



BOARD OF COUNTY COMMISSIONERS

June 18, 2020

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County Attorney

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Hearing Examiner

<<MAILING ADDRESS>>

Re: Marina/Coral Circle Canal Dredge MSBU Assessment

Site Address: <<SITE ADDRESS>>

STRAP: <<STRAP No>>

Dear Property Owner,

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners in the Old Lee County Courthouse, 2120 Main Street, Fort Myers, Florida, on **Tuesday, August 04, 2020, at 9:30 a.m.**, concerning the Marina/Coral Circle Canal Dredge Municipal Service Benefit Unit. The purpose of the meeting will be to consider the adoption of a Resolution finalizing the capital project. The Resolution is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, RATIFYING THE COMPLETION OF THE ACQUISITION AND CONSTRUCTION OF ASSESSABLE IMPROVEMENTS CONSTITUTING A PROJECT AS HEREIN DESCRIBED IN AS THE MARINA/CORAL CIRCLE CANAL DREDGE MUNICIPAL SERVICES BENEFIT UNIT; CONFIRMING A PRELIMINARY ASSESSMENT ROLL WITH RESPECT TO SUCH UNIT; PROVIDING FOR THE PAYMENT OF SPECIAL ASSESSMENTS AND ESTABLISHING THE NOT TO EXCEED INTEREST RATE SUCH ASSESSMENTS WILL BEAR; DIRECTING LEE COUNTY TO NOTIFY THE PROPERTY OWNERS OF THEIR FINAL ASSESSMENT AND RIGHT TO PREPAY; AND PROVIDING AN EFFECTIVE DATE.

The Marina/Coral Circle Canal Dredge has been completed. The approved project cost was estimated to be \$385,729, and the final cost is \$387,632. The method of assessment is on a per parcel. We are pleased that the County is able to contribute \$77,526 to reduce the cost of the project per Administrative Code AC-3-25. **The final cost of the project to the property owners is \$310,105, or \$15,505.27 per parcel.**

The Board of County Commissioners will be meeting as an Equalizing Board to hear any and all objections as to the special assessment and shall adjust and equalize the special assessments on a basis of justice and right. When so equalized and approved by Resolution, such special assessments shall stand confirmed and remain legal, valid and

binding first liens upon the property against which such special assessments are made until paid.

Should the proposed Resolution to Assess be adopted, you will have several options for payment; (a) within thirty (30) days after the Public Hearing approving the Resolution to Assess, you may pay your assessment **in full** without interest, or (b) repay your assessment over the next fifteen (15) years by paying one-fifteenth (1/15th) of your principal upon receiving your annual property tax bill, and making all subsequent payments of one-fifteenth of the principal *plus financial charges and a calculated interest (interest rate will be determined at the signing of the loan) on the unpaid balance on an annual basis*. You may pay off your assessment at any time in the future with the accrued interest. A copy of a typical payment schedule is attached for your information. Please note that if a 15-year loan is not available, a 10-year loan will be secured and refinancing charges may be applied to extend the loan an additional five (5) years, possibly with a different interest rate. **An assessment invoice will be mailed following the Public Hearing.**

In addition to the 20% contribution referenced earlier, Lee County offers two financial assistance programs to homesteaded property owners that are based on financial needs. The first program is a **25% Matching Grant**, in which the County will pay 25% of a homesteaded property owner's assessment meeting HUD 80% income levels. The second program is a **Hardship Deferral**, in which the County will defer the annual assessment due for those property owners that meet the established HUD 60% income levels, published each March. To participate in either, or both, programs you will need to submit the attached application with full income documentation for 2019. The Deferral Program is renewed yearly and you must reapply annually. In the first quarter of each year, active participants of the Deferral Program will be requested to submit a renewal application with financial documentation.

The Resolution confirming the Preliminary Assessment Roll, will provide the terms on which payments of special assessments may be made and will provide the maximum rate of interest for the special assessments, which are not prepaid, will bear. Delinquent special assessments shall be collected as provided for by the Uniform Collection Method for Non-Ad Valorem Taxes.

