist.
7. The DISTRICT assumes no responsibility for the ownership, operation and/or maintenance of the Permittee's facilities as permitted herein.
8. The Permittee agrees to backfill any excavation it makes within the Property and to repair or replace (i) any below-grade authorized facilities and features located therein, including but not limited to: water, sewer, stormwater or irrigation facilities, structures or appurtenances and (ii) as to at or above-grade facilities and features, this requirement shall only be applicable to grasses and sod, sidewalks, and roadway improvements (the term roadway improvements shall include but not be limited to curbing, roadway base, sub grade and asphaltic or concrete surfaces) which are removed or damaged as a direct result of said excavation. Such repair or replacement shall substantially restore these features to their condition as it existed immediately prior to the event precipitating the excavation.
9. All below-grade Permittee installations, including water and sewer lines, whether sub aqueous or not, together with appurtenant facilities, shall be located underground and have a minimum ground cover of thirty inches (30") below original design profile grade, including District waterways and roadways.
10. All Permittee activity related to sub aqueous utility, water and/or sewer lines, including appurtenant facilities, shall be conducted in such fashion that the primary functional purpose of the canal or lake body facility, specifically flood control, within which the activity is taking place is not adversely affected. More specifically, sub aqueous construction shall conform to the criteria given in the Lehigh Acres Municipal Services Improvement District (Lehigh Acres – MSID) Administrative Policy and Procedures.
11. Permittee shall, at no expense to DISTRICT and within a reasonable time following notice, adjust the positions and elevations of its facilities as may be required in connection with future improvements to, or construction of, works of the DISTRICT.
12. Permittee does hereby indemnify and hold harmless the DISTRICT, its Board of Commissioners, officers, personnel, and it's Engineers against any claims, losses, damages (including consequential), expenses, or legal fees that might arise out or result from the implementation of the proposed project by the Permittee or that may be caused by a failure of DISTRICT facilities or property.
13. The Permittee shall be obligated at the time of submission of its Permit application, to provide a detail of any other existing improvements located over, under, upon or through the Property and the Permittee's accompanying plans and specifications shall clearly indicate how the Permittee will comply with required clearances between the requested permitted activity and existing improvements located over, under and upon the Property, including compliance with other permitted users duly adopted and published standards.
14. Permittee shall reimburse the DISTRICT for its legal, engineering and other expenses incurred as a result of the implementation of the proposed project.
15. If Permittee should violate any of the terms or conditions of the Permit and shall not correct or remedy same within ten (10) days of receiving written notice of said violation from the DISTRICT, then in that event, the DISTRICT may, at its option, revoke, cancel and terminate this Permit.
16. This Permit may not be assigned by the Permittee without the prior written approval of the DISTRICT.
17. Unless otherwise adjusted, modified or terminated as set forth hereinabove, including the Conditions

attached hereto, this Permit shall continue in full force and effect so long as Permittee complies with the terms of this Permit.

18. In any litigation, including breach, enforcement or interpretation arising out of this Permit, the prevailing party to this Permit shall be entitled to recover reasonable attorney's fees, costs and expenses related to said action from the non-prevailing party.
19. That attached hereto are Supplemental Conditions to this Permit which are incorporated herein and made a part hereof.

LEHIGH ACRES – MUNICIPAL SERVICES IMPROVEMENT DISTRICT

BY: _____

NAME TYPED: David E. Lindsay

TITLE: District Manager

SUPPLEMENTAL CONDITIONS TO PERMIT NO. 26-140

A. GENERAL CONDITIONS

1. Notification shall be given by the Permittee to the District Engineer, AIM Engineering, at 239-332-4569 forty-eight (48) hours prior to commencement of the permitted activity. The District Engineer shall establish points of construction, if applicable, which will require inspection by the District Engineer prior to construction of the permitted activity. When the Permittee considers the permitted activity complete, the Permittee shall notify the District Engineer and schedule an on-site final inspection which shall be held in the presence of a representative of the Permittee and the District Engineer.

2. The permitted activity shall be implemented, constructed and/or installed in full accordance with the approved plans and specifications within six (6) full calendar years from the date of permit approval. Deviations from the approved plans or specifications shall be coordinated with and approved by the District Engineer prior to implementation of any such deviation.

3. When working in a District road right-of-way, not more than one-half ($\frac{1}{2}$) of the road or street shall be closed and traffic shall be controlled so as to provide for the safety and minimum hindrance to the public. All traffic control operations shall conform to the most current issue of the Florida Department of Transportation publication "Manual on Traffic Controls and safe Practices for Street and Highway Construction, Maintenance and Utility Operations."

4. The District Engineer shall be the final authority as to the quality and quantity of the material and works required to satisfy the terms and conditions of this Permit as they relate to District improvements and facilities.

5. Upon completion of the permitted activity and after its final review and acceptance by the District Engineer THE PERMITTEE SHALL DELIVER TO THE DISTRICT OFFICE ONE COMPLETE SET OF THE FINAL "RECORD DRAWINGS." FAILURE TO PROVIDE THE FINAL RECORD DRAWINGS MAY RESULT IN THE REVOCATION, CANCELLATION AND TERMINATION OF THIS PERMIT.

6. The above Conditions shall be continuing obligations of the Permittee and shall be complied with in the event of any subsequent maintenance, repair, replacement or modification of the permitted improvement.

Stipulations:

- 1). Permit #26-140 is approved according to the plans and calculations submitted August 6th, 2026.
- 2). Maintenance of the entire storm water management system and type II wastewater settling basins, including the control structure and outfall pipe is the responsibility of the Permittee.
- 3). An “As-Built” survey showing the completed improvements (including perimeter berm, all pipe inverts and outfall structure elevations) must be submitted to Lehigh Acres - MSID within 30 days following completion of the improvements.
- 4). Please provide LA-MSID with a copy of any local, state or federal permit approvals prior to the start of construction.

PART I



DATE SUBMITTED:

08 - 06 - 26

PERMIT #:

26 - 140

APPLICATION FOR A PERMIT

*Note: The review of permit applications will be conducted per the Lehigh Acres Municipal Services Improvement District's Administrative Policy and Procedures

AGENT NAME: Quattrone & Associates, Inc. PHONE #: (239) 936-5222
PROJECT NAME: Lehigh Acres Batch Plant

TOTAL
ACREAGE:

3.45

Property Address (STRAP associated with this address will be used as the primary STRAP for this project): 5511 4TH ST W LEHIGH ACRES FL 33971

Mailing Address: 4634 15TH ST SW

City: Lehigh Acres State: FL Zip: 33973

STRAP NUMBERS (attach additional sheet if necessary):

3	0	-	4	4	-	2	6	-	0	0	-	0	0	0	0	1	-	0	4	5	A
		-			-			-			-						-				
		-			-			-			-						-				
		-			-			-			-						-				
		-			-			-			-						-				

Brief description of proposed project:

Application for:

Proposed construction of a batch plant with associated utilities, parking, landscaping and drainage.

Is the project proposed to be developed in phases? ☐ Yes ☒ No

Estimated # of Phases:

*Permit Fee:

\$ 1,750.00

(to be verified by staff)

* See Administrative Policy and Procedures Sections 4.15 – 4.17 for current Permit Fee Amount.

Lehigh Acres Municipal Services Improvement District
♦601 East County Lane ♦Lehigh Acres, FL 33936 ♦Phone: (239) 368-0044

REVISED 07/20/2022

PART II

OWNER/APPLICANT/ DEVELOPER INFORMATION

A.

Name of Applicant		Bello Horizon, LLC					
Mailing Address:		Street:		4634 15th St SW			
City:	Lehigh Acres		State:		FL	Zip:	33973
Phone No.	Area Code:	305	Number:	343 - 2100		Ext.	
Fax No.	Area Code:		Number:	-			
E-mail Address:		jvscapitalcorp@gmail.com					

B. Relationship of applicant to property*:

☒ Owner* ☐ Trustee* ☐ Option holder* ☐ Lessee*

☐ Contract Purchaser* ☐ Other (indicate)* _____

C.

Name of Developer:								
Mailing Address:		Street:						
City:			State:				Zip:	
Phone No.	Area Code:	()	Number:	-		Ext.		
Fax No.	Area Code:	()	Number:	-				
E-mail Address:								

D.

Name of Authorized Agent(s):		Quattrone & Associates, Inc.					
Mailing Address:		Street:		4301 Veronica Shoemaker Blvd.			
City:	Fort Myers		State:		FL	Zip:	33916
Phone No.	Area Code:	(239)	Number:	936- 5222		Ext.	
Fax No.	Area Code:	()	Number:	-			
E-mail Address:		permits@qai.net					

E.

Name of Property Owner:		Same as applicant						
Mailing Address:		Street:						
City:			State:				Zip:	
Phone No.	Area Code:	()	Number:	-		Ext.		
Fax No.	Area Code:	()	Number:	-				
E-mail Address:								

*A disclosure of the name of all persons or entities having an ownership interest in the property is required (attached).

PART III

DISCLOSURE OF OWNERSHIP INTEREST FORM FORM:

PRIMARY STRAP NUMBER:

3	0	-	4	4	-	2	6	-	0	0	-	0	0	0	0	1	-	0	4	5	A
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

1. If the property is owned in the fee simple by an **INDIVIDUAL**, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, Office	Percentage of Stock
Juniel Verdecia	100%

3. If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with percentages of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a **GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP**, list the names of general and limited partners.

Name and Address	Percentage of Interest

5. If there is a **CONTACT FOR PURCHASE**, whether contingent on this application Or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Interest

Date of Contract (mm/dd/yy): / /

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	Percentage of Interest

For any changes of ownership of changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate for compliance, a supplemental disclosure of interest must be filed.

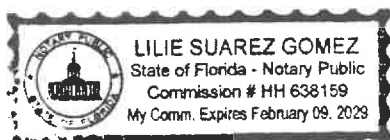
The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

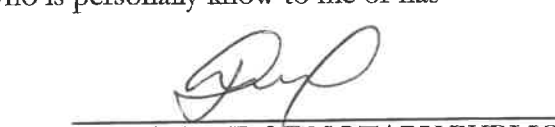

SIGNATURE OF APPLICANT

Juniel Verdecia
PRINTED OR TYPED NAME OF APPLICANT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 29 day
of July (m), 2020(y), by Juniel Verdecia who is personally know to me or has
produced DL as identification.




SIGNATURE OF NOTARY PUBLIC
Lilie Suarez Gomez
PRINTED NAME OF NOTARY PUBLIC

PART IV

EXPLANATION

All Permit Application sections must be completed and submitted.

Permit Application fees and submittal items (see Part VI) must be submitted with the application.

Any and all work involving the lands and/or facilities of the District shall not commence without a Board approved permit.

All set policies, procedures, technical requirements, and fee schedules can be found and reviewed in the 'Administrative Policy and Procedures Guide'. The Guide is available at the District Office located at 601 East County Lane, Lehigh Acres, FL or online at la-msid.com/.

PART V

PROFESSIONAL CONSULTANT FORM

ATTORNEY

Name:								
Mailing Address:								
City:				State:			Zip:	
Business No.	Area Code:	()	Number:	-		Ext.		
Other Contact:								

ENGINEER

Name:								
Mailing Address:								
City:				State:			Zip:	
Business No.	Area Code:	()	Number:	-		Ext.		
Other Contact:								

OTHER REPRESENTATIVE/PROFESSIONAL

Name:								
Mailing Address:								
City:				State:			Zip:	
Business No.	Area Code:	()	Number:	-		Ext.		
Other Contact:								

PART VI

SUBMITTALS

NO. OF COPIES		SUBMITTAL DOCUMENT
SUB'D	REQ'D	
		ITEMS REQUIRED FOR INITIAL SUBMITTAL
2	2	Construction/Development Plans signed and sealed by a Licensed Florida Professional Engineer including: 1. Location map showing the location of the proposed project in relation to adjacent streets and LA-MSID facilities. 2. Details of proposed works that fully communicate the work and/or use desired (i.e. Existing Conditions Survey, Proposed Site Plan, Paving Grading & Drainage Plan, Cross Sections, Element Details, and Erosion Control Plan sheets). 3. Sufficient survey data to determine elevations, property and ROW lines, limits of existing and proposed conditions, and notation of utilized vertical datum (NAVD/NGVD).
2	2	Stormwater Drainage Calculations signed and sealed by a Licensed Florida Professional Engineer including, but not limited to, computer stormwater routing modeling data (ICPR4, Cascade, etc.) to verify compliance with the Design Criteria (input summary data below): Water Quality Volume (Required): <u>0.458</u> (ACRE-FT) Water Quality Volume (Provided): <u>0.682</u> (ACRE-FT) Control Elevation: <u>21.70</u> (FT-NGVD) Minimum Road/Parking Elevation: <u>24.70</u> (FT-NGVD) <i>(above the 10-year, 1-day design storm peak stage elevation)</i> Minimum Perimeter Berm Elevation: <u>24.34</u> (FT-NGVD) <i>(above the 25-year, 3-day design storm peak stage elevation)</i> Minimum Finished Floor Elevation: <u>25.95</u> (FT-NGVD) <i>(above the 100-year, 3-day design storm peak stage elevation and previously experienced high-water levels external to project)</i>
1	2	Flash Drive / CD containing plans in both AutoCAD (.dwg file drawn in "State Plane Coordinates") and PDF formats.
2	2	Permit Application (PARTS I & II)
2	2	Disclosure of Owner Form (signed and notarized) (PART III)
2	2	Professional Consultant Form & Submittals (PARTS V & VI)
2	2	Copy of Approved FDEP Notice of Intent (NOI) for all sites one (1) acre and greater in size.
2	2	Copy of approved SWFMD permit , for all sites required to get a permit, or FDEP "10/2 Self-Certification" approval.
1	1	Check for appropriate Permit Fees made out to LA-MSID.



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916
239.936.5222 | QAINC.NET | f 239.936.7228

RECEIVED

AUG 06 2026

LEHIGH ACRES
MUNICIPAL SERVICES
IMPROVEMENT DISTRICT

LETTER OF TRANSMITTAL

TO: Lehigh Acres Municipal Services
Improvement District
601 East County Lane
Lehigh Acres, FL 33936

DATE: August 6, 2026
JOB #: 250304
PROJECT: Lehigh Acres Mobile Batch Plant

THE FOLLOWING ITEMS ARE BEING SENT VIA:

☐ FAX with ___ pages to follow
☒ Hand delivery
☐ U.S. Mail
☐ Federal/Airborne Express

Quantity	DESCRIPTION
1	CD
1	Check
2	Application for Permit
2	Engineering Reports
2	Sets of Plans

REMARKS

CC: _____

FROM: Shelly Stalnos

Please notify us at once if attachments are not as noted

BELLO HORIZON LLC
5005 4TH ST. W
LEHIGH ACRES, FL 339711534

63-8413/2670

2283

DATE 07-28-26

PAY TO THE
ORDER OF

LAMSID

\$ 7750 ⁰⁰/₁₀₀

one thousand seven hundred + fifty

DOLLARS



Security Features
Included
Details on Back

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

5511 4th st W

⑆ 267084131⑆

587285332⑆ 2283

Permit # 26-140

RECEIVED

AUG 06 2026

LEHIGH ACRES
MUNICIPAL SERVICES
IMPROVEMENT DISTRICT

**LIMITED LIABILITY COMPANY
OPERATING AGREEMENT OF
JVS GULF COAST HOLDING LLC**

This agreement is made effective on the 16 day of 05, 2025
among the member(s) and the company.

1. Formation. A limited liability company (LLC) of the above name has been formed under the laws of the State of Wyoming by filing Articles of Organization (or similar organizing document) with the Secretary of State (or other appropriate office) on 05/16/2025. The purpose of the business shall be to carry on any activity which is lawful under the jurisdiction in which it operates. The LLC may operate under a fictitious name or names as long as the LLC is in compliance with applicable fictitious name registration laws. The term of the LLC shall be perpetual or until dissolved as provided by law or by vote of the member(s) as provided in this agreement. Upon dissolution the remaining members shall have the power to continue the operation of the LLC as long as necessary and allowable under state law until the winding up of the affairs of the business has been completed.

2. Members. The name and address of each initial limited liability company member is:

JUNIEL VERDECIA
4634 15TH ST SW
LEHIGH ACRES , FL 33973

3. Contributions. The capital contribution of each limited liability company member in exchange for their LLC ownership is:

Name	LLC Ownership	Capital Contribution
JUNIEL VERDECIA	100%	\$ _____

NOTE: The capital contribution may be in the form of cash (or cash equivalents), labor or services (past or future), or property/equipment/assets other than cash. Regardless of the type of capital contribution, it should be expressed above in a dollar equivalent value that is agreed upon by all limited liability company members. Additionally, there may be accounting/tax ramifications for individuals contributing capital other than cash.

4. Profit and Loss. The profits and losses of the limited liability company shall be distributed amongst the members in proportion with the ownership of each member by default, but this may be changed at any time upon a unanimous vote of the members.

14. Meetings. The members shall have no obligation to hold annual or any other meeting, but may hold such meetings if they deem them necessary or desirable.

15. Amendment of this Agreement. This agreement may not be amended except in writing signed by all of the members.

16. Conflict of Interest. No member shall be involved with any business or undertaking which competes with the interests of the limited liability company except upon agreement in writing by all of the members.

17. Deadlock. In the event that the members cannot come to an agreement on any matter the members agree to submit the issue to mediation to be paid for by the limited liability company. In the event the mediation is unsuccessful, they agree to seek arbitration under the rules of the American Arbitration Association.

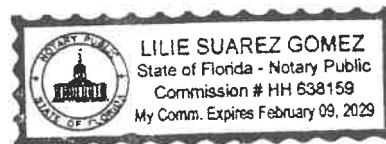
18. Dissociation of a Member. A member shall have the right to discontinue membership upon giving thirty days notice. A member shall cease to have the right to membership upon death, court-ordered incapacity, bankruptcy or expulsion. The limited liability company shall have the right to buy the interest of any dissociated member at fair market value.

19. Dissolution. The limited liability company shall dissolve upon the unanimous consent of all the members or upon any event requiring dissolution under state law. In the event of the death, bankruptcy, permanent incapacity, or withdrawal of a member the remaining members may elect to dissolve or to continue the operation of the LLC.

20. General Provisions. This agreement is intended to represent the entire agreement between the parties. In the event that any party of this agreement is held to be contrary to law or unenforceable, said party shall be considered amended to comply with the law and such holding shall not affect the enforceability of other terms of this agreement. This agreement shall be binding upon the heirs, successors, and assigns of the members.

IN WITNESS whereof, the members of the limited liability company sign this agreement and adopt it as their operating agreement this 16 day of 05, 25.

JUNIEL VERDECIA, MEMBER



Date of this notice: 05-19-2025

Employer Identification Number:
39-2214101

Form: SS-4

Number of this notice: CP 575 G

JVS GULF COAST HOLDING LLC
JUNIEL VERDECIA SOLE MBR
4634 15TH ST SW
LEHIGH ACRES, FL 33973

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 39-2214101. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: PER #26-141, Blackstone AutoZone – Parcel #9

Meeting Date: September 21, 2026

Agenda Item # 2F

☒ **CONSENT** ☐ **ACTION** ☐ **OLD BUSINESS** ☐ **NEW BUSINESS**

Request Initiated By: ☐ **COMMISSIONER** _____ ☐ **ATTORNEY**

☐ **BOARD** ☒ **MANAGER** ☐ **ENGINEER** ☐ **AUDITOR**

Recommended motion: Move to approve Permit 26-141, Blackstone AutoZone – Parcel #9, with any listed stipulations.

What the action accomplishes: Allows Blackstone AutoZone, to develop an commercial site at Blackstone Corp. Park, Parcel 9, while certifying on their plans that their stormwater facilities are adequate and able to discharge less than 30 CSM.

Fiscal Impact: Permit Fees: \$1,500.00

Staff comments: Approved according to the plans submitted August 13, 2026 and the Master Drainage Plans approved under Permit #25-40 (M2) "Blackstone Corp Park".

Staff review and recommended approval:

☒ **MANAGER** ☐ **DIRECTOR OF OPERATIONS**
☐ **ATTORNEY** ☐ **FIELD SUPERINTENDENT**
☒ **ENGINEER** ☒ **CONTROLLER**

Board Action:

☐ **APPROVED** ☐ **DENIED** ☐ **DEFERRED**

LEHIGH ACRES - MUNICIPAL SERVICES IMPROVEMENT DISTRICT PERMIT

THIS PERMIT is granted this 21st day of September, 2026, by Lehigh Acres Municipal Services Improvement District (hereinafter referred to as “DISTRICT”), 601 East County Lane, Lehigh Acres, Florida 33936, to CNL Fort Myers Blackstone, LLC, 6562 University Pkwy #210, Sarasota, FL 34240, hereinafter referred to as the “Permittee”) as a non-exclusive permit for an approximately 7381 SF AutoZone store on 0.97 acres (Parcel #9) located in the Blackstone Corp. Park, with a drainage connection to the Master Drainage System approved under the LAMSID Master Drainage Permit #25-40(M2), that has an approved outfall to Gecko Canal (57-20-3), in Lehigh Acres, FL.

