



BOARD OF COUNTY COMMISSIONERS

June 23, 2020

John Manning  
District One

Cecil L Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
Hearing Examiner

<<MAILING ADDRESS>>

Re: Sunset Cove Channel 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 Sunset Cove Channel 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 SUNSET COVE CHANNEL 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 Sunset Cove Channel Dredge has been completed. The approved project cost was estimated to be \$393,395, and the final cost is \$450,898. The method of assessment is on a per parcel basis. We are pleased that the County is able to contribute \$90,180 to reduce the cost of the project per Administrative Code AC-3-25. **The final cost of the project to the property owners is \$360,718, or \$5,913.41 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 ten (10) years by paying one-tenth (1/10<sup>th</sup>) 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. **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](mailto: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](mailto:tgard@leegov.com).

Sincerely,

*OSB*

Timothy Gard  
MSTBU Coordinator

## Assessment Roll

STRAP	SITE ADDRESS	OWNER NAME	LEGAL DESCRIPTION	ASSESSMENT
09452405000670000	5810 RIVERSIDE LN	LOGAN KEMPTON P + JONI L	SUNSET COVE PB 10 PG 107 LOT 67 + PORTION OF LAND TO SEAWALL AS DESC IN INST# 2018-131512	\$ 5,913.41
09452405000680000	5804 RIVERSIDE LN	CHRISTOPHER B HOEK TRUST + ROSEMARY HERLIHY-HOEK TRUST	SUNSET COVE PB 10 PG 107 LOT 68 + OR 2002/311	\$ 5,913.41
1645240500000001A	533 BAYSIDE DR	WOOLSEY THOMAS S + LOIS G	SUNSET COVE PB 10 PG 107 PT LOT 1 DESC IN OR 1297 PG 0397	\$ 5,913.41
1645240500000001B	525 BAYSIDE DR	BREMER JAMES & ANDREA	SUNSET COVE PB 10 PG 107 PT LOT 1 AS DESC OR 1201 PG 1794	\$ 5,913.41
1645240500000001C	517 BAYSIDE DR	MINAHAN JUDITH C TR FOR JUDITH C MINAHAN TRUST	SUNSET COVE PB 10 PG 107 PT LT 1 AS DESC OR 1220 PG 1888	\$ 5,913.41
1645240500000001D	541 BAYSIDE DR	SHORT JAMES D & TRACEY A	SUNSET COVE PB 10 PG 107 PT LOT 1 AS DESC OR 0162 PG 0455	\$ 5,913.41
16452405000020000	547 BAYSIDE DR	DUPRE FRANKIE G	SUNSET COVE PB 10 PG 107 LOT 2	\$ 5,913.41
16452405000030000	555 BAYSIDE DR	CLINTON CHRIS S + KATHERINE A	SUNSET COVE PB 10 PG 107 LOT 3	\$ 5,913.41
16452405000040000	561 BAYSIDE DR	RIGGLEMAN JOHN R III + RIGGLEMAN KENNETH R	SUNSET COVE PB 10 PG 107 LOT 4	\$ 5,913.41
16452405000050000	569 BAYSIDE DR	ENNIS IRENE T W	SUNSET COVE PB 10 PG 107 LOT 5	\$ 5,913.41
16452405000060000	575 BAYSIDE DR	MINTZER MARK A + VIRGINIA M	SUNSET COVE PB 10 PG 107 LOT 6	\$ 5,913.41
16452405000070000	583 BAYSIDE DR	RINALDI KAREN TR + RINALDI JAMES V TR FOR KAREN RINALDI TRUST	SUNSET COVE PB 10 PG 107 LOT 7	\$ 5,913.41
16452405000080000	593 BAYSIDE DR	HARDY PHILLIP W + PATRICIA M	SUNSET COVE PB 10 PG 107 LOT 8	\$ 5,913.41
16452405000090000	595 BAYSIDE DR	URBONAS WALTER J + NANCY	SUNSET COVE PB 10 PG 107 LOT 9	\$ 5,913.41
16452405000100000	603 BAYSIDE DR	BEEDELE DONALD R + MARGUERITE A	SUNSET COVE PB 10 PG 107 LOT 10	\$ 5,913.41
16452405000110000	611 BAYSIDE DR	OSWALD WILLIAM B JR	SUNSET COVE PB 10 PG 107 LOT 11	\$ 5,913.41
16452405000120000	623 BAYSIDE DR	JEWITT JEFFREY J + MARY A	SUNSET COVE PB 10 PG 107 LOT 12	\$ 5,913.41
16452405000130000	12340 MCGREGOR BLVD	PORUBSKY WILLIAM P	SUNSET COVE PB 10 PG 107 LOT 13	\$ 5,913.41
16452405000140000	5845 SILVERY LN	HART THOMAS B & JANET G	SUNSET COVE PB 10 PG 107 LOT 14	\$ 5,913.41
16452405000210000	5848 SILVERY LN	HOLT PATRICK PHILLIP	SUNSET COVE PB 10 PG 107 LOTS 21 + 22	\$ 5,913.41
16452405000230000	5838 SILVERY LN	JONES JASON & KATHERINE	SUNSET COVE PB 10 PG 107 LOT 23	\$ 5,913.41
16452405000240000	5828 SILVERY LN	MIGLIORE ANTHONY D II & MIGLIORE REBECCA P	SUNSET COVE PB 10 PG 107 LOT 24	\$ 5,913.41
16452405000250000	5820 SILVERY LN	LENNON STEVEN M + APRIL M	SUNSET COVE PB 10 PG 107 LOT 25	\$ 5,913.41
16452405000260000	5812 SILVERY LN	WHITE CHRISTOPHER ALLEN & WHITE LAURA LYNNE	SUNSET COVE PB 10 PG 107 LOT 26	\$ 5,913.41
16452405000270000	650 TRAVERS AVE	CALCAP LLC	SUNSET COVE PB 10 PG 107 LOTS 27 + 28	\$ 5,913.41
16452405000290000	5813 SUNNYSIDE LN	WILMOT ALDEN H & CAROLYN D TR FOR WILMOT FAMILY TRUST	SUNSET COVE PB 10 PG 107 LOT 29	\$ 5,913.41
16452405000300000	5821 SUNNYSIDE LN	DOXIE DANIEL KEITH + GAIL	SUNSET COVE PB 10 PG 107 LOT 30	\$ 5,913.41
16452405000310000	5829 SUNNYSIDE LN	BAQUERO WASHINGTON D & BAQUERO MARIA	SUNSET COVE PB 10 PG 107 LOT 31	\$ 5,913.41
16452405000320000	5835 SUNNYSIDE LN	GEAR DEBORAH	SUNSET COVE PB 10 PG 107 LOT 32	\$ 5,913.41
16452405000330000	5847 SUNNYSIDE LN	RICHARDELLI ROBERT + HICKS ROBYN	SUNSET COVE PB 10 PG 107 LOT 33 LESS OR 3512 PG 2974	\$ 5,913.41
16452405000340000	5851 SUNNYSIDE LN	DARRELL PEEPLES INC	SUNSET COVE PB 10 PG 107 LOT 34 + OR 3512 PG 2974	\$ 5,913.41
16452405000350000	5856 SUNNYSIDE LN	SIMONSEN HEIDI D	SUNSET COVE PB 10 PG 107 LOT 35	\$ 5,913.41
16452405000360000	5846 SUNNYSIDE LN	STOHLMEIER THOMAS + MARIA	SUNSET COVE PB 10 PG 107 LOT 36	\$ 5,913.41
16452405000370000	5838 SUNNYSIDE LN	MORSE FRANK R	SUNSET COVE PB 10 PG 107 LOT 37	\$ 5,913.41
16452405000380000	620 SUNNYSIDE CT	MUNDEN KEVIN S + JENNIFER J TR FOR MUNDEN TRUST	SUNSET COVE PB 10 PG 107 LOT 38	\$ 5,913.41
16452405000390000	608 SUNNYSIDE CT	PERKINS JED A & SIDNEY B	SUNSET COVE PB 10 PG 107 LOT 39 + PT DESC OR 308 PG 754	\$ 5,913.41
16452405000400000	604 SUNNYSIDE CT	STOHLMEIER THOMAS	SUNSET COVE PB 10 PG 107 LOT 40 LESS OR 308 PG 754	\$ 5,913.41
16452405000410000	600 SUNNYSIDE CT	NEESE EDDIE E	SUNSET COVE PB 10 PG 107 LOT 41	\$ 5,913.41
16452405000420000	601 SUNNYSIDE CT	BALLANTINE DEAN TR FOR DEAN BALLANTINE TRUST	SUNSET COVE PB 10 PG 107 LOT 42 + S 13.18 FT LOT 43	\$ 5,913.41
16452405000430000	607 SUNNYSIDE CT	CONSOIAZIO PETER & CONSOIAZIO JOELLA	SUNSET COVE PB 10 PG 107 LOT 43 LESS S 13.18 FT	\$ 5,913.41
16452405000440000	615 SUNNYSIDE CT	MAILLOUX CAROLE	SUNSET COVE PB 10 PG 107 LOT 44	\$ 5,913.41
16452405000450000	619 SUNNYSIDE CT	LIGMAN CHRISTOPHER L & LIGMAN BRITTANY D	SUNSET COVE PB 10 PG 107 LT 45 LESS OR 2087/1862	\$ 5,913.41
16452405000460000	625 SUNNYSIDE CT	ARNALL ROBERT M + ANN M	SUNSET COVE PB 10 PG 107 LOT 46 + PT OF LT 45 DESC OR 2087/1862	\$ 5,913.41