The special assessments made as a result of the confirmation of the preliminary assessment roll will be final and conclusive as to each lot or parcel of property assessed unless proper steps are initiated within twenty (20) days of confirmation of the preliminary assessment roll in a court of competent jurisdiction to secure relief. You are advised that any person wishing to appeal any decision of the Board with respect to any matter considered would need a record and may need to ensure that a verbatim record is made.

This Public Hearing is an opportunity for you to express your opinion or you may wish to write a letter to the sender at P.O. Box 398, Fort Myers, Florida 33902. All

correspondence received within twenty (20) days of this notice will become a part of the Public Record. Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or jlguardia@leegov.com, at least five business days in advance of the Public Hearing.

If you have any questions, please do not hesitate to contact me at 239-533-2308 or tgard@leegov.com.

Sincerely,

OSB

Timothy Gard
MSTBU Coordinator

Assessment Roll

STRAP	SITE ADDRESS	OWNER NAME	Legal	Assessment
21442402000080930	1828 CORAL CIR	NEMITZ JASON + AMAN	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 93	\$ 15,505.27
		<i>redacted pursuant to FL §119.071</i>		\$ 15,505.27
21442402000080980	1803 CORAL CIR	FLORIDA SOUTHWESTERN STATE COL	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 98	\$ 15,505.27
21442402000080950	1816 CORAL CIR	HUETTEN EMILY	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 95	\$ 15,505.27
21442402000080960	1812 CORAL CIR	SCHREIBER PETER + JEANNINE	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 96	\$ 15,505.27
21442402000080920	1842 CORAL CIR	CONLEY RICHARD S + INGELA E TR FOR RICHARD STEPHEN + INGELA EVAMARIA CONLEY TRUST	FT.MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 92	\$ 15,505.27
21442402000080940	1820 CORAL CIR	BALL JOSEPH P + LESLIE L	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71-73 LOT 94	\$ 15,505.27
21442402000080890	1892 CORAL CIR	TRUAX WILLIAM H III + AMBER L	FT.MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 89	\$ 15,505.27
21442402000080790	1813 MARINA CIR	KENNEDY GINO W + CHRISTINE	FT.MYERS GULF ACRES SEC.2 BLK 8 PB 10 PG 71 LOT 79	\$ 15,505.27
21442402000080880	1885 MARINA CIR	DERISH CHARLIE CLAYTON JR & DERISH LELA FRANCES TR FOR CHARLIE CLAYTON + FRANCES DERISH TRUST	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 88	\$ 15,505.27
21442402000080850	1861 MARINA CIR	EBLIN SALLIE L	FT.MYERS GULF ACRES SEC.2 BLK.8 PB 10 PG 71 LOT 85	\$ 15,505.27
21442402000080840	1853 MARINA CIR	RILEY SANDRA A	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 84	\$ 15,505.27
21442402000080810	1829 MARINA CIR	GALLACCI RICHARD J	FT.MYERS GULF ACRES SEC.2 BLK.8 PB 10 PG 71 LOT 81	\$ 15,505.27
21442402000080830	1845 MARINA CIR	SERRAT JOSE A + RODRIGUEZ RACHEL	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 83	\$ 15,505.27
21442402000080900	1888 CORAL CIR	KOHLMANN PETER J L/E	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOTS 90 + 91	\$ 15,505.27
21442402000080800	1821 MARINA CIR	JACKSON VICTORIA A	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 80	\$ 15,505.27
21442402000080780	1805 MARINA CIR	CHIEN WUI	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 78	\$ 15,505.27
21442402000080870	1869 MARINA CIR	BLACK MICHAEL R	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 87	\$ 15,505.27
21442402000080820	1837 MARINA CIR	JCMJ HOLDINGS LLC	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 82	\$ 15,505.27
21442402000080860	1863 MARINA CIR	BISSON JAY & NICOLE	FT MYERS GULF ACRES SEC 2 BLK 8 PB 10 PG 71 LOT 86	\$ 15,505.27
				\$ 310,105.49

	Persons in Household							
	1	2	3	4	5	6	7	8
2019 Matching Grant Income Limits	\$37,600	\$43,000	\$48,350	\$53,700	\$58,000	\$62,300	\$66,600	\$70,900
2019 Hardship Deferral Income Limits	\$28,200	\$32,220	\$36,240	\$40,260	\$43,500	\$46,740	\$49,980	\$53,160

EXAMPLE OF A FIXED PRINCIPAL SCHEDULE

EST. COST PER PARCEL: \$16,840.02

INTEREST: 6.00%

TERM: 15 years

Please Note: Interest Rate may change pending Bond or Loan rate at closing.