W I T N E S S E T H:

1. In the event the DISTRICT is not the fee title owner of the real property (the “Property”) to which this Permit is applicable, the Permittee agrees, prior to commencement, to obtain all necessary consents from the fee title owners of the Property.
2. This Permit does not constitute a waiver of the necessity by the Permittee to obtain such other necessary and appropriate permits required by other governmental bodies or agencies; therefore the Permittee, prior to commencement, is required to obtain any and all other applicable federal, state, and local permits required in connection with Permittee’s use of the Property and agrees that at all times it will comply with the requirements of all federal, state and local laws, ordinances, rules and regulations applicable or pertaining to the use of the Property by the Permittee.
3. Permittee understands and agrees that the use of the Property pursuant to this Permit is subordinate to the rights and interests of the DISTRICT and to the extent applicable that of the fee title owner of the Property. Further, Permittee does hereby stipulate that the Permittee is not relying upon any representations whatsoever by the DISTRICT regarding the DISTRICT’S right, title, interest, or ownership as to the Property for which this Permit is applicable.
4. The Permittee, by accepting this permit, specifically agrees to allow authorized District Personnel, upon presentation of credentials or other documents as may be required by law, access to the premises, at reasonable times, where the permitted activity is located or conducted for the purpose of:
 - a. Having access to and copying any records that must be kept under the conditions of the permit;
 - b. Reviewing the facility, equipment, practices, or operations regulated or required under this permit; and
 - c. Sampling or monitoring any substances or parameters at any location reasonably necessary to assure compliance with this permit or District rules.
5. The DISTRICT specifically reserves the right to maintain its facilities located over, under or upon the Property; to make improvements; add additional facilities; maintain, construct or alter its roads; maintain any facilities, devices, or improvements on the Property which aid in or are necessary to the DISTRICT’S operation; and the right to enter upon the Property at all times for such purposes. Permittee understands that in the exercise of such rights and interest, the DISTRICT may require Permittee, at no cost to DISTRICT, to relocate, alter, or remove the Permittee’s facilities and equipment or other improvements made by Permittee pursuant to this Permit which interfere with or prevent the DISTRICT, in the DISTRICT’S opinion, from properly and faithfully constructing, improving and maintaining its facilities. If the Permittee should fail to relocate, alter, or remove the Permittee's facilities, equipment or other improvements made by the Permittee pursuant to this Permit within a reasonable time period following receipt of notice from the DISTRICT requesting same, then in that event the DISTRICT shall have the right to enter upon the lands and make such relocation, alterations or removal of the Permittee’s facilities, equipment/or other improvements at no cost to DISTRICT.

6. Permittee agrees that it will not use the Property in any manner which interferes with the DISTRICT'S use of the Property or causes a hazardous condition to exist.
7. The DISTRICT assumes no responsibility for the ownership, operation and/or maintenance of the Permittee's facilities as permitted herein.
8. The Permittee agrees to backfill any excavation it makes within the Property and to repair or replace (i) any below-grade authorized facilities and features located therein, including but not limited to: water, sewer, stormwater or irrigation facilities, structures or appurtenances and (ii) as to at or above-grade facilities and features, this requirement shall only be applicable to grasses and sod, sidewalks, and roadway improvements (the term roadway improvements shall include but not be limited to curbing, roadway base, sub grade and asphaltic or concrete surfaces) which are removed or damaged as a direct result of said excavation. Such repair or replacement shall substantially restore these features to their condition as it existed immediately prior to the event precipitating the excavation.
9. All below-grade Permittee installations, including water and sewer lines, whether sub aqueous or not, together with appurtenant facilities, shall be located underground and have a minimum ground cover of thirty inches (30") below original design profile grade, including District waterways and roadways.
10. All Permittee activity related to sub aqueous utility, water and/or sewer lines, including appurtenant facilities, shall be conducted in such fashion that the primary functional purpose of the canal or lake body facility, specifically flood control, within which the activity is taking place is not adversely affected. More specifically, sub aqueous construction shall conform to the criteria given in the Lehigh Acres Municipal Services Improvement District (Lehigh Acres – MSID) Administrative Policy and Procedures.
11. Permittee shall, at no expense to DISTRICT and within a reasonable time following notice, adjust the positions and elevations of its facilities as may be required in connection with future improvements to, or construction of, works of the DISTRICT.
12. Permittee does hereby indemnify and hold harmless the DISTRICT, its Board of Commissioners, officers, personnel, and it's Engineers against any claims, losses, damages (including consequential), expenses, or legal fees that might arise out or result from the implementation of the proposed project by the Permittee or that may be caused by a failure of DISTRICT facilities or property.
13. The Permittee shall be obligated at the time of submission of its Permit application, to provide a detail of any other existing improvements located over, under, upon or through the Property and the Permittee's accompanying plans and specifications shall clearly indicate how the Permittee will comply with required clearances between the requested permitted activity and existing improvements located over, under and upon the Property, including compliance with other permitted users duly adopted and published standards.
14. Permittee shall reimburse the DISTRICT for its legal, engineering and other expenses incurred as a result of the implementation of the proposed project.
15. If Permittee should violate any of the terms or conditions of the Permit and shall not correct or remedy same within ten (10) days of receiving written notice of said violation from the DISTRICT, then in that event, the DISTRICT may, at its option, revoke, cancel and terminate this Permit.
16. This Permit may not be assigned by the Permittee without the prior written approval of the DISTRICT.

17. Unless otherwise adjusted, modified or terminated as set forth hereinabove, including the Conditions attached hereto, this Permit shall continue in full force and effect so long as Permittee complies with the terms of this Permit.
18. In any litigation, including breach, enforcement or interpretation arising out of this Permit, the prevailing party to this Permit shall be entitled to recover reasonable attorney's fees, costs and expenses related to said action from the non-prevailing party.
19. That attached hereto are Supplemental Conditions to this Permit which are incorporated herein and made a part hereof.

LEHIGH ACRES – MUNICIPAL SERVICES IMPROVEMENT DISTRICT

BY: _____

NAME TYPED: David E. Lindsay

TITLE: District Manager

SUPPLEMENTAL CONDITIONS TO PERMIT NO. 26-141

A. GENERAL CONDITIONS

1. Notification shall be given by the Permittee to the District Engineer, AIM Engineering, at 239-332-4569 forty-eight (48) hours prior to commencement of the permitted activity. The District Engineer shall establish points of construction, if applicable, which will require inspection by the District Engineer prior to construction of the permitted activity. When the Permittee considers the permitted activity complete, the Permittee shall notify the District Engineer and schedule an on-site final inspection which shall be held in the presence of a representative of the Permittee and the District Engineer.

2. The permitted activity shall be implemented, constructed and/or installed in full accordance with the approved plans and specifications within six (6) full calendar years from the date of permit approval. Deviations from the approved plans or specifications shall be coordinated with and approved by the District Engineer prior to implementation of any such deviation.

3. When working in a District road right-of-way, not more than one-half ($\frac{1}{2}$) of the road or street shall be closed and traffic shall be controlled so as to provide for the safety and minimum hindrance to the public. All traffic control operations shall conform to the most current issue of the Florida Department of Transportation publication "Manual on Traffic Controls and safe Practices for Street and Highway Construction, Maintenance and Utility Operations."

4. The District Engineer shall be the final authority as to the quality and quantity of the material and works required to satisfy the terms and conditions of this Permit as they relate to District improvements and facilities.

5. Upon completion of the permitted activity and after its final review and acceptance by the District Engineer THE PERMITTEE SHALL DELIVER TO THE DISTRICT OFFICE ONE COMPLETE SET OF THE FINAL "RECORD DRAWINGS." FAILURE TO PROVIDE THE FINAL RECORD DRAWINGS MAY RESULT IN THE REVOCATION, CANCELLATION AND TERMINATION OF THIS PERMIT.

6. The above Conditions shall be continuing obligations of the Permittee and shall be complied with in the event of any subsequent maintenance, repair, replacement or modification of the permitted improvement.

Stipulations:

- 1). Permit #26-141 is approved according to the plans and calculations submitted August 13th, 2026 and the master drainage plans and calculations approved under Permit #25-40 (M2).
- 2). Maintenance of the entire master on-site storm water management system and outfall connection is the responsibility of the Permittee and any Master Associations established within the Blackstone Corporation Park.
- 3). Any disturbed canal right-of-way must be restored with sod and maintained until fully established. Seeding will not be permitted.
- 4). An “As-Built” survey showing the completed improvements (including perimeter berm, pipe inverts, finished floor elevations and all drainage structure elevations) must be submitted to Lehigh Acres - MSID within 30 days following completion of the improvements.
- 5). Permittee shall obtain any other permits required by EPA, FDEP, SFWMD, FDOT and Lee County prior to starting construction and submit a copy to LA-MSID.

PART I



DATE SUBMITTED:

0 8 - 0 7 - 2 6

PERMIT #:

2 6 - 1 4 /

APPLICATION FOR A PERMIT

***Note:** The review of permit applications will be conducted per the Lehigh Acres Municipal Services Improvement District's Administrative Policy and Procedures

AGENT NAME: Matthew D'Angelo, P.E. PHONE #: (813)288 -0233

PROJECT NAME: FL 11075 AutoZone – Lehigh Acres

TOTAL
ACREAGE:

0.97

Property Address (STRAP associated with this address will be used as the primary STRAP for this project):

Mailing Address: SE Corner SR 82 and Blackstone Dr

City: Lehigh Acres State: FL Zip: 33974

STRAP NUMBERS (attach additional sheet if necessary):

2	0	-	4	5	-	2	7	-	7	2	-	0	0	0	5	1	-	0	0	0	0
		-			-			-			-						-				
		-			-			-			-						-				
		-			-			-			-						-				
		-			-			-			-						-				

Brief description of proposed project:

Application for: Construction of 7381 SF AutoZone building with all associated utilities.

Stormwater will be collected using a system of inlets and pipes to convey them into the master system proposed by the Blackstone Corporate Park development

Is the project proposed to be developed in phases? ☐ Yes ☒ No

Estimated # of Phases:	1
*Permit Fee:	\$ 500.00 (to be verified by staff)

* See Administrative Policy and Procedures Sections 4.15 – 4.17 for current Permit Fee Amount.

RECEIVED

AUG 13 2026

Lehigh Acres Municipal Services Improvement District
♦601 East County Lane ♦Lehigh Acres, FL 33936 ♦Phone: (239) 368-0044

REVISED 07/20/2022

LEHIGH ACRES
MUNICIPAL SERVICES
IMPROVEMENT DISTRICT

PART II**OWNER/APPLICANT/ DEVELOPER
INFORMATION****A.**

Name of Applicant		CNL Fort Myers Blackstone, LLC					
Mailing Address:		Street:	University Pkwy #210				
City:	SARASOTA		State:	FL		Zip:	34240
Phone No.	Area Code:	941	Number:	552-270		Ext.	
Fax No.	Area Code:		Number:	-			
E-mail Address:		EMcMillin@castoinfo.com					

B. Relationship of applicant to property*:☒ **Owner*** ☐ **Trustee*** ☐ **Option holder*** ☐ **Lessee***☐ **Contract Purchaser*** ☐ **Other (indicate)*** _____**C.**

Name of Developer:		AutoZone Stores LLC					
Mailing Address:		Street:	123 S. Front Street6562				
City:	Memphis		State:	TN		Zip:	38103
Phone No.	Area Code:	(901)	Number:	2495-8701		Ext.	
Fax No.	Area Code:	()	Number:	-			
E-mail Address:		Wade.davis@autozone.com					

D.

Name of Authorized Agent(s):		Matthew D'Angelo					
Mailing Address:		Street:	5601 Mariner Street, Suite 105				
City:	Tampa		State:	FL		Zip:	33609
Phone No.	Area Code:	(813)	Number:	288-0233		Ext.	
Fax No.	Area Code:	()	Number:	-			
E-mail Address:							

E.

Name of Property Owner:		CNL Fort Myers Blackstone, LLC					
Mailing Address:		Street:	6562 University Pkwy #210				
City:	Sarasota		State:	City:		Sarasota	State:
Phone No.	Area Code:	(941)	Number:	552-2702		Ext.	
Fax No.	Area Code:	()	Number:	-			
E-mail Address:		EMcMillin@castoinfo.com					

*A disclosure of the name of all persons or entities having an ownership interest in the property is required (attached).

PART III

DISCLOSURE OF OWNERSHIP INTEREST FORM FORM:

PRIMARY STRAP NUMBER:

2	0
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4	5
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2	7
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7	2
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0	0	0	5	1
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0	0	0	0
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1. If the property is owned in the fee simple by an **INDIVIDUAL**, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, Office	Percentage of Stock
CNL FOR Myers Blackstone, LLC	100%
16512 UNIVERSITY PKWY, STE 210	
SARASOTA, FL 34240	

3. If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with percentages of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a **GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP**, list the names of general and limited partners.

Name and Address	Percentage of Interest

5. If there is a **CONTACT FOR PURCHASE**, whether contingent on this application Or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Interest

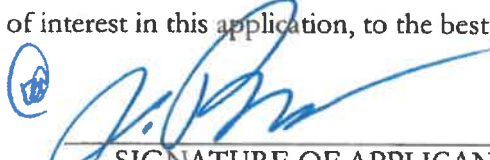
Date of Contract (mm/dd/yy): / /

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	Percentage of Interest

For any changes of ownership of changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate for compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.


 SIGNATURE OF APPLICANT

J. Brett Hutchens
 PRINTED OR TYPED NAME OF APPLICANT

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12th day of August (m), 2024 (y), by J. Brett Hutchens who is personally know to me or has produced _____ as identification.




 SIGNATURE OF NOTARY PUBLIC
Erica McMillin
 PRINTED NAME OF NOTARY PUBLIC



5601 Mariner Street
Suite 105
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

Letter Of Transmittal

Date: 8/12/2026

To: **LeHigh Acres**
LAMSID
601 east County Lane
LeHigh Acres, FL 33936
(239) 368-0044

RECEIVED

AUG 13 2026

LEHIGH ACRES
MUNICIPAL SERVICES
IMPROVEMENT DISTRICT

Re: **AutoZone Lehigh Acres (CPH # 2501023)**
SE Corner SR 82 & Blackstone Drive
LeHigh Acres, FL 33974

WE ARE SENDING YOU THE ATTACHED ITEM(S):

NO. OF COPIES	DESCRIPTION
2	24x36 Full Set of Plans
2	Applications
2	Stormwater Report
2	Survey
1	Check # 1501 \$500.00
1	USB

THESE ITEMS ARE TRANSMITTED AS INDICATED BELOW:

☒ For Your Use ☒ For Review and Comment
☒ As Requested ☐ For Bids Due

REMARKS:

COPY TO: _____

SIGNED: Matthew D'Angelo

If enclosures are not as noted, kindly notify us at once.

CPH CONSULTING, LLC
Office Account
500 W FULTON ST
SANFORD, FLORIDA 32771
(407) 322-6841

1501

DATE 8-5-2026

23-101/1020

PAY
TO THE
ORDER OF

LA-MSID

\$ 500.00

Five Hundred 00/100

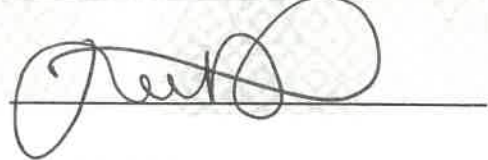
DOLLARS

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

FOR

2501023 - Permitting Fees



⑈001501⑈ ⑆102001017⑆

605132961⑈

Permit # 26-141

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: PER #26-142, Lumos Bore under Horseshoe Canal (47-6-1) at Windermere Dr.

Meeting Date: September 21, 2026

Agenda Item # 2G

☒ **CONSENT** ☐ **ACTION** ☐ **OLD BUSINESS** ☐ **NEW BUSINESS**

Request Initiated By: ☐ **COMMISSIONER** _____ ☐ **ATTORNEY**

☐ **BOARD** ☒ **MANAGER** ☐ **ENGINEER** ☐ **AUDITOR**

1 Recommended motion: Move to approve PER #26-142, Lumos Bore under Horseshoe Canal (47-6-1) at Windermere Dr., with any listed stipulations.

2 What the action accomplishes: Allows Lumos to bore under Horseshoe Canal (47-6-1) at Windermere Dr., while ensuring they stay 10-feet below the bottom elevation of each canal.

3 Fiscal Impact: Permit Fee: \$3,000.00

4 Staff comments: Approved according to the plans submitted August 13, 2026.

5 Staff review and recommended approval:

☐ MANAGER	☐ DIRECTOR OF OPERATIONS
☐ ATTORNEY	☐ FIELD SUPERINTENDENT
☐ ENGINEER	☐ CONTROLLER

6 Board Action:

☐ **APPROVED** ☐ **DENIED** ☐ **DEFERRED**

LEHIGH ACRES - MUNICIPAL SERVICES IMPROVEMENT DISTRICT PERMIT

THIS PERMIT is granted this 21st day of September, 2026, by Lehigh Acres Municipal Services Improvement District (hereinafter referred to as "DISTRICT"), 601 East County Lane, Lehigh Acres, Florida 33936, to Lumos Fiber of Florida, LLC, 4100 Mendenhall Oaks Parkway, Suite 300, High Point, NC 27265, hereinafter referred to as the "Permittee") as a non-exclusive permit for a directional bore under Horseshoe Canal (47-6-1), along the south side of Windermere Dr., between Latham Dr. & Stanwin Loop, in Lehigh Acres, FL.

W I T N E S S E T H:

1. In the event the DISTRICT is not the fee title owner of the real property (the "Property") to which this Permit is applicable, the Permittee agrees, prior to commencement, to obtain all necessary consents from the fee title owners of the Property.
2. This Permit does not constitute a waiver of the necessity by the Permittee to obtain such other necessary and appropriate permits required by other governmental bodies or agencies; therefore the Permittee, prior to commencement, is required to obtain any and all other applicable federal, state, and local permits required in connection with Permittee's use of the Property and agrees that at all times it will comply with the requirements of all federal, state and local laws, ordinances, rules and regulations applicable or pertaining to the use of the Property by the Permittee.
3. Permittee understands and agrees that the use of the Property pursuant to this Permit is subordinate to the rights and interests of the DISTRICT and to the extent applicable that of the fee title owner of the Property. Further, Permittee does hereby stipulate that the Permittee is not relying upon any representations whatsoever by the DISTRICT regarding the DISTRICT'S right, title, interest, or ownership as to the Property for which this Permit is applicable.
4. The Permittee, by accepting this permit, specifically agrees to allow authorized District Personnel, upon presentation of credentials or other documents as may be required by law, access to the premises, at reasonable times, where the permitted activity is located or conducted for the purpose of:
 - a. Having access to and copying any records that must be kept under the conditions of the permit;
 - b. Reviewing the facility, equipment, practices, or operations regulated or required under this permit; and
 - c. Sampling or monitoring any substances or parameters at any location reasonably necessary to assure compliance with this permit or District rules.
5. The DISTRICT specifically reserves the right to maintain its facilities located over, under or upon the Property; to make improvements; add additional facilities; maintain, construct or alter its roads; maintain any facilities, devices, or improvements on the Property which aid in or are necessary to the DISTRICT'S operation; and the right to enter upon the Property at all times for such purposes. Permittee understands that in the exercise of such rights and interest, the DISTRICT may require Permittee, at no cost to DISTRICT, to relocate, alter, or remove the Permittee's facilities and equipment or other improvements made by Permittee pursuant to this Permit which interfere with or prevent the DISTRICT, in the DISTRICT'S opinion, from properly and faithfully constructing, improving and maintaining its facilities. If the Permittee should fail to relocate, alter, or remove the Permittee's facilities, equipment or other improvements made by the Permittee pursuant to this Permit within a reasonable time period following receipt of notice from the DISTRICT requesting same, then in that event the DISTRICT shall have the right to enter upon the lands and make such relocation, alterations or removal of the Permittee's facilities, equipment/or other improvements at no cost to DISTRICT.

6. Permittee agrees that it will not use the Property in any manner which interferes with the DISTRICT'S use of the Property or causes a hazardous condition to exist.
7. The DISTRICT assumes no responsibility for the ownership, operation and/or maintenance of the Permittee's facilities as permitted herein.
8. The Permittee agrees to backfill any excavation it makes within the Property and to repair or replace (i) any below-grade authorized facilities and features located therein, including but not limited to: water, sewer, stormwater or irrigation facilities, structures or appurtenances and (ii) as to at or above-grade facilities and features, this requirement shall only be applicable to grasses and sod, sidewalks, and roadway improvements (the term roadway improvements shall include but not be limited to curbing, roadway base, sub grade and asphaltic or concrete surfaces) which are removed or damaged as a direct result of said excavation. Such repair or replacement shall substantially restore these features to their condition as it existed immediately prior to the event precipitating the excavation.
9. All below-grade Permittee installations, including water and sewer lines, whether sub aqueous or not, together with appurtenant facilities, shall be located underground and have a minimum ground cover of thirty inches (30") below original design profile grade, including District waterways and roadways.
10. All Permittee activity related to sub aqueous utility, water and/or sewer lines, including appurtenant facilities, shall be conducted in such fashion that the primary functional purpose of the canal or lake body facility, specifically flood control, within which the activity is taking place is not adversely affected. More specifically, sub aqueous construction shall conform to the criteria given in the Lehigh Acres Municipal Services Improvement District (Lehigh Acres – MSID) Administrative Policy and Procedures.
11. Permittee shall, at no expense to DISTRICT and within a reasonable time following notice, adjust the positions and elevations of its facilities as may be required in connection with future improvements to, or construction of, works of the DISTRICT.
12. Permittee does hereby indemnify and hold harmless the DISTRICT, its Board of Commissioners, officers, personnel, and it's Engineers against any claims, losses, damages (including consequential), expenses, or legal fees that might arise out or result from the implementation of the proposed project by the Permittee or that may be caused by a failure of DISTRICT facilities or property.
13. The Permittee shall be obligated at the time of submission of its Permit application, to provide a detail of any other existing improvements located over, under, upon or through the Property and the Permittee's accompanying plans and specifications shall clearly indicate how the Permittee will comply with required clearances between the requested permitted activity and existing improvements located over, under and upon the Property, including compliance with other permitted users duly adopted and published standards.
14. Permittee shall reimburse the DISTRICT for its legal, engineering and other expenses incurred as a result of the implementation of the proposed project.
15. If Permittee should violate any of the terms or conditions of the Permit and shall not correct or remedy same within ten (10) days of receiving written notice of said violation from the DISTRICT, then in that event, the DISTRICT may, at its option, revoke, cancel and terminate this Permit.
16. This Permit may not be assigned by the Permittee without the prior written approval of the DISTRICT.
17. Unless otherwise adjusted, modified or terminated as set forth hereinabove, including the Conditions

attached hereto, this Permit shall continue in full force and effect so long as Permittee complies with the terms of this Permit.

18. In any litigation, including breach, enforcement or interpretation arising out of this Permit, the prevailing party to this Permit shall be entitled to recover reasonable attorney's fees, costs and expenses related to said action from the non-prevailing party.
19. That attached hereto are Supplemental Conditions to this Permit which are incorporated herein and made a part hereof.

LEHIGH ACRES – MUNICIPAL SERVICES IMPROVEMENT DISTRICT

BY: _____

NAME TYPED: David E. Lindsay

TITLE: District Manager

SUPPLEMENTAL CONDITIONS TO PERMIT NO. 26-142

A. GENERAL CONDITIONS

1. Notification shall be given by the Permittee to the District Engineer, AIM Engineering, at 239-332-4569 forty-eight (48) hours prior to commencement of the permitted activity. The District Engineer shall establish points of construction, if applicable, which will require inspection by the District Engineer prior to construction of the permitted activity. When the Permittee considers the permitted activity complete, the Permittee shall notify the District Engineer and schedule an on-site final inspection which shall be held in the presence of a representative of the Permittee and the District Engineer.

2. The permitted activity shall be implemented, constructed and/or installed in full accordance with the approved plans and specifications within six (6) full calendar years from the date of permit approval. Deviations from the approved plans or specifications shall be coordinated with and approved by the District Engineer prior to implementation of any such deviation.

3. When working in a District road right-of-way, not more than one-half ($\frac{1}{2}$) of the road or street shall be closed and traffic shall be controlled so as to provide for the safety and minimum hindrance to the public. All traffic control operations shall conform to the most current issue of the Florida Department of Transportation publication "Manual on Traffic Controls and safe Practices for Street and Highway Construction, Maintenance and Utility Operations."

4. The District Engineer shall be the final authority as to the quality and quantity of the material and works required to satisfy the terms and conditions of this Permit as they relate to District improvements and facilities.

5. Upon completion of the permitted activity and after its final review and acceptance by the District Engineer THE PERMITTEE SHALL DELIVER TO THE DISTRICT OFFICE ONE COMPLETE SET OF THE FINAL "RECORD DRAWINGS." FAILURE TO PROVIDE THE FINAL RECORD DRAWINGS MAY RESULT IN THE REVOCATION, CANCELLATION AND TERMINATION OF THIS PERMIT.

6. The above Conditions shall be continuing obligations of the Permittee and shall be complied with in the event of any subsequent maintenance, repair, replacement or modification of the permitted improvement.

Stipulations:

- 1). Permit #26-142 is approved according to the plans submitted August 13th, 2026.
- 2). The proposed directional bore must maintain a minimum clearance of 10 feet below the bottom elevation of the canal for the entire 150' within the canal right of way.
- 3). Permanent utility markers, (at least 4' high) with the utility companies contact information clearly labeled on it, must be installed at each canal right of way line over top the proposed line.
- 4). All guy wires, poles, pull boxes, etc. must be located outside of the canal right of way and not interfere with the District's canal maintenance activities.
- 5). All canal R/W that is disturbed must be restored with sod and maintained until well established (no seeding will be allowed).
- 6). Boring contractor is not allowed to pump water out of the LAMSID canals for their boring operations unless they apply for and receive a water use permit from LAMSID.
- 7). The Permittee will be responsible for any repairs, alterations, or relocation of the utility if required for repairs or maintenance of the canal in the future.
- 8). Provide LAMSID with a copy of your record drawings and a copy of your bore depth logs showing where your utilities are located within the canal R/W and at what elevation they are located, within 30 days following completion of the improvements.
- 9). Lee County DOT must review and approve the utility work that is outside of the canal right of way along Windermere Dr.



08 - 13 - 26
26 - 142

APPLICATION FOR A PERMIT

*Note: The review of permit applications will be conducted per the Lehigh Acres Municipal Services Improvement District's Administrative Policy and Procedures

AGENT NAME: WILLIAM KIEFER PHONE #: (515) 306 - 3403

PROJECT NAME: LE1_002_FDH_007 685 WINDERMERE DR HORSESHOE CANAL 47-6-2

TOTAL ACREAGE: N/A

Property Address (STRAP associated with this address will be used as the primary STRAP for this project): 685 WINDERMERE DR

Mailing Address: N/A

City: LEHIGH ACRES State: FLORIDA Zip: 33972

STRAP NUMBERS (attach additional sheet if necessary):

06 - 44 - 27 - L4 - 45278 - 0140

Brief description of proposed project:

Application for: DIRECTIONAL BORE 2x1.25" HDPE SDR 11 CONDUIT 150' IN
THE LAMSID ROW OF HORSESHOE CANAL 47-6-2 ALONG
WINDERMERE DR

RECEIVED

AUG 13 2026

Lehigh Acres Municipal Services Improvement District
601 East County Lane Lehigh Acres, FL 33936 Phone: (239) 368-0044

LEHIGH ACRES
MUNICIPAL SERVICES
IMPROVEMENT DISTRICT

Is the project proposed to be developed in phases? Yes ☐ No ☒

Estimated # of Phases:	1
*Permit Fee:	\$3000.00 (to be verified by staff)

* See Administrative Policy and Procedures Sections 4.15 – 4.17 for current Permit Fee Amount.

PART II

OWNER/APPLICANT/ DEVELOPER INFORMATION

A.

Name of Applicant	LUMOS FIBER OF FLORIDA, LLC				
Mailing Address:	Street:	4100 MENDENHALL OAKS PKWY, SUITE 300			
City:	HIGH POINT	State:	NORTH CAROLINA	Zip:	27265
Phone No.	Area Code:	515	Number:	306 - 3403	Ext.
Fax No.	Area Code:		Number:	-	
E-mail Address:	WILLIAM.KIEFER@LUMOSFIBER.COM				

B. Relationship of applicant to property*:

Owner* ☐ Trustee* ☐ Option holder* ☐ Lessee* ☐

Contract Purchaser* ☐ Other (indicate)* ☒ UTILITY

C.

Name of Developer:	MILENIUM DIRECTIONAL DRILLING, INC				
Mailing Address:	Street:	5395 COGSWELL DR			
	WAYNE	State:	MI	Zip:	48184
	Area Code:	(313)	Number:	326 - 2333	Ext.
Fax No.	Area Code:	()	Number:	-	
E-mail Address:	FELECAND@MILENIUMBORS.COM				

D.

Name of Authorized Agent(s):		CENTILLION SOLUTIONS			
Mailing Address:		Street: 6030 BETHELVIEW RD, SUITE 301			
City:	CUMMING	State:	GEORGIA	Zip:	30040
Phone No.	Area Code:	(480)	Number:	442 - 0562	Ext.
Fax No.	Area Code:	()	Number:	-	
E-mail Address:		KYLE.PARKEY@CENTILLIONSOLUTIONS.COM			

E.

Name of Property owner:		N/A			
Mailing Address:		Street:			
City:		State:		Zip:	
Phone No.	Area Code:	()	Number:	-	Ext.
Fax No.	Area Code:	()	Number:	-	
E-mail Address:					

*A disclosure of the name of all persons or entities having an ownership interest in the property is required (attached).

PART III

DISCLOSURE OF OWNERSHIP INTEREST FORM FORM:

		-			-			-			-					
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PRIMARY STRAP NUMBER:

1. If the property is owned in the fee simple by an **INDIVIDUAL**, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

Lehigh Acres Municipal Services Improvement District
 ♦601 East County Lane ♦Lehigh Acres, FL 33936 ♦Phone: (239) 368-0044

--	--

2. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, Office	Percentage of Stock

3. If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with percentages of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a **GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP**, list the names of general and limited partners.

Name and Address	Percentage of Interest

5. If there is a **CONTACT FOR PURCHASE**, whether contingent on this application Or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Lehigh Acres Municipal Services Improvement District
 ♦601 East County Lane ♦Lehigh Acres, FL 33936 ♦Phone: (239) 368-0044

Name and Address	Percentage of Interest

Date of Contract (mm/dd/yy): / /

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	Percentage of Interest

For any changes of ownership of changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate for compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

William Kiefer

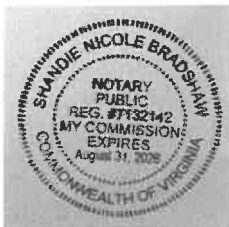
SIGNATURE OF APPLICANT

WILLIAM KIEFER

PRINTED OR TYPED NAME OF APPLICANT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12th day
of August (m), 2026 (y), by William Kiefer who is personally know to me or has
produced _____ as identification.



Shandie N Bradshaw

SIGNATURE OF NOTARY PUBLIC

Shandie N Bradshaw

PRINTED NAME OF NOTARY PUBLIC

Lehigh Acres Municipal Services Improvement District
♦601 East County Lane ♦Lehigh Acres, FL 33936 ♦Phone: (239) 368-0044

PART IV

EXPLANATION

All Permit Application sections must be completed and submitted.

Permit Application fees and submittal items (see Part VI) must be submitted with the application.

Any and all work involving the lands and/or facilities of the District shall not commence without a Board approved permit.

All set policies, procedures, technical requirements, and fee schedules can be found and reviewed in the 'Administrative Policy and Procedures Guide'. The Guide is available at the District Office located at 601 East County Lane, Lehigh Acres, FL or online at la-msid.com/.

PART V

PROFESSIONAL CONSULTANT FORM

ATTORNEY

Name:							
Mailing Address:							
City:			State:			Zip:	
Business No.	Area Code:	()	Number:	-	Ext.		
Other Contact:							

ENGINEER

Name:	MCKIM & CREED						
Mailing Address:	5701 DIVISION DR, STE A						
City:	FORT MYERS		State:	FLORIDA		Zip:	33905
Business No.	Area Code:	(239)	Number:	980 -	3384	Ext.	
Other Contact:							

OTHER REPRESENTATIVE/PROFESSIONAL

Name:	BLAIR CONSULTING SERVICES, INC						
Mailing Address:	1428 SUNBLUSH LN						
City:	LAS VEGAS		State:	NV		Zip:	89117
Business No.	Area Code:	(813)	Number:	579 -	0128	Ext.	
Other Contact:							

PART VI

SUBMITTALS

NO. OF COPIES		SUBMITTAL DOCUMENT
SUB'D	REQ'D	
		ITEMS REQUIRED FOR INITIAL SUBMITTAL
2	2	Construction/Development Plans signed and sealed by a Licensed Florida Professional Engineer including: 1. Location map showing the location of the proposed project in relation to adjacent streets and LA-MSID facilities. 2. Details of proposed works that fully communicate the work and/or use desired (i.e. Existing Conditions Survey, Proposed Site Plan, Paving Grading & Drainage Plan, Cross Sections, Element Details, and Erosion Control Plan sheets). 3. Sufficient survey data to determine elevations, property and ROW lines, limits of existing and proposed conditions, and notation of utilized vertical datum (NAVD/NGVD).
NA	2	Stormwater Drainage Calculations signed and sealed by a Licensed Florida Professional Engineer including, but not limited to, computer stormwater routing modeling data (ICPR4, Cascade, etc.) to verify compliance with the Design Criteria (input summary data below): Water Quality Volume (Required): _____ (ACRE-FT) Water Quality Volume (Provided): _____ (ACRE-FT) Control Elevation: _____ (FT-NGVD) Minimum Road/Parking Elevation: _____ (FT-NGVD) <i>(above the 10-year, 1-day design storm peak stage elevation)</i> Minimum Perimeter Berm Elevation: _____ (FT-NGVD) <i>(above the 25-year, 3-day design storm peak stage elevation)</i> Minimum Finished Floor Elevation: _____ (FT-NGVD) <i>(above the 100-year, 3-day design storm peak stage elevation and previously experienced high-water levels external to project)</i>
2	2	Flash Drive / CD containing plans in both AutoCAD (.dwg file drawn in "State Plane Coordinates") and PDF formats.
2	2	Permit Application (PARTS I & II)
2	2	Disclosure of Owner Form (signed and notarized) (PART III)
2	2	Professional Consultant Form & Submittals (PARTS V & VI)
NA	2	Copy of Approved FDEP Notice of Intent (NOI) for all sites one (1) acre and greater in size.
NA	2	Copy of approved SWFMD permit , for all sites required to get a permit, or FDEP "10/2 Self-Certification" approval.
1	1	Check for appropriate Permit Fees made out to LA-MSID.

DATE: 8/13/26

CR*

0326-0000-329-0001

PERMIT REVIEWER SIGNATURE: Michael S. Cook DATE: 8/13/26

ACCOUNTING SIGNATURE: _____ DATE: _____

*The CR account will need to be changed based on the customer. See accounting to setup new customer deposit accounts.

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: PER #26-143, Lumos Bore under Monarch Ext. Canal (47-3-1) at Lakeridge Blvd.

Meeting Date: September 21, 2026

Agenda Item # 2H

☒ **CONSENT** ☐ **ACTION** ☐ **OLD BUSINESS** ☐ **NEW BUSINESS**

Request Initiated By: ☐ **COMMISSIONER** _____ ☐ **ATTORNEY**

☐ **BOARD** ☒ **MANAGER** ☐ **ENGINEER** ☐ **AUDITOR**

1 Recommended motion: Move to approve PER #26-143, Lumos Bore under Monarch Ext. Canal (47-3-1) at Lakeridge Blvd., with any listed stipulations.

2 What the action accomplishes: Allows Lumos to bore under Monarch Ext. Canal (47-3-1) at Lakeridge Blvd. while ensuring they stay 10-feet below the bottom elevation of the canal.

3 Fiscal Impact: Permit Fee: \$1,350.00

4 Staff comments: Approved according to the plans submitted August 13, 2026.

5 Staff review and recommended approval:

☐ MANAGER	☐ DIRECTOR OF OPERATIONS
☐ ATTORNEY	☐ FIELD SUPERINTENDENT
☐ ENGINEER	☐ CONTROLLER

6 Board Action:

☐ **APPROVED** ☐ **DENIED** ☐ **DEFERRED**

LEHIGH ACRES - MUNICIPAL SERVICES IMPROVEMENT DISTRICT PERMIT

THIS PERMIT is granted this 21st day of September, 2026, by Lehigh Acres Municipal Services Improvement District (hereinafter referred to as "DISTRICT"), 601 East County Lane, Lehigh Acres, Florida 33936, to Lumos Fiber of Florida, LLC, 4100 Mendenhall Oaks Parkway, Suite 300, High Point, NC 27265, hereinafter referred to as the "Permittee") as a non-exclusive permit for a directional bore under Monarch Ext. Canal (47-3-1), along the east side of Lakeridge Blvd., between Winnetka Dr. & Ridgemont Dr., in Lehigh Acres, FL.

W I T N E S S E T H:

1. In the event the DISTRICT is not the fee title owner of the real property (the "Property") to which this Permit is applicable, the Permittee agrees, prior to commencement, to obtain all necessary consents from the fee title owners of the Property.
2. This Permit does not constitute a waiver of the necessity by the Permittee to obtain such other necessary and appropriate permits required by other governmental bodies or agencies; therefore the Permittee, prior to commencement, is required to obtain any and all other applicable federal, state, and local permits required in connection with Permittee's use of the Property and agrees that at all times it will comply with the requirements of all federal, state and local laws, ordinances, rules and regulations applicable or pertaining to the use of the Property by the Permittee.
3. Permittee understands and agrees that the use of the Property pursuant to this Permit is subordinate to the rights and interests of the DISTRICT and to the extent applicable that of the fee title owner of the Property. Further, Permittee does hereby stipulate that the Permittee is not relying upon any representations whatsoever by the DISTRICT regarding the DISTRICT'S right, title, interest, or ownership as to the Property for which this Permit is applicable.
4. The Permittee, by accepting this permit, specifically agrees to allow authorized District Personnel, upon presentation of credentials or other documents as may be required by law, access to the premises, at reasonable times, where the permitted activity is located or conducted for the purpose of:
 - a. Having access to and copying any records that must be kept under the conditions of the permit;
 - b. Reviewing the facility, equipment, practices, or operations regulated or required under this permit; and
 - c. Sampling or monitoring any substances or parameters at any location reasonably necessary to assure compliance with this permit or District rules.
5. The DISTRICT specifically reserves the right to maintain its facilities located over, under or upon the Property; to make improvements; add additional facilities; maintain, construct or alter its roads; maintain any facilities, devices, or improvements on the Property which aid in or are necessary to the DISTRICT'S operation; and the right to enter upon the Property at all times for such purposes. Permittee understands that in the exercise of such rights and interest, the DISTRICT may require Permittee, at no cost to DISTRICT, to relocate, alter, or remove the Permittee's facilities and equipment or other improvements made by Permittee pursuant to this Permit which interfere with or prevent the DISTRICT, in the DISTRICT'S opinion, from properly and faithfully constructing, improving and maintaining its facilities. If the Permittee should fail to relocate, alter, or remove the Permittee's facilities, equipment or other improvements made by the Permittee pursuant to this Permit within a reasonable time period following receipt of notice from the DISTRICT requesting same, then in that event the DISTRICT shall have the right to enter upon the lands and make such relocation, alterations or removal of the Permittee's facilities, equipment/or other improvements at no cost to DISTRICT.

6. Permittee agrees that it will not use the Property in any manner which interferes with the DISTRICT'S use of the Property or causes a hazardous condition to exist.
7. The DISTRICT assumes no responsibility for the ownership, operation and/or maintenance of the Permittee's facilities as permitted herein.
8. The Permittee agrees to backfill any excavation it makes within the Property and to repair or replace (i) any below-grade authorized facilities and features located therein, including but not limited to: water, sewer, stormwater or irrigation facilities, structures or appurtenances and (ii) as to at or above-grade facilities and features, this requirement shall only be applicable to grasses and sod, sidewalks, and roadway improvements (the term roadway improvements shall include but not be limited to curbing, roadway base, sub grade and asphaltic or concrete surfaces) which are removed or damaged as a direct result of said excavation. Such repair or replacement shall substantially restore these features to their condition as it existed immediately prior to the event precipitating the excavation.
9. All below-grade Permittee installations, including water and sewer lines, whether sub aqueous or not, together with appurtenant facilities, shall be located underground and have a minimum ground cover of thirty inches (30") below original design profile grade, including District waterways and roadways.
10. All Permittee activity related to sub aqueous utility, water and/or sewer lines, including appurtenant facilities, shall be conducted in such fashion that the primary functional purpose of the canal or lake body facility, specifically flood control, within which the activity is taking place is not adversely affected. More specifically, sub aqueous construction shall conform to the criteria given in the Lehigh Acres Municipal Services Improvement District (Lehigh Acres – MSID) Administrative Policy and Procedures.
11. Permittee shall, at no expense to DISTRICT and within a reasonable time following notice, adjust the positions and elevations of its facilities as may be required in connection with future improvements to, or construction of, works of the DISTRICT.
12. Permittee does hereby indemnify and hold harmless the DISTRICT, its Board of Commissioners, officers, personnel, and it's Engineers against any claims, losses, damages (including consequential), expenses, or legal fees that might arise out or result from the implementation of the proposed project by the Permittee or that may be caused by a failure of DISTRICT facilities or property.
13. The Permittee shall be obligated at the time of submission of its Permit application, to provide a detail of any other existing improvements located over, under, upon or through the Property and the Permittee's accompanying plans and specifications shall clearly indicate how the Permittee will comply with required clearances between the requested permitted activity and existing improvements located over, under and upon the Property, including compliance with other permitted users duly adopted and published standards.
14. Permittee shall reimburse the DISTRICT for its legal, engineering and other expenses incurred as a result of the implementation of the proposed project.
15. If Permittee should violate any of the terms or conditions of the Permit and shall not correct or remedy same within ten (10) days of receiving written notice of said violation from the DISTRICT, then in that event, the DISTRICT may, at its option, revoke, cancel and terminate this Permit.
16. This Permit may not be assigned by the Permittee without the prior written approval of the DISTRICT.
17. Unless otherwise adjusted, modified or terminated as set forth hereinabove, including the Conditions

attached hereto, this Permit shall continue in full force and effect so long as Permittee complies with the terms of this Permit.

18. In any litigation, including breach, enforcement or interpretation arising out of this Permit, the prevailing party to this Permit shall be entitled to recover reasonable attorney's fees, costs and expenses related to said action from the non-prevailing party.
19. That attached hereto are Supplemental Conditions to this Permit which are incorporated herein and made a part hereof.

LEHIGH ACRES – MUNICIPAL SERVICES IMPROVEMENT DISTRICT

BY: _____

NAME TYPED: David E. Lindsay

TITLE: District Manager

SUPPLEMENTAL CONDITIONS TO PERMIT NO. 26-143

A. GENERAL CONDITIONS

1. Notification shall be given by the Permittee to the District Engineer, AIM Engineering, at 239-332-4569 forty-eight (48) hours prior to commencement of the permitted activity. The District Engineer shall establish points of construction, if applicable, which will require inspection by the District Engineer prior to construction of the permitted activity. When the Permittee considers the permitted activity complete, the Permittee shall notify the District Engineer and schedule an on-site final inspection which shall be held in the presence of a representative of the Permittee and the District Engineer.

2. The permitted activity shall be implemented, constructed and/or installed in full accordance with the approved plans and specifications within six (6) full calendar years from the date of permit approval. Deviations from the approved plans or specifications shall be coordinated with and approved by the District Engineer prior to implementation of any such deviation.

3. When working in a District road right-of-way, not more than one-half ($\frac{1}{2}$) of the road or street shall be closed and traffic shall be controlled so as to provide for the safety and minimum hindrance to the public. All traffic control operations shall conform to the most current issue of the Florida Department of Transportation publication "Manual on Traffic Controls and safe Practices for Street and Highway Construction, Maintenance and Utility Operations."

4. The District Engineer shall be the final authority as to the quality and quantity of the material and works required to satisfy the terms and conditions of this Permit as they relate to District improvements and facilities.

5. Upon completion of the permitted activity and after its final review and acceptance by the District Engineer THE PERMITTEE SHALL DELIVER TO THE DISTRICT OFFICE ONE COMPLETE SET OF THE FINAL "RECORD DRAWINGS." FAILURE TO PROVIDE THE FINAL RECORD DRAWINGS MAY RESULT IN THE REVOCATION, CANCELLATION AND TERMINATION OF THIS PERMIT.