YEAR	PRINCIPAL	INTEREST	PAYMENT	BALANCE
2021	\$1,122.67	\$1,010.40	\$2,133.07	\$15,717.35
2022	\$1,122.67	\$943.04	\$2,065.71	\$14,594.68
2023	\$1,122.67	\$875.68	\$1,998.35	\$13,472.01
2024	\$1,122.67	\$808.32	\$1,930.99	\$12,349.35
2025	\$1,122.67	\$740.96	\$1,863.63	\$11,226.68
2026	\$1,122.67	\$673.60	\$1,796.27	\$10,104.01
2027	\$1,122.67	\$606.24	\$1,728.91	\$8,981.34
2028	\$1,122.67	\$538.88	\$1,661.55	\$7,858.68
2029	\$1,122.67	\$471.52	\$1,594.19	\$6,736.01
2030	\$1,122.67	\$404.16	\$1,526.83	\$5,613.34
2031	\$1,122.67	\$336.80	\$1,459.47	\$4,490.67
2032	\$1,122.67	\$269.44	\$1,392.11	\$3,368.00
2033	\$1,122.67	\$202.08	\$1,324.75	\$2,245.34
2034	\$1,122.67	\$134.72	\$1,257.39	\$1,122.67
2035	\$1,122.67	\$67.36	\$1,190.03	\$0.00
TOTAL	\$16,840.02	\$8,083.21	\$24,923.23	

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Application for Hardship Deferral / Matching Grant
For Homesteaded Property Owners Only

Please check the boxes below for the appropriate application type:

Form with checkboxes for Hardship Deferral, Matching Grant, New Application, and Renewal.

Owner of Record:
Address:
Daytime Phone:
STRAP Number:
Project Name:

Household Information

List names, ages, annual income and ALL sources of income (employer, pension, social security, interest, trusts, etc.) for all property owners and household members 18 years of age and older.

Number of People In Household: Do you rent any portion of your primary residence? [] Yes [] No

Proof of Income is required - Include signed FULL copy of previous year's submitted tax return.

Name: Age: Gross Income: Source of Income: (repeated five times)

TOTAL GROSS HOUSEHOLD INCOME:

Do you have any unpaid/delinquent property taxes? [] Yes [] No If yes, what is the amount?

Do you have any other rental properties? [] Yes [] No If yes, what is the gross amount?

Rental Property Address(es):

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Application for Hardship Deferral / Matching Grant
For Homesteaded Property Owners Only

Other Assets

List any other assets such as trusts, pension plans, realty property, intangible property, or other. Attach supporting documentation.

Four horizontal lines for listing other assets.

I authorize sources mentioned herein to disclose any financial information pertaining to me from their records. I affirm that I am a full-time resident of Lee County, Florida living at the above stated address, which I own.

I further affirm that I have disclosed all income and assets of the household members, including but not limited to wages, social security, trusts, pension plans, stocks/bonds, and/or gifts.

For Hardship Deferrals Only: I also affirm that this application is for a temporary deferment for which I am responsible to reimburse in full. I agree that in consideration of this deferment, the special assessment will need to be paid in full when the property is sold, transferred, or refinanced. This assessment must be disclosed to the new party.

Print Name of Property Owner

Signature of Property Owner

Date

Notary Signature

Date

ID Verification: Personally Known

ID

FOR OFFICE USE ONLY

Application Review: Approved _____ Denied _____ Date _____

Name: _____ Title: _____

Lee County Board of County Commissioners – MSTBU Services
P.O. Box 398 – 2115 Second Street – Fort Myers, FL 33902
Phone: (239) 533-2308

This document is public record, available for public inspection.