6. The above Conditions shall be continuing obligations of the Permittee and shall be complied with in the event of any subsequent maintenance, repair, replacement or modification of the permitted improvement.

Stipulations:

- 1). Permit #26-143 is approved according to the plans submitted August 13th, 2026.
- 2). The proposed directional bore must maintain a minimum clearance of 10 feet below the bottom elevation of the canal for the entire 40' within the canal right of way.
- 3). Permanent utility markers, (at least 4' high) with the utility companies contact information clearly labeled on it, must be installed at each canal right of way line over top the proposed line.
- 4). All guy wires, poles, pull boxes, etc. must be located outside of the canal right of way and not interfere with the District's canal maintenance activities.
- 5). All canal R/W that is disturbed must be restored with sod and maintained until well established (no seeding will be allowed).
- 6). Boring contractor is not allowed to pump water out of the LAMSID canals for their boring operations unless they apply for and receive a water use permit from LAMSID.
- 7). The Permittee will be responsible for any repairs, alterations, or relocation of the utility if required for repairs or maintenance of the canal in the future.
- 8). Provide LAMSID with a copy of your record drawings and a copy of your bore depth logs showing where your utilities are located within the canal R/W and at what elevation they are located, within 30 days following completion of the improvements.
- 9). Lee County DOT must review and approve the utility work that is outside of the canal right of way along Lakeridge Blvd.



08 - 13 - 26
26 - 143

APPLICATION FOR A PERMIT

***Note:** The review of permit applications will be conducted per the Lehigh Acres Municipal Services Improvement District's Administrative Policy and Procedures

AGENT NAME: WILLIAM KIEFER **PHONE #:** (515) 306 - 3403
PROJECT NAME: LE1_002_FDH_004 212 LAKERIDGE BLVD MONARCH CANAL EXT 47-3-1
TOTAL ACREAGE: N/A

Property Address (STRAP associated with this address will be used as the primary STRAP for this project): 212 LAKERIDGE BLVD				
Mailing Address:		N/A		
City:	LEHIGH ACRES	State:	FLORIDA	Zip: 33972

STRAP NUMBERS (*attach additional sheet if necessary*):

03	-	44	-	27	-	L4	-	05000	-	0080
	-		-		-		-		-	
	-		-		-		-		-	
	-		-		-		-		-	
	-		-		-		-		-	

Brief description of proposed project:

Application for: DIRECTIONAL BORE 2x1.25" HDPE SDR 11 CONDUIT 40' IN
 THE LAMSID ROW OF MONARCH CANAL EXT 47-3-1 ALONG
 LAKERIDGE BLVD

RECEIVED

Lehigh Acres Municipal Services Improvement District
 ♦601 East County Lane ♦Lehigh Acres, FL 33936 ♦Phone: (239) 368-0044

AUG 13 2026

Is the project proposed to be developed in phases? ☐ Yes ☒ No

Estimated # of Phases:	1
*Permit Fee:	\$ 1350.00 (to be verified by staff)

* See Administrative Policy and Procedures Sections 4.15 – 4.17 for current Permit Fee Amount.

PART II

OWNER/APPLICANT/ DEVELOPER INFORMATION

A.

Name of Applicant		LUMOS FIBER OF FLORIDA, LLC			
Mailing Address:		Street: 4100 MENDENHALL OAKS PKWY, SUITE 300			
City:	HIGH POINT	State:	NORTH CAROLINA	Zip:	27265
Phone No.	Area Code:	515	Number:	306 - 3403	Ext.
Fax No.	Area Code:		Number:	-	
E-mail Address:		WILLIAM.KIEFER@LUMOSFIBER.COM			

B. Relationship of applicant to property*:

Owner* ☐ Trustee* ☐ Option holder* ☐ Lessee* ☐

Contract Purchaser* ☐ Other (indicate)* ☒ UTILITY

C.

Name of Developer:		MILENIUM DIRECTIONAL DRILLING, INC			
Mailing Address:		Street: 5395 COGSWELL DR			
	WAYNE	State:	MI	Zip:	48184
	Area Code:	(313)	Number:	326 - 2333	Ext.
Fax No.	Area Code:	()	Number:	-	
E-mail Address:		FELECAND@MILENIUMBORS.COM			

D.

Name of Authorized Agent(s):		CENTILLION SOLUTIONS			
Mailing Address:		Street: 6030 BETHELVIEW RD, SUITE 301			
City:	CUMMING	State:	GEORGIA	Zip:	30040
Phone No.	Area Code:	(480)	Number:	442 - 0562	Ext.
Fax No.	Area Code:	()	Number:	-	
E-mail Address:		KYLE.PARKEY@CENTILLIONSOLUTIONS.COM			

E.

Name of Property owner:		N/A			
Mailing Address:		Street:			
City:		State:		Zip:	
Phone No.	Area Code:	()	Number:	-	Ext.
Fax No.	Area Code:	()	Number:	-	
E-mail Address:					

*A disclosure of the name of all persons or entities having an ownership interest in the property is required (attached).

PART III

DISCLOSURE OF OWNERSHIP INTEREST FORM FORM:

		-			-				-							
--	--	---	--	--	---	--	--	--	---	--	--	--	--	--	--	--

PRIMARY STRAP NUMBER:

1. If the property is owned in the fee simple by an **INDIVIDUAL**, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

--	--

2. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, Office	Percentage of Stock

3. If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with percentages of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a **GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP**, list the names of general and limited partners.

Name and Address	Percentage of Interest

5. If there is a **CONTACT FOR PURCHASE**, whether contingent on this application Or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Lehigh Acres Municipal Services Improvement District
 ♦601 East County Lane ♦Lehigh Acres, FL 33936 ♦Phone: (239) 368-0044

Name and Address	Percentage of Interest

Date of Contract (mm/dd/yy): / /

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	Percentage of Interest

For any changes of ownership of changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate for compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

William Kiefer

SIGNATURE OF APPLICANT

WILLIAM KIEFER

PRINTED OR TYPED NAME OF APPLICANT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12th day
of August (m), 2026 (y), by William Kiefer who is personally know to me or has
produced _____ as identification.



Shandie N Bradshaw

SIGNATURE OF NOTARY PUBLIC

Shandie N Bradshaw

PRINTED NAME OF NOTARY PUBL

Lehigh Acres Municipal Services Improvement District
♦601 East County Lane ♦Lehigh Acres, FL 33936 ♦Phone: (239) 368-0044

PART IV

EXPLANATION

All Permit Application sections must be completed and submitted.

Permit Application fees and submittal items (see Part VI) must be submitted with the application.

Any and all work involving the lands and/or facilities of the District shall not commence without a Board approved permit.

All set policies, procedures, technical requirements, and fee schedules can be found and reviewed in the 'Administrative Policy and Procedures Guide'. The Guide is available at the District Office located at 601 East County Lane, Lehigh Acres, FL or online at la-msid.com/.

PART V

PROFESSIONAL CONSULTANT FORM

ATTORNEY

Name:							
Mailing Address:							
City:			State:			Zip:	
Business No.	Area Code:	()	Number:	-	Ext.		
Other Contact:							

ENGINEER

Name:	MCKIM & CREED						
Mailing Address:	5701 DIVISION DR, STE A						
City:	FORT MYERS		State:	FLORIDA		Zip:	33905
Business No.	Area Code:	(239)	Number:	980 -	3384	Ext.	
Other Contact:							

OTHER REPRESENTATIVE/PROFESSIONAL

Name:	BLAIR CONSULTING SERVICES, INC						
Mailing Address:	1428 SUNBLUSH LN						
City:	LAS VEGAS		State:	NV		Zip:	89117
Business No.	Area Code:	(813)	Number:	579 -	0128	Ext.	
Other Contact:							

PART VI

SUBMITTALS

NO. OF COPIES		SUBMITTAL DOCUMENT
SUB'D	REQ'D	
		ITEMS REQUIRED FOR INITIAL SUBMITTAL
2	2	Construction/Development Plans signed and sealed by a Licensed Florida Professional Engineer including: 1. Location map showing the location of the proposed project in relation to adjacent streets and LA-MSID facilities. 2. Details of proposed works that fully communicate the work and/or use desired (i.e. Existing Conditions Survey, Proposed Site Plan, Paving Grading & Drainage Plan, Cross Sections, Element Details, and Erosion Control Plan sheets). 3. Sufficient survey data to determine elevations, property and ROW lines, limits of existing and proposed conditions, and notation of utilized vertical datum (NAVD/NGVD).
NA	2	Stormwater Drainage Calculations signed and sealed by a Licensed Florida Professional Engineer including, but not limited to, computer stormwater routing modeling data (ICPR4, Cascade, etc.) to verify compliance with the Design Criteria (input summary data below): Water Quality Volume (Required): _____ (ACRE-FT) Water Quality Volume (Provided): _____ (ACRE-FT) Control Elevation: _____ (FT-NGVD) Minimum Road/Parking Elevation: _____ (FT-NGVD) <i>(above the 10-year, 1-day design storm peak stage elevation)</i> Minimum Perimeter Berm Elevation: _____ (FT-NGVD) <i>(above the 25-year, 3-day design storm peak stage elevation)</i> Minimum Finished Floor Elevation: _____ (FT-NGVD) <i>(above the 100-year, 3-day design storm peak stage elevation and previously experienced high-water levels external to project)</i>
2	2	Flash Drive / CD containing plans in both AutoCAD (.dwg file drawn in "State Plane Coordinates") and PDF formats.
2	2	Permit Application (PARTS I & II)
2	2	Disclosure of Owner Form (signed and notarized) (PART III)
2	2	Professional Consultant Form & Submittals (PARTS V & VI)
NA	2	Copy of Approved FDEP Notice of Intent (NOI) for all sites one (1) acre and greater in size.
NA	2	Copy of approved SWFMD permit , for all sites required to get a permit, or FDEP "10/2 Self-Certification" approval.
1	1	Check for appropriate Permit Fees made out to LA-MSID.

PERMIT DEPOSIT TRANSFER FORM

DATE: 8/13/26

CUSTOMER

DR

CR²

Lumos/Gridiron/T-Fiber

0326-0000-220-0001

0326-0000-329-0001

PERMIT#	DESCRIPTION	AMOUNT
26-143	Lumas Box Under Monarch Ext. Canal (47-3-1) At Lukeridge Blvd.	Total Fee <u>\$1,350.00</u>
	Permit Fee: \$750 + 15 x 40' r/w = \$750 + \$600	Due From Deposit
	Total Fee = \$1,350.00	
	TOTAL	\$1,350.00

PERMIT REVIEWER SIGNATURE:

DATE:

ACCOUNTING SIGNATURE:

DATE:

INSTRUCTIONS: Permit Reviewer fills out date, permit #'s, amounts, and signs. Form is then given to accounting to make a journal entry in order to move the money from the deposit account to the revenue account and signs. **This form will be filed as backup with the journal entry.**

*The CR account will need to be changed based on the customer. See accounting to setup new customer deposit accounts.

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: PER #26-144, Blackstone LCEC Access Drive (36.25 acres - Industrial Park)

Meeting Date: September 21, 2026

Agenda Item # 2I

☒ **CONSENT** ☐ **ACTION** ☐ **OLD BUSINESS** ☐ **NEW BUSINESS**

Request Initiated By: ☐ **COMMISSIONER** _____ ☐ **ATTORNEY**

☐ **BOARD** ☒ **MANAGER** ☐ **ENGINEER** ☐ **AUDITOR**

Recommended motion: Move to approve Permit #26-144, Blackstone LCEC Access Drive and Industrial Park (36.25 acres), with any listed stipulations.

What the action accomplishes: Allows developer to build an access drive for LCEC develop an industrial park, while certifying on their plans that their stormwater facilities are adequate and able to discharge less than 30 CSM.

Fiscal Impact: Permit Fees: \$2,900.00

Staff comments: Approved according to the plans submitted August 17, 2026.

Staff review and recommended approval:

☒ **MANAGER** ☐ **DIRECTOR OF OPERATIONS**
☐ **ATTORNEY** ☐ **FIELD SUPERINTENDENT**
☒ **ENGINEER** ☒ **CONTROLLER**

Board Action:

☐ **APPROVED** ☐ **DENIED** ☐ **DEFERRED**

LEHIGH ACRES - MUNICIPAL SERVICES IMPROVEMENT DISTRICT PERMIT

THIS PERMIT is granted this 21st day of September, 2026, by Lehigh Acres Municipal Services Improvement District (hereinafter referred to as "DISTRICT"), 601 East County Lane, Lehigh Acres, Florida 33936, to MCIN Bell, LLC, 12320 ITEC Park Drive, Fort Myers, FL 33913, hereinafter referred to as the "Permittee") as a non-exclusive permit for a proposed LCEC access road and Industrial Park on 36.25 acres located at 300 Blackstone Drive, with an on-site storm water management system and outfall to Gecko Canal (57-20-3), in Lehigh Acres, FL.

W I T N E S S E T H:

1. In the event the DISTRICT is not the fee title owner of the real property (the "Property") to which this Permit is applicable, the Permittee agrees, prior to commencement, to obtain all necessary consents from the fee title owners of the Property.
2. This Permit does not constitute a waiver of the necessity by the Permittee to obtain such other necessary and appropriate permits required by other governmental bodies or agencies; therefore the Permittee, prior to commencement, is required to obtain any and all other applicable federal, state, and local permits required in connection with Permittee's use of the Property and agrees that at all times it will comply with the requirements of all federal, state and local laws, ordinances, rules and regulations applicable or pertaining to the use of the Property by the Permittee.
3. Permittee understands and agrees that the use of the Property pursuant to this Permit is subordinate to the rights and interests of the DISTRICT and to the extent applicable that of the fee title owner of the Property. Further, Permittee does hereby stipulate that the Permittee is not relying upon any representations whatsoever by the DISTRICT regarding the DISTRICT'S right, title, interest, or ownership as to the Property for which this Permit is applicable.
4. The Permittee, by accepting this permit, specifically agrees to allow authorized District Personnel, upon presentation of credentials or other documents as may be required by law, access to the premises, at reasonable times, where the permitted activity is located or conducted for the purpose of:
 - a. Having access to and copying any records that must be kept under the conditions of the permit;
 - b. Reviewing the facility, equipment, practices, or operations regulated or required under this permit; and
 - c. Sampling or monitoring any substances or parameters at any location reasonably necessary to assure compliance with this permit or District rules.
5. The DISTRICT specifically reserves the right to maintain its facilities located over, under or upon the Property; to make improvements; add additional facilities; maintain, construct or alter its roads; maintain any facilities, devices, or improvements on the Property which aid in or are necessary to the DISTRICT'S operation; and the right to enter upon the Property at all times for such purposes. Permittee understands that in the exercise of such rights and interest, the DISTRICT may require Permittee, at no cost to DISTRICT, to relocate, alter, or remove the Permittee's facilities and equipment or other improvements made by Permittee pursuant to this Permit which interfere with or prevent the DISTRICT, in the DISTRICT'S opinion, from properly and faithfully constructing, improving and maintaining its facilities. If the Permittee should fail to relocate, alter, or remove the Permittee's facilities, equipment or other improvements made by the Permittee pursuant to this Permit within a reasonable time period following receipt of notice from the DISTRICT requesting same, then in that event the DISTRICT shall have the right to enter upon the lands and make such relocation, alterations or removal of the Permittee's facilities, equipment/or other improvements at no cost to DISTRICT.

6. Permittee agrees that it will not use the Property in any manner which interferes with the DISTRICT'S use of the Property or causes a hazardous condition to exist.
7. The DISTRICT assumes no responsibility for the ownership, operation and/or maintenance of the Permittee's facilities as permitted herein.
8. The Permittee agrees to backfill any excavation it makes within the Property and to repair or replace (i) any below-grade authorized facilities and features located therein, including but not limited to: water, sewer, stormwater or irrigation facilities, structures or appurtenances and (ii) as to at or above-grade facilities and features, this requirement shall only be applicable to grasses and sod, sidewalks, and roadway improvements (the term roadway improvements shall include but not be limited to curbing, roadway base, sub grade and asphaltic or concrete surfaces) which are removed or damaged as a direct result of said excavation. Such repair or replacement shall substantially restore these features to their condition as it existed immediately prior to the event precipitating the excavation.
9. All below-grade Permittee installations, including water and sewer lines, whether sub aqueous or not, together with appurtenant facilities, shall be located underground and have a minimum ground cover of thirty inches (30") below original design profile grade, including District waterways and roadways.
10. All Permittee activity related to sub aqueous utility, water and/or sewer lines, including appurtenant facilities, shall be conducted in such fashion that the primary functional purpose of the canal or lake body facility, specifically flood control, within which the activity is taking place is not adversely affected. More specifically, sub aqueous construction shall conform to the criteria given in the Lehigh Acres Municipal Services Improvement District (Lehigh Acres – MSID) Administrative Policy and Procedures.
11. Permittee shall, at no expense to DISTRICT and within a reasonable time following notice, adjust the positions and elevations of its facilities as may be required in connection with future improvements to, or construction of, works of the DISTRICT.
12. Permittee does hereby indemnify and hold harmless the DISTRICT, its Board of Commissioners, officers, personnel, and it's Engineers against any claims, losses, damages (including consequential), expenses, or legal fees that might arise out or result from the implementation of the proposed project by the Permittee or that may be caused by a failure of DISTRICT facilities or property.
13. The Permittee shall be obligated at the time of submission of its Permit application, to provide a detail of any other existing improvements located over, under, upon or through the Property and the Permittee's accompanying plans and specifications shall clearly indicate how the Permittee will comply with required clearances between the requested permitted activity and existing improvements located over, under and upon the Property, including compliance with other permitted users duly adopted and published standards.
14. Permittee shall reimburse the DISTRICT for its legal, engineering and other expenses incurred as a result of the implementation of the proposed project.
15. If Permittee should violate any of the terms or conditions of the Permit and shall not correct or remedy same within ten (10) days of receiving written notice of said violation from the DISTRICT, then in that event, the DISTRICT may, at its option, revoke, cancel and terminate this Permit.
16. This Permit may not be assigned by the Permittee without the prior written approval of the DISTRICT.
17. Unless otherwise adjusted, modified or terminated as set forth hereinabove, including the Conditions

attached hereto, this Permit shall continue in full force and effect so long as Permittee complies with the terms of this Permit.

18. In any litigation, including breach, enforcement or interpretation arising out of this Permit, the prevailing party to this Permit shall be entitled to recover reasonable attorney's fees, costs and expenses related to said action from the non-prevailing party.
19. That attached hereto are Supplemental Conditions to this Permit which are incorporated herein and made a part hereof.

LEHIGH ACRES – MUNICIPAL SERVICES IMPROVEMENT DISTRICT

BY: _____

NAME TYPED: David E. Lindsay

TITLE: District Manager

SUPPLEMENTAL CONDITIONS TO PERMIT NO. 26-144

A. GENERAL CONDITIONS

1. Notification shall be given by the Permittee to the District Engineer, AIM Engineering, at 239-332-4569 forty-eight (48) hours prior to commencement of the permitted activity. The District Engineer shall establish points of construction, if applicable, which will require inspection by the District Engineer prior to construction of the permitted activity. When the Permittee considers the permitted activity complete, the Permittee shall notify the District Engineer and schedule an on-site final inspection which shall be held in the presence of a representative of the Permittee and the District Engineer.

2. The permitted activity shall be implemented, constructed and/or installed in full accordance with the approved plans and specifications within six (6) full calendar years from the date of permit approval. Deviations from the approved plans or specifications shall be coordinated with and approved by the District Engineer prior to implementation of any such deviation.

3. When working in a District road right-of-way, not more than one-half ($\frac{1}{2}$) of the road or street shall be closed and traffic shall be controlled so as to provide for the safety and minimum hindrance to the public. All traffic control operations shall conform to the most current issue of the Florida Department of Transportation publication "Manual on Traffic Controls and safe Practices for Street and Highway Construction, Maintenance and Utility Operations."

4. The District Engineer shall be the final authority as to the quality and quantity of the material and works required to satisfy the terms and conditions of this Permit as they relate to District improvements and facilities.

5. Upon completion of the permitted activity and after its final review and acceptance by the District Engineer THE PERMITTEE SHALL DELIVER TO THE DISTRICT OFFICE ONE COMPLETE SET OF THE FINAL "RECORD DRAWINGS." FAILURE TO PROVIDE THE FINAL RECORD DRAWINGS MAY RESULT IN THE REVOCATION, CANCELLATION AND TERMINATION OF THIS PERMIT.

6. The above Conditions shall be continuing obligations of the Permittee and shall be complied with in the event of any subsequent maintenance, repair, replacement or modification of the permitted improvement.

Stipulations:

- 1). Permit #26-144 is approved according to the plans and calculations submitted August 17th, 2026.
- 2). Maintenance of the entire master on-site storm water management system and lakes are the responsibility of the Permittee.
- 3). Any disturbed canal right-of-way must be restored with sod and maintained until fully established. Seeding will not be permitted.
- 4). An “As-Built” survey showing the completed improvements (including perimeter berm, pipe inverts, finished floor elevations and all drainage structure elevations) must be submitted to Lehigh Acres - MSID within 30 days following completion of the improvements.
- 5). Each development parcel will need to submit their site plans and drainage calculations for individual drainage permits from LAMSID, in compliance with the overall master plan being approved under this permit.
- 6). Permittee shall obtain any other permits required by EPA, FDEP, SFWMD, FDOT and Lee County prior to starting construction and submit a copy to LA-MSID.

EXHIBIT 4C

PART I



DATE SUBMITTED:

08 - 17 - 26

PERMIT #:

26 - 144

APPLICATION FOR A PERMIT

*Note: The review of permit applications will be conducted per the Lehigh Acres Municipal Services Improvement District's Administrative Policy and Procedures

AGENT NAME: Atwell, LLC

PHONE #: (239) 939-5490

PROJECT NAME: Blackstone Corporate Park - LCEC Access Road

TOTAL
ACREAGE:

36.25 Acres

Property Address (STRAP associated with this address will be used as the primary STRAP for this project):

Mailing Address: 300 Blackstone Drive

City: Fort Myers

State: Florida

Zip: 33913

STRAP NUMBERS (attach additional sheet if necessary):

2	0	-	4	5	-	2	7	-	7	1	-	0	0	0	5	0	-	0	0	0	0
2	0	-	4	5	-	2	7	-	0	0	-	0	0	0	0	0	-	0	0	1	0
		-			-			-			-						-				
		-			-			-			-						-				
		-			-			-			-						-				

Brief description of proposed project:

Application for:

LCEC Access Drive and onsite retention within Phase 1 of master industrial system which will support future industrial buildout. At this time only Phase 1 is proposed for construct and operate.

Is the project proposed to be developed in phases? ☒ Yes ☐ No

Estimated # of Phases:	2
*Permit Fee:	\$2,900.00 (to be verified by staff)

\$2,500.00 for between 20 and 40 acres plus \$400.00 for outfall to canal

* See Administrative Policy and Procedures Sections 4.15 – 4.17 for current Permit Fee Amount.

Lehigh Acres Municipal Services Improvement District
*601 East County Lane • Lehigh Acres, FL 33936 • Phone: (239) 368-0044

REVISED 01/20/2021

1

RECEIVED

AUG 17 2026

LEHIGH ACRES
MUNICIPAL SERVICES
IMPROVEMENT DISTRICT

4E-A-1

PART II**OWNER/APPLICANT/ DEVELOPER
INFORMATION****A.**

Name of Applicant		MCIN Bell, LLC			
Mailing Address:		Street:	12320 ITEC Park Drive		
City:	Fort Myers	State:	Florida	Zip:	33913
Phone No.	Area Code:	239	Number:	454 -4999	Ext.
Fax No.	Area Code:		Number:	-	
E-mail Address:		ron@ingeandassociates.com			

B. Relationship of applicant to property*:☒ Owner* ☐ Trustee* ☐ Option holder* ☐ Lessee*☐ Contract Purchaser* ☐ Other (indicate)* _____**C.**

Name of Developer:					
Mailing Address:		Street:			
City:		State:		Zip:	
Phone No.	Area Code:	()	Number:	-	Ext.
Fax No.	Area Code:	()	Number:	-	
E-mail Address:					

D.

Name of Authorized Agent(s):		Rachel Tracey, P.E. - Atwell, LLC			
Mailing Address:		Street:	10511 Six Mile Cypress Pkwy, Suite 101		
City:	Fort Myers	State:	Florida	Zip:	33966
Phone No.	Area Code:	(239)	Number:	939 - 5490	Ext.
Fax No.	Area Code:	()	Number:	-	
E-mail Address:		rtracey@atwell.com			

E.

Name of Property Owner:		Same as Applicant			
Mailing Address:		Street:			
City:		State:		Zip:	
Phone No.	Area Code:	()	Number:	-	Ext.
Fax No.	Area Code:	()	Number:	-	
E-mail Address:					

*A disclosure of the name of all persons or entities having an ownership interest in the property is required (attached).

PART III

ADDITIONAL STRAP NUMBERS:
20-45-27-00-00000.0010

DISCLOSURE OF OWNERSHIP INTEREST FORM FORM:

PRIMARY STRAP NUMBER:

2	0	-	4	5	-	2	7	-	7	1	-	0	0	0	5	0	-	0	0	0	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

1. If the property is owned in the fee simple by an **INDIVIDUAL**, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, Office	Percentage of Stock

3. If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with percentages of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a **GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP**, list the names of general and limited partners.

Name and Address	Percentage of Interest
QUENTON B. McNEIL General Trust	50%
RONALD E. JONES REMOVAL Trust	50%
12320 JTEC PARK DRIVE #405	
1625 MYERS FL 33913	

5. If there is a **CONTACT FOR PURCHASE**, whether contingent on this application Or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Interest

Date of Contract (mm/dd/yy): / /

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	Percentage of Interest

For any changes of ownership of changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate for compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

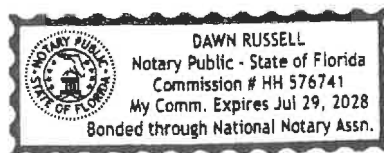
SIGNATURE OF APPLICANT

Ronald Inge, Manager, MCIN Bell, LLC

PRINTED OR TYPED NAME OF APPLICANT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12 day
of August (m), 2026 (y), by Ronald Inge who is personally know to me or has
produced _____ as identification.



SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

Lehigh Acres Municipal Services Improvement District
*601 East County Lane *Lehigh Acres, FL 33936 *Phone: (239) 368-0044

PART VI

SUBMITTALS

NO. OF COPIES		SUBMITTAL DOCUMENT
SUB'D	REQ'D	
		ITEMS REQUIRED FOR INITIAL SUBMITTAL
2	2	Construction/Development Plans signed and sealed by a Licensed Florida Professional Engineer including: 1. Location map showing the location of the proposed project in relation to adjacent streets and LA-MSID facilities. 2. Details of proposed works that fully communicate the work and/or use desired (i.e. Existing Conditions Survey, Proposed Site Plan, Paving Grading & Drainage Plan, Cross Sections, Element Details, and Erosion Control Plan sheets). 3. Sufficient survey data to determine elevations, property and ROW lines, limits of existing and proposed conditions, and notation of utilized vertical datum (NAVD/NGVD).
2	2	Stormwater Drainage Calculations signed and sealed by a Licensed Florida Professional Engineer including, but not limited to, computer stormwater routing modeling data (ICPR4, Cascade, etc.) to verify compliance with the Design Criteria (input summary data below): Water Quality Volume (Required): <u>3.21</u> (ACRE-FT) Water Quality Volume (Provided): <u>3.29</u> (ACRE-FT) Control Elevation: <u>29.22</u> (FT-NGVD) Minimum Road/Parking Elevation: <u>32.22</u> (FT-NGVD) <i>(above the 10-year, 1-day design storm peak stage elevation)</i> Minimum Perimeter Berm Elevation: <u>33.02</u> (FT-NGVD) <i>(above the 25-year, 3-day design storm peak stage elevation)</i> Minimum Finished Floor Elevation: <u>33.99</u> (FT-NGVD) <i>(above the 100-year, 3-day design storm peak stage elevation and previously experienced high-water levels external to project)</i>
2	2	Flash Drive / CD containing plans in both AutoCAD (.dwg file drawn in "State Plane Coordinates") and PDF formats.
2	2	Permit Application (PARTS I & II)
2	2	Disclosure of Owner Form (signed and notarized) (PART III)
2	2	Professional Consultant Form & Submittals (PARTS V & VI)
2	2	Copy of Approved FDEP Notice of Intent (NOI) for all sites one (1) acre and greater in size.
N/A	2	Copy of approved SWFMD permit , for all sites required to get a permit, or FDEP "10/2 Self-Certification" approval.
2	1	Check for appropriate Permit Fees made out to LA-MSID.

PART V

PROFESSIONAL CONSULTANT FORM

ATTORNEY

Name:						
Mailing Address:						
City:		State:		Zip:		
Business No.	Area Code:	()	Number:	-	Ext.	
Other Contact:						

ENGINEER

Name:	Rachel Tracey, P.E., Atwell, LLC					
Mailing Address:	10511 Six Mile Cypress Pkwy., Suite 101					
City:	Fort Myers	State:	Florida	Zip:	33966	
Business No.	Area Code:	(239)	Number:	939-5490	Ext.	
Other Contact:						

OTHER REPRESENTATIVE/PROFESSIONAL

Name:						
Mailing Address:						
City:		State:		Zip:		
Business No.	Area Code:	()	Number:	-	Ext.	
Other Contact:						

Megan Knight

From: Rachel Tracey
Sent: Tuesday, January 27, 2026 6:41 AM
To: Megan Knight
Subject: FW: Blackstone: LCEC Drive
Attachments: LCEC Plan_Notes - APVD.pdf

Please save email and attached as approval to LCEC road for blackstone

Rachel Tracey, P.E.
Senior Project Engineer
ATWELL, LLC
239.939.5490 Office
239.898.2984 Mobile

From: Jai Bommala <Jai.Bommala@lcec.net>
Sent: Friday, January 23, 2026 8:41 AM
To: Rachel Tracey <rtracey@atwell.com>; James Palmer <James.Palmer@lcec.net>
Cc: Dan Moyer <dmoyer@castoinfo.com>; Brent Addison <baddison@atwell.com>; Ronald Inge <ron@ingeandassociates.com>; Andrew (Drew) Fitzgerald <andrew.fitzgerald@respec.com>
Subject: RE: Blackstone: LCEC Drive

Rachel,

Please see attached approved plans and can we also know the access gate code and if any locks needed



Jai Bommala
Engineer II, Transmission Design
Office: (239) 656-2252
Mobile: (239) 744-7965
Jai.Bommala@lcec.net
www.lcec.net



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From: Rachel Tracey <rtracey@atwell.com>
Sent: Tuesday, January 13, 2026 6:38 AM
To: Bommala, Jai <jai.Bommala@lcec.net>
Cc: Dan Moyer <dmoyer@castoinfo.com>; Brent Addison <baddison@atwell.com>; Ronald Inge <ron@ingeandassociates.com>; Andrew (Drew) Fitzgerald <andrew.fitzgerald@respec.com>
Subject: RE: Blackstone: LCEC Drive

Good Morning Jai,

I would like to follow up on the below. Thank you in advance for your time and let me know if you have any questions.

Rachel Tracey, P.E.
Senior Project Engineer
ATWELL, LLC
239.939.5490 Office
239.898.2984 Mobile

From: Rachel Tracey <rtracey@atwell.com>
Sent: Wednesday, December 31, 2025 7:10 AM
To: Bommala, Jai <jai.Bommala@lcec.net>
Cc: Dan Moyer <dmoyer@castoinfo.com>; Brent Addison <baddison@atwell.com>; Ronald Inge <ron@ingeandassociates.com>; Andrew (Drew) Fitzgerald <andrew.fitzgerald@respec.com>
Subject: RE: Blackstone: LCEC Drive

Good Morning Jai,

Please see attached with a few highlighted items for your review. Notes below.

- Highlighted in blue is the LCEC access drive from the main paved drive down to existing for access. Screenshot below as well. Location to be clear of the existing poles and guy wire while providing access.
- For vertical separation there is 23.55 ft clearance at the tightest point which is where you see the proposed 32.65 FT-NAVD grade shots. The remainder will provide more vertical clearance to the overhead lines.
 - Clearance calculation assumes the largest vehicle on the drive is 13.5 ft high, further breakdown in second screenshot below and note on the bottom right corner of the attached. Survey provided from existing grade the overhead lines are approximately 42 feet above natural grade.

Please let me know if this covers the request. Thank you.



Rachel Tracey, P.E.
Senior Project Engineer
ATWELL, LLC
239.939.5490 Office
239.898.2984 Mobile

From: Bommala, Jai <Jai.Bommala@lcec.net>
Sent: Tuesday, December 23, 2025 9:42 AM
To: Rachel Tracey <rtracey@atwell.com>
Cc: Dan Moyer <dmoyer@castoinfo.com>; Brent Addison <baddison@atwell.com>; Ronald Inge <ron@ingeandassociates.com>; Andrew (Drew) Fitzgerald <andrew.fitzgerald@respec.com>
Subject: FW: Blackstone: LCEC Drive

Rachel,

Please see attached and let me know when it is revised

Thanks,
Jai

From: Rachel Tracey <rtracey@atwell.com>
Sent: Tuesday, December 23, 2025 6:29 AM
To: Bommala, Jai <Jai.Bommala@lcec.net>; Sousa, Steve <Steve.Sousa@lcec.net>
Cc: Dan Moyer <dmoyer@castoinfo.com>; Brent Addison <baddison@atwell.com>; Ronald Inge <ron@ingeandassociates.com>; Andrew (Drew) Fitzgerald <andrew.fitzgerald@respec.com>
Subject: RE: Blackstone: LCEC Drive

Good Morning Jai,

Attached is Lee County property appraiser for the site. It is Lee County STRAP Number 20-45-27-00-00000.0010. The location is generally near SR 82 and Blackstone Drive in Lehigh Acres.

Please let me know if you need anything else. Thank you!

Rachel Tracey, P.E.
Senior Project Engineer
ATWELL, LLC
239.939.5490 Office
239.898.2984 Mobile

From: Bommala, Jai <Jai.Bommala@lcec.net>
Sent: Monday, December 22, 2025 4:03 PM
To: Rachel Tracey <rtracey@atwell.com>; Sousa, Steve <Steve.Sousa@lcec.net>
Cc: Dan Moyer <dmoyer@castoinfo.com>; Brent Addison <baddison@atwell.com>; Ronald Inge

<ron@ingeandassociates.com>; Andrew (Drew) Fitzgerald <andrew.fitzgerald@respec.com>

Subject: RE: Blackstone: LCEC Drive

Hi Rachel,

Can I get address of the Site or Parcel

Thank you,
Jaisheelraj Bommala
Transmission Line Engineer
C 239-744-7965
Jai.Bommala@lcec.net



From: Rachel Tracey <rtracey@atwell.com>

Sent: Monday, December 22, 2025 6:47 AM

To: Bommala, Jai <Jai.Bommala@lcec.net>; Sousa, Steve <Steve.Sousa@lcec.net>

Cc: Dan Moyer <dmoyer@castoinfo.com>; Brent Addison <baddison@atwell.com>; Ronald Inge <ron@ingeandassociates.com>; Andrew (Drew) Fitzgerald <andrew.fitzgerald@respec.com>

Subject: RE: Blackstone: LCEC Drive

Good Morning Jai and Steve,

I wanted to ensure you received the attached and if you have any questions please let me know.
Thank you for the coordination.

Rachel Tracey, P.E.
Senior Project Engineer
ATWELL, LLC
239.939.5490 Office
239.898.2984 Mobile

From: Rachel Tracey

Sent: Wednesday, December 17, 2025 12:05 PM

To: Bommala, Jai <Jai.Bommala@lcec.net>; Sousa, Steve <Steve.Sousa@lcec.net>

Cc: Dan Moyer <dmoyer@castoinfo.com>; Brent Addison <baddison@atwell.com>; Ronald Inge <ron@ingeandassociates.com>; Andrew (Drew) Fitzgerald <andrew.fitzgerald@respec.com>

Subject: Blackstone: LCEC Drive

Good Afternoon Jai,

Please see attached proposed plan for the drive at Blackstone in the LCEC area that we previously had discussions on. If you have any questions or would like to set up a call to review please let me know.

Looking to get the approval from LCEC to continue coordination with other agencies. Thank you and have a great day.

Rachel Tracey, P.E.

Senior Project Engineer

ATWELL, LLC

239.939.5490 Office

239.898.2984 Mobile

10511 Six Mile Cypress Pkwy | Ste. 101 | Fort Myers, FL 33966

www.atwell.com (-> urldefense.com) (-> urldefense.com) (-> urldefense.com)

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THIS INSTRUMENT PREPARED BY:

Edward P. Canterbury, Esq.

P.O. Box 280

Fort Myers, FL 33902-0280

HFSH File #1099.82

Parcel ID# - 20-45-27-00-00000.0010; 20-45-27-72-00051.0000; 20-45-27-71-00050.0000; 20-45-27-63-00239.0090; 20-45-27-63-00239.0100

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 4th day of ~~September~~^{October}, 2022, between **Sharon H. Thompson, Individually and as Successor Trustee of The Daniel R. Harper Revocable Trust dated July 13, 1990, as amended and restated September 16, 1996, as amended April 14, 1998, October 30, 2000, February 24, 2004, July 20, 2004, November 17, 2004 and June 24, 2009, and Beverly H. McNew and Ronald E. Inge, Individually and as Successor Trustees of The Quinton B. McNew Revocable Trust dated March 29, 1995, as amended March 6, 1996, April 14, 1998, November 17, 2004 and April 20, 2010**, whose address is 5571 Halifax Avenue, Fort Myers, FL 33912 (hereinafter collectively referred to as "Grantor") and **MCIN Bell, LLC, a Florida limited liability company**, whose address is 5571 Halifax Avenue, Fort Myers, FL 33912 (hereinafter referred to as "Grantee").

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

PARCEL I:

A Tract or Parcel of land lying in Section 20, Township 45 South, Range 27 East, Lee County, Florida, said Tract or parcel being a portion of lands described in Deed recorded in Official Records Book 3891, Page 2126, Lee County records being more particularly described as follows:

Beginning at the Northerly most corner of Parcel 50, Unit 71, Mirror Lakes as recorded in Plat Book 27, Pages 83 through 160, Lee County records run N 40° 01' 58" East along the Easterly right of way line of Blackstone Drive (Grant Blvd per plat) for 100.63 feet to an intersection with the Northeasterly line of a Lee County Electric Cooperative, Inc. Easement as described in Deed recorded in Official Records Book 475, Page 32, Lee County records; thence run S 56° 22' 28" E along said Northeasterly line for 2179.56 feet to the Southerly most corner of Parcel 51, Unit 73 of said Mirror Lakes subdivision, said point being the beginning of a curve; thence run Southwesterly along the arc of a curve to the right of radius 87.40 feet (delta 57° 16' 10") (chord bearing S 60° 56' 48" W) (chord 83.77 feet) for 87.37 feet to a point of tangency; thence run S 89° 34' 53" W 45.69 feet to an intersection with the Southwesterly line of said Easement; thence run N 56° 22' 28" W along said Southwesterly line for 2114.48 feet to the Point of Beginning

PARCEL II:

Parcel 51, Units 72 and 73 of MIRROR LAKES, Sections 19 and 20, Township 45 South, Range 27 East, Lehigh Acres, according to the plat thereof recorded in Plat Book 27, Pages 159 and 160, Public Records of Lee County, Florida.

PARCEL III:

Parcel 50, Units 71 and 73 of MIRROR LAKES, Sections 19 and 20, Township 45 South, Range 27 East, Lehigh Acres, according to the plat thereof recorded in Plat Book 27, Pages 158 and 160, Public Records of Lee County, Florida.

PARCEL IV:

Lot 9, Block 239, Unit 63, MIRROR LAKES, Section 20, Township 45 South, Range 27 East, Lehigh Acres, according to the plat thereof recorded in Plat Book 27, Page 150, Public Records of Lee County, Florida.

PARCEL V:

Lot 10, Block 239, Unit 63, MIRROR LAKES, Section 20, Township 45 South, Range 27 East, Lehigh Acres, according to the plat thereof recorded in Plat Book 27, Page 150, Public Records of Lee County, Florida.

Subject to taxes for 2022 and subsequent years; and covenants, conditions, easements, reservations and restrictions of record, if any, however nothing herein shall be deemed to reimpose the same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

Grantor warrants that the subject property is not the homestead property of Grantor nor is it contiguous to the homestead property of Grantor.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Grantor has hereunto caused this Special Warranty Deed to be properly executed as of the day and year first written above.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness
Sandra Deakery
(Type/Print Name of Witness)

By: [Signature]
SHARON H. THOMPSON,
Individually and as Successor Trustee
of the Daniel R. Harper Revocable
Trust dated July 13, 1990, as amended

Lorena M Snell
Witness
Lorena M Snell
(Type/Print Name of Witness)

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of September, 2022, by Sharon H. Thompson, Individually and as Successor Trustee of the Daniel R. Harper Revocable Trust dated July 13, 1990, as amended, who ☐ is personally known to me or ☒ produced FL DL as identification.

My Commission Expires:



Lorena M Snell
Notary Public

Lorena M Snell
Print/Type Name of Notary

Commission No. _____

Alexis G. Amato

Witness

Alexis G. Amato

(Type/Print Name of Witness)

By: Beverly H. McNew

BEVERLY H. McNEW,
Individually and as Successor Co-
Trustee of the Quinton B. McNew
Trust dated March 29, 1995, as
amended

Lorena M Snell

Witness

Lorena M Snell

(Type/Print Name of Witness)

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of ~~September~~^{October}, 2022, by Beverly H. McNew, Individually and as Successor Co-Trustee of the Quinton B. McNew Trust dated March 29, 1995, as amended, who ☐ is personally known to me or ☐ produced FL DL as identification.

My Commission Expires:

Lorena M Snell

Notary Public

Lorena M Snell

Print/Type Name of Notary

Commission No. _____



Alexis G. Arrieta

Witness

Alexis G. Arrieta

(Type/Print Name of Witness)

By: 

RONALD E. INGE,

Individually and as Successor Co-Trustee of the Quinton B. McNew Trust dated March 29, 1995, as amended

Lorena M Snell

Witness

Lorena M Snell

(Type/Print Name of Witness)

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of ^{October}~~September~~, 2022, by Ronald E. Inge, Individually and as Successor Co-Trustee of the Quinton B. McNew Trust dated March 29, 1995, as amended, who ☐ is personally known to me or ☐ produced FL DL as identification.

My Commission Expires:



Lorena M Snell

Notary Public

Lorena M Snell

Print/Type Name of Notary

Commission No. _____

#2514602



August 14, 2026

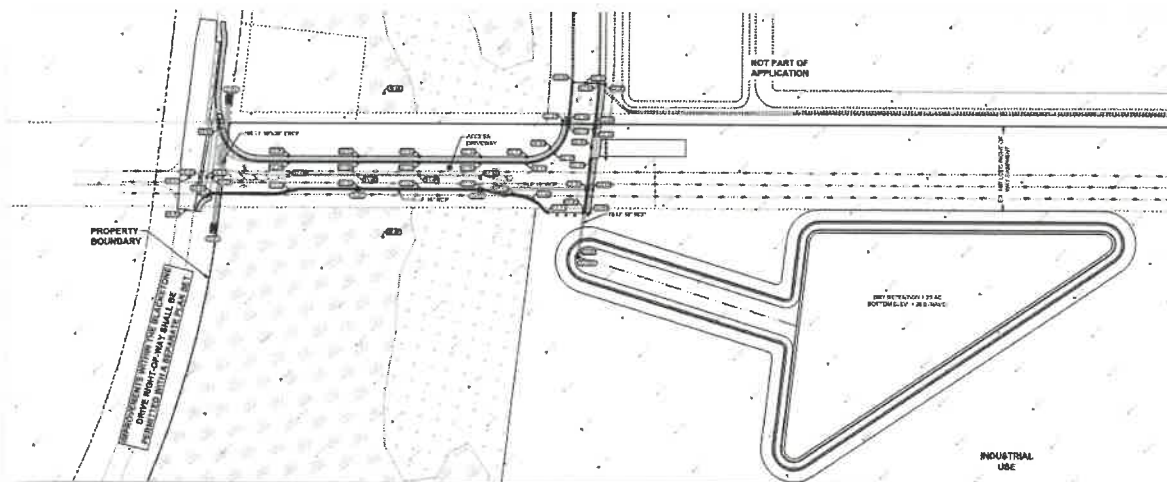
Lehigh Acres Municipal Services Improvement District
601 East County Lane
Lehigh Acres, Florida 33936

Reference: **Blackstone Corporate Park – LCEC Access Drive
LAMSID Application for a Permit**

To Whom It May Concern,

This project proposes construction of an access road and associated on site retention on parcels with STRAP 20-45-27-00-00000.0010 and 20-45-27-71-00050.0000. The parcels are owned by MCIN Bell LLC and this project is Phase 1 of a larger master system for the Industrial Side of Blackstone. The enclosed plans and calculations show phase 1 as well as the full buildout of backbone infrastructure for future industrial buildout. This project is south of the Blackstone Corporate Park Commercial Project.

The access drive is within an LCEC easement and enclosed is approval from LCEC for the work. The drive includes a connection to the Blackstone Commercial drive for ingress/egress. There is a concurrent Limited Review Development Order (LDO) in with Lee County. Phase 1 is enclosed on Sheet 7 of the SFWMD plans and the full buildout is enclosed on Sheet 6 which includes buildout of future industrial parcels. An ERP is concurrent with this application to SFWMD. This site is grandfathered from the new rules with SFWMD (on old rules with SFWMD) as this is a minor modification to an existing ERP.



Attached please find the following items being submitted for review:

One (1) of each of the following items is included with this submittal:

1. Check in the amount of \$2,900.00 for the Application Fee (\$2,500.00 for 20 to 40 acres plus \$400.00 for outfall pipe)
2. CD with PDF and AutoCAD file of Engineering Plans

Two (2) copies of the following items are included with this submittal:

1. Stormwater Management Report
2. Engineering Plans
3. Permit Application
 - a. Disclosure of Owner Form
 - b. Professional Consultant Form
3. Copy of FDEP NOI Application
4. LCEC Approval Email
5. Copy of Warranty Deed

RECEIVED

AUG 17 2026

LEHIGH ACRES
MUNICIPAL SERVICES
IMPROVEMENT DISTRICT

10511 Six Mile Cypress Parkway, Fort Myers, FL 33966 | 239-939-5490
www.atwell.com



If you have any questions regarding this submittal, please feel free to contact me at our Fort Myers office.

Sincerely,
ATWELL, LLC

A handwritten signature in black ink, appearing to read "Rachel Tracey".

Rachel Tracey, P.E.
Project Manager
rtracey@atwell.com

Cc: Megan Knight, mknight@atwell.com

Ent	Acct No	Invoice	Date	Special Handling	Reference	Deposit Codes	Net
755008	16601	CR017122BK26	8/12/2026		LCEC LAMSID PERMIT		2,900.00
Permit #26-144 RECEIVED AUG 17 2026 LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT							
Payor: CNL FORT MYERS BLACKSTONE, LLC Payee: LEHIGH ACRES MUNICIPAL SERVICES				Vendor ID 601008	Date 8/12/2026	Check No. 000059	Check Amount 2,900.00

Retain this statement for your records

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT.

CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

CNL FORT MYERS BLACKSTONE, LLC
250 CIVIC CENTER DRIVE, SUITE 500
COLUMBUS, OH 43215

THE HUNTINGTON NATIONAL BANK
41 South High Street (HC0840)
Columbus, OH 43287

25-2
440

Date
8/12/2026

Check No.
000059

Check Amount
2,900.00

Two Thousand Nine Hundred AND 00/100 Dollars

Pay to the order of:

VOID IF NOT CASHED WITHIN 90 DAYS WITHIN DATE OF ISSUE

LEHIGH ACRES MUNICIPAL SERVICES
IMPROVEMENT DISTRICT
601 EAST COUNTY LANE
LEHIGH ACRES, FL 33936

John D. Carr

⑈000059⑈ ⑆044000024⑆

01894305143⑈

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: FDEP Grant Agreement Leeland Bottomless Lake

Meeting Date: September 21, 2026

Agenda Item # 3B

☐ CONSENT ☒ ACTION ☐ OLD BUSINESS ☐ NEW BUSINESS

Request Initiated By: ☐ COMMISSIONER _____ ☐ ATTORNEY

☐ BOARD ☒ MANAGER ☐ ENGINEER ☐ AUDITOR

1 Recommended motion: Move to approve the state appropriation grant agreement with Florida Department of Environmental Protection for the development of the interpretive center, trails, etc.

2 What the action accomplishes: Provides for the initial project to get the Leeland Bottomless Lake Park project off the ground and will go a long way toward its completion.

3 Fiscal Impact: \$2.2 Million.

4 Staff comments:

5 Staff review and recommended approval:

☒ MANAGER ☒ DIRECTOR OF OPERATIONS
☐ ATTORNEY ☐ FIELD DIRECTOR
☐ ENGINEER ☒ FINANCE DIRECTOR

6 Board Action:

☐ APPROVED ☐ DENIED ☐ DEFERRED

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: FDEP Grant Agreement RISE

Meeting Date: September 21, 2026

Agenda Item # 3C

☐ CONSENT ☒ ACTION ☐ OLD BUSINESS ☐ NEW BUSINESS

Request Initiated By: ☐ COMMISSIONER _____ ☐ ATTORNEY

☐ BOARD ☒ MANAGER ☐ ENGINEER ☐ AUDITOR

1 Recommended motion: Move to approve the state appropriation grant agreement with Florida Department of Environmental Protection for the development of the RISE Project.

2 What the action accomplishes: The RISE Project will rebuild two of our oldest weirs in our system, one at Buckingham Park and one at Hendry Extension Canal. It will retrofit two other weirs and repair a detached weir in SW Lehigh.

3 Fiscal Impact: \$3,554,000

4 Staff comments:

5 Staff review and recommended approval:

☒ MANAGER ☒ DIRECTOR OF OPERATIONS
☐ ATTORNEY ☒ FIELD DIRECTOR
☒ ENGINEER ☒ FINANCE DIRECTOR

6 Board Action:

☐ APPROVED ☐ DENIED ☐ DEFERRED

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: P. O. # 1315, AIM Engineering Contract RISE

Meeting Date: September 21, 2026

Agenda Item # 3D

☐ CONSENT ☒ ACTION ☐ OLD BUSINESS ☐ NEW BUSINESS

Request Initiated By: ☐ COMMISSIONER _____ ☐ ATTORNEY

☐ BOARD ☒ MANAGER ☐ ENGINEER ☐ AUDITOR

1 Recommended motion: Move to approve P. O. # 1315, AIM Engineering Contract for the RISE Project for a total of \$445,900.75.

2 What the action accomplishes: Provides for all engineering aspects for LA-MSID's RISE project. That includes: design services, post design services and construction phase services.

3 Fiscal Impact: \$445.900.75

4 Staff comments:

5 Staff review and recommended approval:

☒ MANAGER ☒ DIRECTOR OF OPERATIONS
☐ ATTORNEY ☒ FIELD DIRECTOR
☐ ENGINEER ☒ FINANCE DIRECTOR

6 Board Action:

☐ APPROVED ☐ DENIED ☐ DEFERRED

Lehigh Acres Municipal Services Improvement District601 East County Lane
Lehigh Acres, FL 33936

239-368-0044

**PURCHASE ORDER
1315****IMPORTANT NOTICE TO VENDORS: YOU ARE RESPONSIBLE FOR THE FOLLOWING**

1. Mail invoices to 601 East County Lane, Lehigh Acres, FL 33936 2. The purchase order number above must appear on all invoices, shipping papers, packages and correspondence 3. Invoice each Purchase Order separately 4. Substitutions, changes, and prices other than specified below must be authorized in writing by LA-MSID. 5. Do not ship freight collect. 6. Cancel all back orders if not shipped within 60 days after initial shipment.

ISSUED TO: AIM Engineering & Surveying, Inc.
2161 Fowler St
Suite 100
Fort Myers, FL 33901**SHIP TO:** Lehigh Acres Municipal Services Improvement District
601 East County Lane
Lehigh Acres, FL 33936**DATE**
9/21/2026**REQ. NO.****REQUESTED BY****DEPARTMENT:**
Stormwater Operations

ITEM	Description	Quantity	Unit Price	U/M	Amount
1	TASK 1–Design Services	327,450.75	1.00	each	327,450.75
2	TASK 2 – Post-Design Services	41,400.00	1.00	each	41,400.00
3	TASK 3 – Construction-Phase Services	77,050.00	1.00	each	77,050.00
4	TASK AUTHORIZATION FOR AIM ENGINEERING & SURVEYING, INC. TO PERFORM PROFESSIONAL CONSULTING SERVICES FOR THE RISE (Resilient Infrastructure for Stormwater & Environment) Attached For Detail.	1.00	0.00	<none>	0.00
					445,900.75
Purchase Order Total					445,900.75

Account Codes**Amounts**

0306-4080-538-3130

445900.75

PURCHASE AUTHORIZED BY:

Approver 1

Date

Approver 2

Date

Finance Director

Date

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: Lee County Agreement for Alico Rd. to Sunshine Blvd. Connector and Widening Contract

Meeting Date: September 21, 2026

Agenda Item # 3E

☐ CONSENT ☒ ACTION ☐ OLD BUSINESS ☐ NEW BUSINESS

Request Initiated By: ☐ COMMISSIONER _____ ☐ ATTORNEY

☐ BOARD ☐ MANAGER ☐ ENGINEER ☐ AUDITOR

1 Recommended motion: Move to approve the Lee County Agreement for Alico Rd. to Sunshine Blvd. Connector and Widening Contract, with Lee County Government.

2 What the action accomplishes: Provides the transfer of ownership of generally a 75' wide strip of land along Sunshine Blvd.. From State Road 82 to 1st St. SW., in exchange for 3 new structures, a rebuild of S-SF-1 and system model.

3 Fiscal Impact: Approximately \$6 million.

4 Staff comments:

5 Staff review and recommended approval:

☒ MANAGER ☒ DIRECTOR OF OPERATIONS
☒ ATTORNEY ☐ FIELD SUPERINTENDENT
☒ ENGINEER ☒ CONTROLLER

6 Board Action:

☐ APPROVED ☐ DENIED ☐ DEFERRED

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: Architect Agreement – Theresa Schober

Meeting Date: September 21, 2026

Agenda Item # 3F

☐ CONSENT ☒ ACTION ☐ OLD BUSINESS ☐ NEW BUSINESS

Request Initiated By: ☐ COMMISSIONER _____ ☐ ATTORNEY

☐ BOARD ☒ MANAGER ☐ ENGINEER ☐ AUDITOR

1 Recommended motion: Move to approve the agreement with the Archeologist.

2 What the action accomplishes: Provides LA-MSID with an archeological consultant to assist us with issues related to Leeland Bottomless Lake.

3 Fiscal Impact: \$100/hr.

4 Staff comments:

5 Staff review and recommended approval:

☒ MANAGER ☒ DIRECTOR OF OPERATIONS
☒ ATTORNEY ☐ FIELD SUPERINTENDENT
☐ ENGINEER ☐ CONTROLLER

6 Board Action:

☐ APPROVED ☐ DENIED ☐ DEFERRED

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: Leeland Bottomless Lake Building and Park

Meeting Date: September 21, 2026

Agenda Item # 4A1

☐ CONSENT ☐ ACTION ☒ OLD BUSINESS ☐ NEW BUSINESS

Request Initiated By: ☐ COMMISSIONER _____ ☐ ATTORNEY

☐ BOARD ☒ MANAGER ☐ ENGINEER ☐ AUDITOR

1 Recommended motion: N/A

2 What the action accomplishes: Provides for a forum, to discuss the procedure for replacing the Manager by October 31, 2027.

3 Fiscal Impact:

4 Staff comments:

5 Staff review and recommended approval:

☒ MANAGER	☒ DIRECTOR OF OPERATIONS
☒ ATTORNEY	☐ FIELD DIRECTOR
☐ ENGINEER	☐ FINANCE DIRECTOR

6 Board Action:

☐ APPROVED ☐ DENIED ☐ DEFERRED

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

AGENDA ITEM SUMMARY

Subject: Manager Replacement Strategy, Schedule and Survey

Meeting Date: September 21, 2026

Agenda Item # 4A1

☐ CONSENT ☐ ACTION ☒ OLD BUSINESS ☐ NEW BUSINESS

Request Initiated By: ☐ COMMISSIONER _____ ☐ ATTORNEY

☐ BOARD ☒ MANAGER ☐ ENGINEER ☐ AUDITOR

1 **Recommended motion:** N/A

2 **What the action accomplishes:**

3 **Fiscal Impact:**

4 **Staff comments:**

5 **Staff review and recommended approval:**

☒ MANAGER	☒ DIRECTOR OF OPERATIONS
☒ ATTORNEY	☐ FIELD DIRECTOR
☐ ENGINEER	☐ FINANCE DIRECTOR

6 **Board Action:**

☐ APPROVED ☐ DENIED ☐ DEFERRED

AIM Engineering & Surveying, Inc.

September 4, 2026

Board of Commissioners
Lehigh Acres Municipal Services Improvement District
601 East County Lane
Lehigh Acres, FL 33936

Re: Engineer's Report for the September 2026 Board Meeting

Dear Board Members:

The status of current projects and tasks involving the District Engineer is outlined as follows:

General Consulting

- Review the board agenda and prepare the monthly engineering report.
- Review and recommendation for permits within the report timeframe.
- Coordination and planning related to the Sinkhole parcel.
- Welcome sign coordination.

Recently Completed Projects

- Southwest Lehigh Groundwater Recharge and Aquifer Restoration (February 2018)
- Hendry Canal Extension Widening (February 2021)
- Halfway Pond – SR 82 Segment 3 (April 2019)
- JUSWMSA Agreement – FDOT (March 2021)
- West Marsh Design (May 2021)
- Weir S-VL-1 Replacement (August 2023)
- CREST Phase 2 (February 2024)

Current Projects Progress

Frank Mann Preserve (Formerly GS-10): The Frank Mann Preserve property was purchased by Lee County Conservation 20/20. A March 2019 Memorandum of Understanding (MOU) between Lee County and LA-MSID allows LAMSID to construct and maintain a stormwater storage and water quality system within the parcel. LA-MSID issued a Purchase Order to AIM in March 2020 to prepare a Land Management Plan as one of the first step requirements of the MOU. Following a presentation to Lee County's Conservation Land Acquisition and Stewardship Advisory Committee (CLASAC) made in December 2020, the committee recommended approval. The LA-MSID Board approved the Land Management Plan in January 2021 for submission to the Lee County Board of County Commissioners. The Lee County Board approved the County Commissioners' plan on their March 2021 agenda. The LA-MSID Board approved a purchase order to AIM for an initial design scope at the August 2021 Board meeting. Lee County cleared a small park access area.

As a result of critical Hurricane Ian recovery efforts, progress on the Frank Mann Preserve project was delayed. LAMSID staff continued to complete exotic vegetation removal & maintenance berm/access work, which aided the design team in understanding the effort involved in re-establishing the berm in the NW corner of the project. The design team recommended additional survey data to be collected along the northwest berm to aid in the completion of the 90% plans and permit application. Additional topographic survey data was completed in January 2024.

The project was selected to receive \$15M in grant funding. LAMSID signed the agreement with SFWMD/FDEP to receive the funds. The purchase order for Phase 1 Post-Design & Construction-Phase services and Phase 2 Surveying, Modeling, Design, Permitting, Post-Design, and Construction Phase services was approved during the June board meeting.

LA-MSID staff finalized exotic vegetation removal activities, and the final existing conditions were surveyed in late December 2025, as well as new drone aerials.

AIM and LA-MSID staff worked to amend the grant agreement to adjust the schedule and incorporate the filter marsh envisioned for Phase 2 to be permitted and constructed in Phase 1. Conceptual filter marsh design was developed and incorporated in Phase 1 using the new survey data from late December 2025. New survey data was also collected in late April 2026 and incorporated into the filter-marsh design in progress in May 2026. Phase 1 Design was submitted for permit application in late July 2026, which incorporates the new survey, drone aerials, and survey data to support the filter marsh design. LA-MSID and AIM have a meeting with SFWMD staff August 12th to review the project. The first round of permitting comments are expected later August or early September. In the meantime, Electrical and Structural Engineering design, as well as quantities/EOPC/bid documents, have commenced to be ready for construction once permits are received.

Caloosahatchee River and Estuary Storage and Treatment (CREST): LA-MSID purchased approximately 105 acres for the CREST preserve and stormwater treatment area. The LA-MSID Board authorized the design of this project in November 2019. AIM staff had a meeting with LA-MSID staff in April 2020 to review concepts for developing final plans. The design elements include an interconnecting channel between Dog Canal and Hendry Canal to balance flows between the Bedman Creek and Carlos Waterway Drainage Basins. A retention reservoir also provides year-round treatment of suspended solids through increased flow way resident time and storage to attenuate peak stages during storm events. Additionally, wetland plantings provide water quality treatment through nutrient uptake within the circuitous wetland flow pathway.

Due to grant funding, the design plans and construction activities required a phased approach. AIM developed the scope of work for design phasing, post-design, and construction phase services and provided it to LA-MSID staff for review, which partially addressed the required Caracara monitoring. The LA-MSID Board approved a contract with AIM for this effort on 6/21/2021.

CREST Phase 1

Phase 1 of the CREST project is complete, which includes maintenance dredging of the Dog to Hendry canal and replacement and relocation of weir S-H-2.

CREST Phase 2

LA-MSID received a \$2 million grant award to complete Phase 2. Bids for Phase 2 construction were received on December 15, 2022. The groundbreaking ceremony was held on February 15, 2023. Turnbull Environmental completed CREST Phase 2 construction in February 2024.

CREST Phase 3

LA-MSID received an additional \$4.06 million in grant funds to allow for the construction of the full build-out of the CREST project (Phase 3). AIM worked to complete the additional design and permitting tasks required to revise the plans and permitting approach to include the full project

build-out. AIM's Environmental Scientist coordinated with USFWS to clarify construction restrictions related to the Caracara nesting site. The design team completed the 100% plan set for Phase 3, and the SFWMD permit was issued on May 22, 2023. Phase 3 bids were received on April 18, 2024, with Turnbull Environmental awarded the project at the April 2024 LAMSID board meeting.

The Notice to Proceed with construction was given on May 1, 2024. Phase 3 is due to be substantially completed by August 31, 2025, and finally completed by September 30, 2025. The SFWMD permit modification was submitted on 9/18/2024 to allow for the excavation of the Caracara nest buffer area. On August 20, 2025, LA-MSID received permit approval to excavate the previously protected Caracara nesting site and 300' buffer zone. A time-extension change order was approved to allow the contractor additional time to excavate the Caracara buffer area for additional stormwater storage within CREST. As part of approved change order 01, the contractor planted at a higher density of plants and trees for Phase 3 while remaining within the awarded grant funding amount.

The pump installation was completed, paid for through grant funds, which will allow additional stormwater volume from Dog Canal to be pumped into the CREST project during severe storm events.

The contractor has completed the punch-list items related to the Substantial Completion walkthrough that occurred on June 1, 2026. Construction was completed in August 2026. Grant closeout items will continue in the following months.

The project is anticipated to have a ribbon-cutting ceremony scheduled for October 2026.

Rehydration of Bedman (Creek) Utilizing Storage & Treatment (ROBUST)

LA-MSID gained legislative funds to purchase and improve two parcels within Lehigh Acres: A Sinkhole Parcel (34-44-27-00-00001.0140) and the ROBUST Parcels (36-43-27-01-00000.A000 & 36-43-27-00-00004.0020). AIM conducted Phase I Environmental Reports for the Sinkhole and Robust parcels. The purpose of these assessments was to characterize the environmental conditions based on readily available information & site observations and to identify recognized environmental conditions. To assist with water quality grant funding applications, AIM prepared a conceptual ROBUST nutrient removal analysis.

ROBUST Phase 1

Grant funding for Phase 1 was achieved to purchase the triangular parcel (36-43-27-01-00000.A000), which is a 15-acre site envisioned to provide additional stormwater storage volume, flood mitigation, and water quality benefits to the Bedman Creek Drainage Basin.

ROBUST Phase 2

LA-MSID also received grant funding for Phase 2 of the ROBUST project, which includes the design and construction of the triangular stormwater storage and water quality facility to store flows from Dog Canal, as well as an emergency overflow connection to the Carlow Waterway during extreme storm events. With the grant agreement finalized, LAMSID approved a design scope of services during the January board meeting. The Notice to Proceed is March 10, 2025. The design team and LA-MSID conducted a kick-off meeting to strategize a project approach that best suits LA-MSID.

ROBUST Phase 3

Subsequently, a \$1.705M grant was awarded for the ROBUST Phase 3 project, which expands the stormwater storage capacity and bypass benefits by utilizing the floodplain within Bedman Creek (storage) and adding a water control structure with berming to better direct flows from Bedman Creek to the Carlos Waterway (bypass). A grant amendment to the ROBUST project combines the phases into a single ROBUST project. LAMSID approved a scope of work that includes the additional design, bidding, and construction-phase services related to the now combined Phase 2 & 3 ROBUST project in the form of a change order to Robust Phase 2.

ROBUST Phase 4

Another \$1.6M grant was awarded for ROBUST Phase 4, which will allow for the design and construction of a more sophisticated structure for the Bedman to Carlos bypass that includes electrically actuated gates. LA-MSID staff are working to formalize the grant agreement with FDEP and will likely complete another amendment to have Phase 4 funds combined with a singular ROBUST project.

ROBUST (Combined project into a single phase)

AIM's environmental team has completed the environmental survey required for the permit application. Survey data collection is completed.

The modeling report was completed in March 2026, which includes the evaluation of a new S-CW-6 structure that governs flows from Carlos Waterway to Bedman Creek.

ROBUST Design is ongoing, with permit application anticipated for submittal in October 2026. The design team recently coordinated with the Apex/WSA modeling team to refine the weir in Bedman Creek to improve its functionality and maintainability.

Bottomless Lake (Sinkhole Parcel)

AIM provided LAMSID staff with a conceptual scope, fee, and construction cost to be utilized toward the grant application submittal. AIM completed a high-level Due Diligence report for the parcel to identify current and/or needed permits and buffering requirements. LAMSID gained a Limited Development Order (LDO) permit to construct security fencing along the parcel's frontage adjacent to the roadway.

LA-MSID was awarded \$2.2M for the Sinkhole project to move forward. AIM will work with LA-MSID staff on a Grant Work Plan and provide a scope of services for authorization so that the project's design can commence as soon as the grant agreement is finalized. A workshop was held on September 30 with LA-MSID board members and the public.

An architectural review (including their mechanical, electrical, plumbing, and general contractor team members) was conducted on October 2nd to review the building conditions and advise on expected renovation costs.

AIM trail route concepts were developed and reviewed by the LA-MSID board at the January board meeting. The planning team is exploring a turnkey new building solution, such as Romtec, which could provide a cost-effective new construction alternative to an existing building retrofit.

Clarification has been obtained that the grant agreement likely does not require modification, as construction of a new cultural facility building is within the intent of the current grant agreement. AIM and LA-MSID provided a narrative and exhibits of the new building site to allow FDEP to provide a letter of agreement stating that constructing a new cultural facility is acceptable within the intent of the current grant agreement. AIM staff worked to itemize the site improvement cost

to provide clarity on the anticipated remaining grant funds that can be utilized for the construction of the new cultural facility building.

The grant funding appropriation passed voting and was not vetoed by the governor, so funding for the sinkhole project has been secured. AIM and LA-MSID staff worked to complete the Grant Initiation Form to finalize the grant agreement to initiate the project.

Alico Road Extension Analysis for Sunshine Boulevard

LAMSID was contacted by the Lee County Department of Transportation (Lee DOT) to determine water management requirements for a proposed new road connecting Alico Road to SR 80. The proposed road will connect to Sunshine Blvd at its junction with SR 82. The interchange with SR 82 will be enhanced to facilitate improved flow patterns, and the impervious area of that interchange will be significantly greater than the existing interchange. Sunshine Boulevard will be widened up to and through the junction with Able Canal north of Lee Blvd. The widened road will generate additional runoff, which will need to be managed so that peak water elevations do not increase in Able Canal as it passes under Sunshine Blvd. During a meeting on July 27, 2024, with Lee County DOT and Johnson Engineering, Inc., it was explained that the section of the Sunshine Blvd widening between SR 82 and 23rd Street SW is on a critical path schedule.

During said meeting, Water Science Associates (WSA) was requested to provide an accelerated analysis of the impact of the road widening on water levels and flows in Sailfish Canal, as well as impacts on canal water levels at the junction of Sailfish Canal and Able Canal. A more comprehensive analysis of the impacts of the proposed roadway changes is being negotiated between LA-MSID and Lee County DOT. WSA & AIM completed a draft report of the findings and provided draft recommendations for LAMSID staff and the board to consider to mitigate impacts to the LAMSID drainage system.

A follow-up meeting was conducted in September 2025 to further discuss the ROW capacity topic. The roadway improvements require LC to acquire canal ROW from LAMSID. AIM and WSA worked with LC DOT and Johnson Engineering to agree upon the volume of lost stormwater storage impact to mitigate due to LAMSID's lost canal ROW. A monthly meeting has been established between the stakeholders to keep coordination efforts moving forward. However, the October meeting was postponed to a date to be determined due to Hurricane Milton. During the November meeting, WSA, AIM, and LAMSID staff worked to clarify the acceptable lower and upper limits to calculate the lost ROW storage volume. However, LCDOT expressed a desire to develop an agreement for the entire stretch of the project from SR 82 to SR 80. LAMSID staff met with key LCDOT staff to discuss large-scale improvements that work for both LAMSID and LCDOT in February 2025.

LA-MSID and LCDOT are currently working on finalizing an agreement and means of fund transfer to allow initial modeling and other projects to commence, which will include required timelines for the projects to be completed that correspond to the given roadway phases. Funding for the District-wide modeling effort was on the Lee County Commissioner Board Meeting agenda for January 2026.

Funding for the District-wide modeling effort was approved, and APEX (formerly known as WSA) has started modeling. Potential conflicts of interest between internal APEX companies have been resolved. Lee County also selected an engineering firm to design and construction of three weirs within Spratt, Moonfish, and Trout Canals, as well as the replacement of S-SF-1 (AIM was considered a conflict of interest).

APEX/WSA worked with LA-MISD staff to clarify a few data topics and anticipates having the existing model simulations calibrated in August to be able to start running proposed condition simulations. The model should be ready for alternative analysis in October.

Centennial Flood Mitigation

LA-MSID coordinated with Lee County and SFWMD regarding the recent road flooding in the Centennial area south of Buckingham Road during the wet season 2024. The land elevation falls to the northwest, whereas the LA-MSID canals direct flow to the southeast. Therefore, flood mitigation concept projects were developed during the Southern Lee County Flood Mitigation Plan, including a stormwater storage area and a new outfall route to the north of Buckham Road. Initial coordination with Lee County has resulted in LA-MISD learning that the project(s) are low on the County's flood mitigation prioritization list. However, this project is now being considered as one of the projects to analyze further in correlation with the Lee County Sunshine Widening project.

RISE (LA-MSID CIP Grant Appropriation Project for Weir Replacement & Retrofitting)

AIM prepared cost estimates for the water control structures S-O-1, S-BP-1, S-BL-2, S-R-1, and S-SF-3, which were presented for a grant funding appropriation request during the 2026 legislative session as reviewed at the October board meeting.

S-BP-1 involves full replacement, S-O-1 is being replaced and relocated, whereas S-R-2 and S-SF-3 are slated for modernization upgrades, including electric actuation and remote-control integration. S-BL-2 has been observed to float/tilt, so this structure's improvement includes repairs and modifications to mitigate the potential for floating/tilting, allowing the gates to be safely operated again.

LA-MSID's requested grant appropriations passed and was not vetoed by the governor, so these weir replacement projects moving forward and paid through grant funds. AIM is working with LA-MSID staff to complete the Grant Initiation Form and Work Plan needed to get the grant agreement finalized.

If you have any questions or inquiries, please call my cell at (239) 823-8171.

Sincerely,

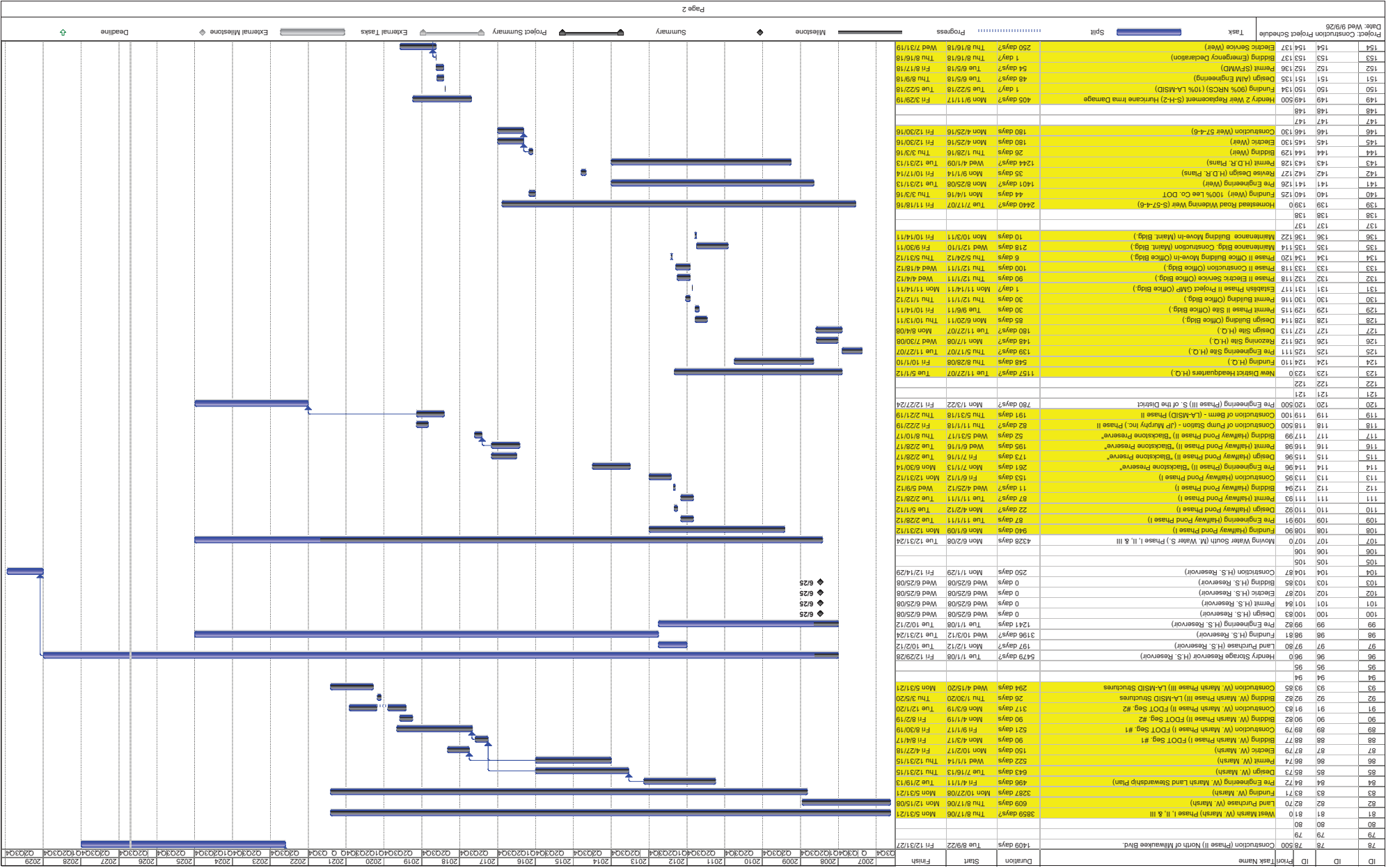
AIM Engineering & Surveying, Inc.

Daniel Schroeder, PE, MSE, PMP

Vice President & Civil Group Manager

Figure 1: Project Schedule (Gantt Chart) for the 2007 Facility Review Critical Culverts (25 Culverts) project. The chart displays the timeline from 2007 to 2030, showing the duration of various tasks and milestones. The tasks are categorized into Milestones, Summary, Project Summary, External Tasks, and External Milestones. The chart includes a detailed task list on the right side, providing specific dates and durations for each task.

Task	Start Date	End Date	Duration
2007 Facility Review Critical Culverts (25 Culverts)	2007/01/01	2007/01/01	1 day
Funding (25 Culverts)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2010)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2010)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2011)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2011)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2012)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2012)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2013)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2013)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2014)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2014)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2015)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2015)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2016)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2016)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2017)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2017)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2018)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2018)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2019)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2019)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2020)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2020)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2021)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2021)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2022)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2022)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2023)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2023)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2024)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2024)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2025)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2025)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2026)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2026)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2027)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2027)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2028)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2028)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2029)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2029)	2007/01/01	2007/01/01	1 day
Design (5 Culverts In-House - 2030)	2007/01/01	2007/01/01	1 day
Construction (5 Culverts In-House - 2030)	2007/01/01	2007/01/01	1 day



LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT
COMBINED BALANCE SHEET
JULY 31, 2026 (UN-AUDITED)

	Capital Project Funds					
	General	Debt Service	Capital Projects	Capital Equipment	Bridge Renewal Replacement	Total
ASSETS						
Cash and Cash Equivalents	\$ 2,569,363.10	\$ 1,011,463.01	\$ 0.00	\$ 0.00	\$ 0.00	\$ 3,580,826.11
Due from Other Governments	38,027.91	0.00	112,515.00	0.00	0.00	150,542.91
Due from Other Funds	505,521.61	0.00	0.00	86,870.71	0.00	592,392.32
Accounts Receivable, net	664,575.35	0.00	0.00	0.00	0.00	664,575.35
Prepaid Items	15,385.13	0.00	0.00	0.00	0.00	15,385.13
Deposits	1,851.00	0.00	0.00	0.00	0.00	1,851.00
Restricted Investments	4,847,316.46	0.00	371,345.16	455,942.52	1,681,239.73	7,355,843.87
Total Assets	<u>\$ 8,642,040.56</u>	<u>\$ 1,011,463.01</u>	<u>\$ 483,860.16</u>	<u>\$ 542,813.23</u>	<u>\$ 1,681,239.73</u>	<u>\$ 12,361,416.69</u>
LIABILITIES, DEFERRED INFLOWS & FUND BALANCE						
LIABILITIES						
Accounts Payable	218,751.63	0.00	128,353.33	0.00	37.96	347,142.92
Retainage Payable	0.00	0.00	1,000.00	0.00	0.00	1,000.00
Due to Other Funds	(4,074.83)	4,074.83	591,059.61	0.00	1,332.71	592,392.32
Deferred Revenues	0.00	0.00	0.00	1,500.00	0.00	1,500.00
Deposits	24,062.91	0.00	0.00	17,167.20	0.00	41,230.11
Accrued Liabilities	(3.93)	0.00	0.00	0.00	0.00	(3.93)
Total Liabilities	<u>238,735.78</u>	<u>4,074.83</u>	<u>720,412.94</u>	<u>18,667.20</u>	<u>1,370.67</u>	<u>983,261.42</u>
DEFERRED INFLOWS						
Unavailable Revenue - Grants	<u>644,087.45</u>	<u>0.00</u>	<u>112,515.00</u>	<u>0.00</u>	<u>0.00</u>	<u>756,602.45</u>
Total Deferred Inflows	<u>644,087.45</u>	<u>0.00</u>	<u>112,515.00</u>	<u>0.00</u>	<u>0.00</u>	<u>756,602.45</u>
FUND BALANCE						
Fund Balance - Beginning	5,848,585.77	856,684.17	274,356.73	(81,137.22)	1,352,801.16	8,251,290.61
Change in Fund Balance	<u>2,010,631.56</u>	<u>150,704.01</u>	<u>(623,424.51)</u>	<u>605,283.25</u>	<u>327,067.90</u>	<u>2,470,262.21</u>
Total Fund Balance	<u>7,859,217.33</u>	<u>1,007,388.18</u>	<u>(349,067.78)</u>	<u>524,146.03</u>	<u>1,679,869.06</u>	<u>10,721,552.82</u>
Total Liabilities, Deferred Inflows & Fund Balance	<u>\$ 8,742,040.56</u>	<u>\$ 1,011,463.01</u>	<u>\$ 483,860.16</u>	<u>\$ 542,813.23</u>	<u>\$ 1,681,239.73</u>	<u>\$ 12,461,416.69</u>

LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
JULY 31, 2026 (UN-AUDITED)
YEAR-TO-DATE

	CAPITAL PROJECT FUNDS					
	General	Debt Service	Capital Projects	Capital Equipment	Bridge Renewal Replacement	Total
REVENUES						
Tax Assessments	\$ 7,811,256.46	\$ 0.00	\$ 0.00	\$ 0.00	\$ 285,000.00	\$ 8,096,256.46
Tax Assessments - PY/Penalties/Interest	0.00	0.00	0.00	33,866.18	0.00	33,866.18
Tax Assessments - Discounts	(225,096.07)	0.00	0.00	0.00	0.00	(225,096.07)
Permit Fees	0.00	0.00	0.00	880,032.50	0.00	880,032.50
Intergovernmental - Grants	0.00	0.00	1,323,302.60	0.00	0.00	1,323,302.60
Miscellaneous Revenue	158,013.05	0.00	123,790.39	0.00	0.00	281,803.44
Interest Income	172,982.07	17,721.74	21,966.79	6,515.57	45,819.08	265,005.25
Total Revenues	<u>\$ 7,917,155.51</u>	<u>\$ 17,721.74</u>	<u>\$ 1,469,059.78</u>	<u>\$ 920,414.25</u>	<u>\$ 330,819.08</u>	<u>\$10,655,170.36</u>
EXPENDITURES						
Current						
Physical Environment						
Administration						
Personal Services	1,260,399.90	0.00	0.00	0.00	0.00	1,260,399.90
Operating Expenses	759,937.47	0.00	0.00	0.00	0.00	759,937.47
Total Administration	<u>2,020,337.37</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,020,337.37</u>
Field Operations						
Personal Services	2,394,208.82	0.00	0.00	0.00	0.00	2,394,208.82
Operating Expenses	739,963.22	0.00	0.00	0.00	3,751.18	743,714.40
Total Field Operations	<u>3,134,172.04</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,751.18</u>	<u>3,137,923.22</u>
Capital Outlay	0.00	0.00	2,092,484.29	386,781.00	0.00	2,479,265.29
Debt Service						
Principal	0.00	586,067.15	0.00	0.00	0.00	586,067.15
Interest	0.00	32,965.12	0.00	0.00	0.00	32,965.12
Total Debt Service	<u>0.00</u>	<u>619,032.27</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>619,032.27</u>
Total Expenditures	<u>\$ 5,154,509.41</u>	<u>\$ 619,032.27</u>	<u>\$ 2,092,484.29</u>	<u>\$ 386,781.00</u>	<u>\$ 3,751.18</u>	<u>\$ 8,256,558.15</u>
Excess of Revenues over (under) expenditures	<u>\$ 2,762,646.10</u>	<u>\$ (601,310.53)</u>	<u>\$ (623,424.51)</u>	<u>\$ 533,633.25</u>	<u>\$ 327,067.90</u>	<u>\$ 2,398,612.21</u>
OTHER FINANCING SOURCES (USES)						
Transfers In	0.00	752,014.54	0.00	0.00	0.00	752,014.54
Transfers Out	(752,014.54)	0.00	0.00	0.00	0.00	(752,014.54)
Proceeds from Sale of Fixed Assets	0.00	0.00	0.00	71,650.00	0.00	71,650.00
Total other financing sources and uses	<u>(752,014.54)</u>	<u>752,014.54</u>	<u>0.00</u>	<u>71,650.00</u>	<u>0.00</u>	<u>71,650.00</u>
Net change in fund balance	2,010,631.56	150,704.01	(623,424.51)	605,283.25	327,067.90	2,470,262.21
Fund Balance - Beginning	5,848,585.77	856,684.17	274,356.73	(81,137.22)	1,352,801.16	8,251,290.61
Fund Balance - Ending	<u>\$ 7,859,217.33</u>	<u>\$ 1,007,388.18</u>	<u>\$ (349,067.78)</u>	<u>\$ 524,146.03</u>	<u>\$ 1,679,869.06</u>	<u>\$10,721,552.82</u>

Lehigh Acres Municipal Services Improvement District - Report 340
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET vs. ACTUAL YTD - GENERAL FUND
For The Month Ended July 31, 2026 (Un-Audited)

Benchmark 83.33 %

	BUDGET(\$)	YTD ACTUAL(\$)	VARIANCE FAVORABLE/ (UNFAVORABLE)(\$)	PERCENT OF ACTUAL TO BUDGET(%)
Fund Balance - Beginning	5,730,425.10	5,848,585.77	118,160.67	102.06
REVENUES				
Tax Assessments	7,730,535.22	7,811,256.46	80,721.24	101.04
Tax Assessments - Discounts	(231,916.06)	(225,096.07)	6,819.99	97.06
Permit Fees	0.00	0.00	0.00	0.00
Miscellaneous Revenue	38,529.76	158,013.05	119,483.29	410.11
Interest Income	125,000.00	172,982.07	47,982.07	138.39
Prior Year Surplus	0.00	0.00	0.00	0.00
Total Revenues	7,662,148.92	7,917,155.51	255,006.59	103.33
EXPENDITURES				
Current				
Physical Environment				
Administration				
Personal Services	1,743,975.00	1,260,399.90	483,575.10	72.27
Operating Expenses	774,475.00	759,937.47	14,537.53	98.12
Total Administration	2,518,450.00	2,020,337.37	498,112.63	80.22
Stormwater Operations				
Personal Services	3,250,783.00	2,394,208.82	856,574.18	73.65
Operating Expenses	979,176.30	739,963.22	239,213.08	75.57
Total Stormwater Operations	4,229,959.30	3,134,172.04	1,095,787.26	74.09
Capital Outlay	0.00	0.00	0.00	0.00
Debt Service				
Principal	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00
Total Debt Service	0.00	0.00	0.00	0.00
Total Expenditures	6,748,409.30	5,154,509.41	1,593,899.89	76.38
Excess of Revenues over (under) Expenditures	913,739.62	2,762,646.10	1,848,906.48	302.35
OTHER FINANCING SOURCES (USES)				
Transfers Out	(1,215,224.54)	(752,014.54)	463,210.00	61.88
Total Other Financing Sources and Uses	(1,215,224.54)	(752,014.54)	463,210.00	61.88
Net Change in Fund Balance	(301,484.92)	2,010,631.56	2,312,116.48	(666.91)
Fund Balance - Ending	5,428,940.18	7,859,217.33	2,430,277.15	144.77

Lehigh Acres Municipal Services Improvement District - Report 340
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET vs. ACTUAL YTD - DEBT SERVICE FUND
For The Month Ended July 31, 2026 (Un-Audited)

Benchmark 83.33 %

	BUDGET(\$)	YTD ACTUAL(\$)	VARIANCE FAVORABLE/ (UNFAVORABLE)(\$)	PERCENT OF ACTUAL TO BUDGET(%)
Fund Balance - Beginning	856,684.17	856,684.17	0.00	100.00
REVENUES				
Permit Fees	0.00	0.00	0.00	0.00
Interest Income	7,000.00	17,721.74	10,721.74	253.17
Prior Year Surplus	0.00	0.00	0.00	0.00
Total Revenues	7,000.00	17,721.74	10,721.74	253.17
EXPENDITURES				
Current				
Physical Environment				
Administration				
Total Administration	0.00	0.00	0.00	0.00
Stormwater Operations				
Total Stormwater Operations	0.00	0.00	0.00	0.00
Capital Outlay	0.00	0.00	0.00	0.00
Debt Service				
Principal	800,349.69	586,067.15	214,282.54	73.23
Interest	48,874.85	32,965.12	15,909.73	67.45
Other	0.00	0.00	0.00	0.00
Total Debt Service	849,224.54	619,032.27	230,192.27	72.89
Total Expenditures	849,224.54	619,032.27	230,192.27	72.89
Excess of Revenues over (under) Expenditures	(842,224.54)	(601,310.53)	240,914.01	71.40
OTHER FINANCING SOURCES (USES)				
Transfers In	849,224.54	752,014.54	(97,210.00)	88.55
Total Other Financing Sources and Uses	849,224.54	752,014.54	(97,210.00)	88.55
Net Change in Fund Balance	7,000.00	150,704.01	143,704.01	2,152.91
Fund Balance - Ending	863,684.17	1,007,388.18	143,704.01	116.64

Lehigh Acres Municipal Services Improvement District - Report 340
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET vs. ACTUAL YTD - CAPITAL PROJECTS FUND

Benchmark 83.33 %

	BUDGET(\$)	YTD ACTUAL(\$)	VARIANCE FAVORABLE/ (UNFAVORABLE)(\$)	PERCENT OF ACTUAL TO BUDGET(%)
Fund Balance - Beginning	1,952,760.25	274,356.73	(1,678,403.52)	14.05
REVENUES				
Permit Fees	0.00	0.00	0.00	0.00
Intergovernmental - Revenue	10,765,000.00	1,323,302.60	(9,441,697.40)	12.29
Miscellaneous Revenue	0.00	123,790.39	123,790.39	0.00
Interest Income	20,000.00	21,966.79	1,966.79	109.83
Prior Year Surplus	0.00	0.00	0.00	0.00
Total Revenues	10,785,000.00	1,469,059.78	(9,315,940.22)	13.62
EXPENDITURES				
Current				
Physical Environment				
Administration				
Total Administration	0.00	0.00	0.00	0.00
Stormwater Operations				
Total Stormwater Operations	0.00	0.00	0.00	0.00
Capital Outlay	10,975,000.00	2,092,484.29	8,882,515.71	19.07
Debt Service				
Principal	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00
Total Debt Service	0.00	0.00	0.00	0.00
Total Expenditures	10,975,000.00	2,092,484.29	8,882,515.71	19.07
Excess of Revenues over (under) Expenditures	(190,000.00)	(623,424.51)	(433,424.51)	328.12
OTHER FINANCING SOURCES (USES)				
Total Other Financing Sources and Uses	0.00	0.00	0.00	0.00
Net Change in Fund Balance	(190,000.00)	(623,424.51)	(433,424.51)	328.12
Fund Balance - Ending	1,762,760.25	(349,067.78)	(2,111,828.03)	(19.80)

Lehigh Acres Municipal Services Improvement District - Report 340
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET vs. ACTUAL YTD - EQUIPMENT RENEWAL & REPLACEMENT FUND

Benchmark 83.33 %

	BUDGET(\$)	YTD ACTUAL(\$)	VARIANCE FAVORABLE/ (UNFAVORABLE)(\$)	PERCENT OF ACTUAL TO BUDGET(%)
Fund Balance - Beginning	(195,851.02)	(81,137.22)	114,713.80	41.43
REVENUES				
Tax Assessments - PY/Penalties/Interest	0.00	33,866.18	33,866.18	0.00
Permit Fees	50,000.00	880,032.50	830,032.50	1,760.07
Interest Income	3,600.00	6,515.57	2,915.57	180.99
Prior Year Surplus	0.00	0.00	0.00	0.00
Total Revenues	53,600.00	920,414.25	866,814.25	1,717.19
EXPENDITURES				
Current				
Physical Environment				
Administration				
Total Administration	0.00	0.00	0.00	0.00
Stormwater Operations				
Total Stormwater Operations	0.00	0.00	0.00	0.00
Capital Outlay	410,000.00	386,781.00	23,219.00	94.34
Debt Service				
Principal	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00
Total Debt Service	0.00	0.00	0.00	0.00
Total Expenditures	410,000.00	386,781.00	23,219.00	94.34
Excess of Revenues over (under) Expenditures	(356,400.00)	533,633.25	890,033.25	(149.73)
OTHER FINANCING SOURCES (USES)				
Transfers In	366,000.00	0.00	(366,000.00)	0.00
Proceeds from Sale of Fixed Assets	0.00	71,650.00	71,650.00	0.00
Total Other Financing Sources and Uses	366,000.00	71,650.00	(294,350.00)	19.58
Net Change in Fund Balance	9,600.00	605,283.25	595,683.25	6,305.03
Fund Balance - Ending	(186,251.02)	524,146.03	710,397.05	(281.42)

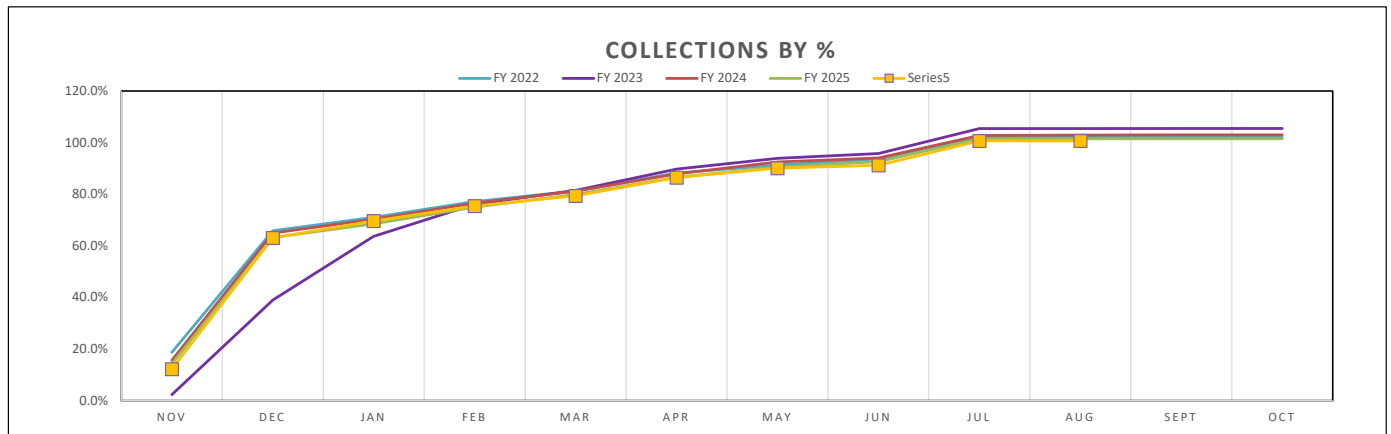
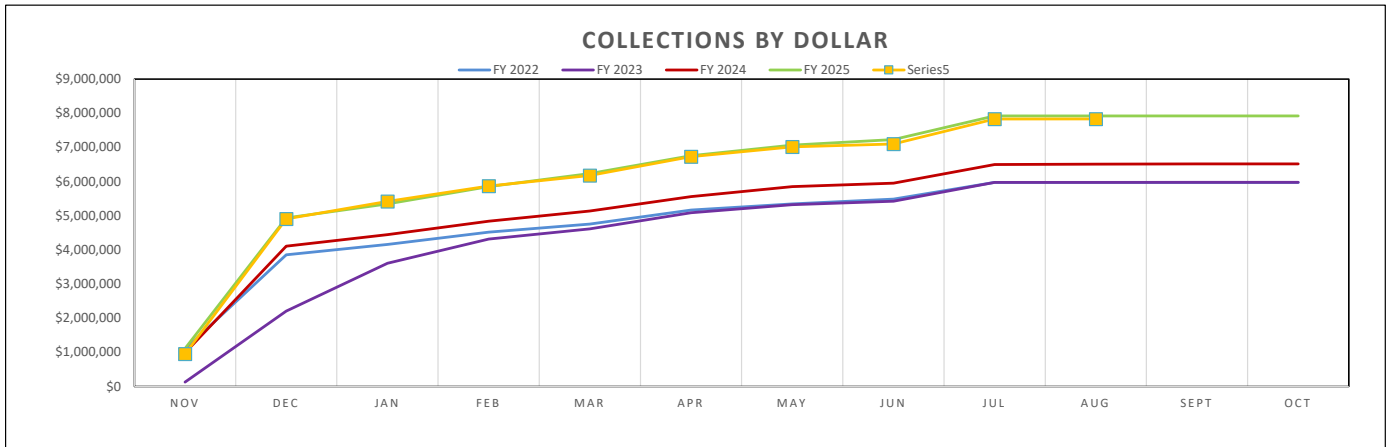
Lehigh Acres Municipal Services Improvement District - Report 340
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET vs. ACTUAL YTD - BRIDGE RENEWAL & REPLACEMENT FUND

Benchmark 83.33 %

	BUDGET(\$)	YTD ACTUAL(\$)	VARIANCE FAVORABLE/ (UNFAVORABLE)(\$)	PERCENT OF ACTUAL TO BUDGET(%)
Fund Balance - Beginning	1,634,673.97	1,352,801.16	(281,872.81)	82.76
REVENUES				
Tax Assessments	285,000.00	285,000.00	0.00	100.00
Permit Fees	0.00	0.00	0.00	0.00
Interest Income	15,000.00	45,819.08	30,819.08	305.46
Prior Year Surplus	0.00	0.00	0.00	0.00
Total Revenues	300,000.00	330,819.08	30,819.08	110.27
EXPENDITURES				
Current				
Physical Environment				
Administration				
Total Administration	0.00	0.00	0.00	0.00
Stormwater Operations				
Operating Expenses	50,000.00	3,751.18	46,248.82	7.50
Total Stormwater Operations	50,000.00	3,751.18	46,248.82	7.50
Capital Outlay				
Debt Service				
Principal	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00
Total Debt Service	0.00	0.00	0.00	0.00
Total Expenditures	50,000.00	3,751.18	46,248.82	7.50
Excess of Revenues over (under) Expenditures	250,000.00	327,067.90	77,067.90	130.83
OTHER FINANCING SOURCES (USES)				
Total Other Financing Sources and Uses	0.00	0.00	0.00	0.00
Net Change in Fund Balance	250,000.00	327,067.90	77,067.90	130.83
Fund Balance - Ending	1,884,673.97	1,679,869.06	(204,804.91)	89.13

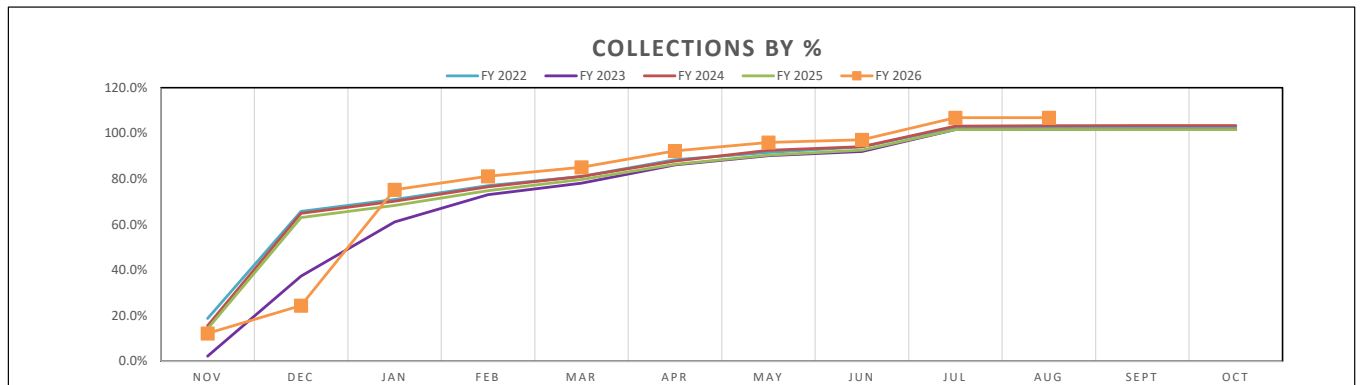
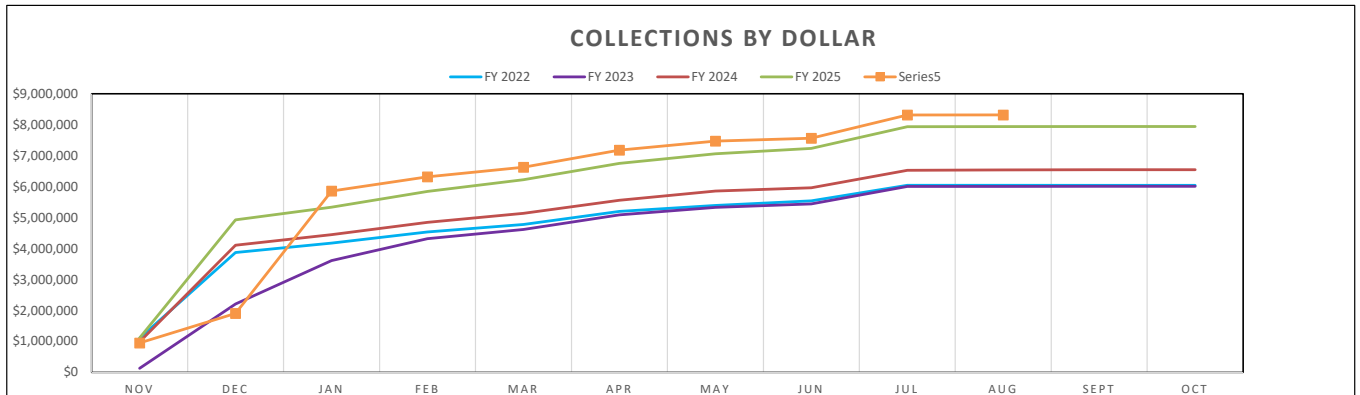
LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT
Lee & Hendry County Tax Collections (Cash Basis)
Current Year
Cumulative Tax Revenues: % of Budget and Gross Dollars
FY 2022 - FY 2026

FY	Budget	Collections												Collections thru October
		Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	
2022	5,854,755	1,094,645	2,759,047	305,803	359,295	237,789	408,249	181,345	139,853	487,719	43	25	-	5,973,813
		1,094,645	3,853,692	4,159,495	4,518,789	4,756,578	5,164,827	5,346,172	5,486,026	5,973,745	5,973,787	5,973,813	5,973,813	
		18.70%	65.82%	71.04%	77.18%	81.24%	88.22%	91.31%	93.70%	102.03%	102.03%	102.03%	102.03%	
2023	5,667,887	129,143	2,077,479	1,401,531	706,740	300,612	472,189	236,197	103,049	550,882	175	242	-	5,978,239
		129,143	2,206,622	3,608,153	4,314,893	4,615,505	5,087,695	5,323,891	5,426,940	5,977,822	5,977,996	5,978,239	5,978,239	
		2.28%	38.93%	63.66%	76.13%	81.43%	89.76%	93.93%	95.75%	105.47%	105.47%	105.48%	105.48%	
2024	6,327,476	987,239	3,120,390	338,282	396,529	292,731	425,667	290,528	99,949	549,841	11,710	4,297	-	6,517,164
		987,239	4,107,629	4,445,911	4,842,441	5,135,172	5,560,838	5,851,367	5,951,316	6,501,157	6,512,867	6,517,164	6,517,164	
		15.60%	64.92%	70.26%	76.53%	81.16%	87.88%	92.48%	94.06%	102.74%	102.93%	103.00%	103.00%	
2025	7,806,113	1,112,576	3,820,836	412,070	507,489	382,351	522,119	307,476	167,258	687,948	1,266	(352)	1	7,921,035
		1,112,576	4,933,412	5,345,481	5,852,970	6,235,321	6,757,440	7,064,915	7,232,173	7,920,121	7,921,387	7,921,034	7,921,035	
		14.25%	63.20%	68.48%	74.98%	79.88%	86.57%	90.50%	92.65%	101.46%	101.48%	101.47%	101.47%	
2026	7,783,619	951,417	3,957,059	511,783	449,849	306,294	553,204	285,237	87,956	731,121	73	-	-	7,833,993
		951,417	4,908,476	5,420,259	5,870,108	6,176,402	6,729,606	7,014,843	7,102,800	7,833,920	7,833,993	7,833,993	7,833,993	
		12.22%	63.06%	69.64%	75.42%	79.35%	86.46%	90.12%	91.25%	100.65%	100.65%	100.65%	100.65%	



LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT
Lee & Hendry County Tax Collections (Cash Basis)
Current Year, Prior Years, Interest and Penalties
Cumulative Tax Revenues: % of Budget and Gross Dollars
FY 2022 - FY 2026

FY	Budget	Collections												Collections thru October
		Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	
2022	5,887,755	1,104,673	2,765,163	306,258	359,308	239,686	427,753	191,869	143,316	503,054	564	544		6,042,187
		1,104,673	3,869,836	4,176,094	4,535,402	4,775,088	5,202,841	5,394,710	5,538,025	6,041,079	6,041,643	6,042,187	6,042,187	
		18.76%	65.73%	70.93%	77.03%	81.10%	88.37%	91.63%	94.06%	102.60%	102.61%	102.62%	102.62%	
2023	5,912,503	131,731	2,077,393	1,401,576	706,743	300,374	472,453	242,861	105,645	568,046	175	3,543		6,010,541
		131,731	2,209,124	3,610,699	4,317,442	4,617,817	5,090,270	5,333,131	5,438,776	6,006,823	6,006,997	6,010,541	6,010,541	
		2.23%	37.36%	61.07%	73.02%	78.10%	86.09%	90.20%	91.99%	101.60%	101.60%	101.66%	101.66%	
2024	6,332,238	987,757	3,120,454	338,282	396,495	292,731	426,047	298,315	102,380	567,027	12,694	4,493	-	6,546,675
		987,757	4,108,211	4,446,494	4,842,989	5,135,720	5,561,767	5,860,082	5,962,462	6,529,489	6,542,182	6,546,675	6,546,675	
		15.60%	64.88%	70.22%	76.48%	81.10%	87.83%	92.54%	94.16%	103.12%	103.32%	103.39%	103.39%	
2025	7,809,313	1,112,594	3,811,371	412,137	507,415	382,684	522,119	315,593	171,259	703,033	1,342	(266)	106	7,939,388
		1,112,594	4,923,965	5,336,102	5,843,517	6,226,201	6,748,320	7,063,913	7,235,172	7,938,205	7,939,547	7,939,281	7,939,388	
		14.25%	63.05%	68.33%	74.83%	79.73%	86.41%	90.45%	92.65%	101.65%	101.67%	101.66%	101.67%	
2026	7,783,619	951,621	951,417	3,957,144	459,505	306,490	553,251	293,169	90,639	753,700	57	-	-	8,316,992
		951,621	1,903,038	5,860,182	6,319,687	6,626,177	7,179,427	7,472,596	7,563,235	8,316,935	8,316,992	8,316,992	8,316,992	
		12.23%	24.45%	75.29%	81.19%	85.13%	92.24%	96.00%	97.17%	106.85%	106.85%	106.85%	106.85%	



LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT
Total Revenue Collections (Cash Basis)
Cumulative Tax Revenues: % of Budget and Gross Dollars
FY 2022 - FY 2026

FY 2022 - FY 2026

FY	Budget	Collections												Collections thru October
		Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	
2022	7,048,300	1,107,277	2,766,858	315,487	623,323	264,112	437,565	207,181	162,393	525,359	22,274	22,912	50,204	6,504,945
		1,107,277	3,874,135	4,189,622	4,812,945	5,077,057	5,514,622	5,721,803	5,884,196	6,409,554	6,431,829	6,454,741	6,504,945	
		15.7%	55.0%	59.4%	68.3%	72.0%	78.2%	81.2%	83.5%	90.9%	91.3%	91.6%	92.3%	
2023	6,884,353	163,433	2,106,138	1,467,362	743,902	352,979	537,627	287,879	156,899	607,497	104,918	15,458	59,785	6,603,878
		163,433	2,269,571	3,736,933	4,480,836	4,833,814	5,371,441	5,659,320	5,816,219	6,423,717	6,528,635	6,544,093	6,603,878	
		2.4%	33.0%	54.3%	65.1%	70.2%	78.0%	82.2%	84.5%	93.3%	94.8%	95.1%	95.9%	
2024	6,517,852	1,008,710	3,124,375	352,205	401,051	322,867	2,194,816	1,235,869	144,994	574,827	14,194	23,856	-	9,397,765
		1,008,710	4,133,085	4,485,290	4,886,341	5,209,208	7,404,025	8,639,894	8,784,888	9,359,714	9,373,908	9,397,765	9,397,765	
		15.5%	63.4%	68.8%	75.0%	79.9%	113.6%	132.6%	134.8%	143.6%	143.8%	144.2%	144.2%	
2025	7,956,913	1,140,414	3,924,840	412,137	578,421	460,078	550,767	324,306	180,832	731,561	54,008	3,394	53,247	8,414,003
		1,140,414	5,065,254	5,477,391	6,055,812	6,515,890	7,066,656	7,390,962	7,571,794	8,303,355	8,357,363	8,360,757	8,414,003	
		14.3%	63.7%	68.8%	76.1%	81.9%	88.8%	92.9%	95.2%	104.4%	105.0%	105.1%	105.7%	
2026	7,783,619	1,021,870	4,017,071	560,507	532,871	848,056	1,660,466	401,744	489,557	803,227	1,275,930	-	-	11,611,300
		1,021,870	5,038,940	5,599,448	6,132,319	6,980,376	8,640,842	9,042,586	9,532,143	#####	#####	#####	#####	
		13.1%	64.7%	71.9%	78.8%	89.7%	111.0%	116.2%	122.5%	132.8%	149.2%	149.2%	149.2%	