16452405000470000	633 SUNNYSIDE CT	BOYNTON MELBOURNE & LYNN	SUNSET COVE PB 10 PG 107 LOT 47	\$ 5,913.41
16452405000480000	5820 SUNNYSIDE LN	LECLAIR NEIL	SUNSET COVE PB 10 PG 107 LOTS 48 + 49	\$ 5,913.41
16452405000500000	5810 SUNNYSIDE LN	HAYDEN THOMAS J 1/2INT TR + HAYDEN GAIL R 1/2INT TR	SUNSET COVE PB 10 PG 107 LOTS 50 + 51	\$ 5,913.41
16452405000520000	618 TRAVERS AVE	JOSLYN PAUL J + SARAH	SUNSET COVE PB 10 PG 107 LOT 52	\$ 5,913.41
16452405000530000	610 TRAVERS AVE	HALGRIM ROBERT P JR	SUNSET COVE PB 10 PG 107 LOT 53	\$ 5,913.41
16452405000540000	602 TRAVERS AVE	SHIERLING WILLIAM G & SHIERLING KATHLEEN C TR FOR WILLIAM G + KATHLEEN C SHIERLING TRUST	SUNSET COVE PB 10 PG 107 LOT 54	\$ 5,913.41
16452405000550000	5807 RIVERSIDE LN	SMITH MICHAEL W + NANCY J	SUNSET COVE PB 10 PG 107 LOT 55	\$ 5,913.41
16452405000560000	5815 RIVERSIDE LN	LISCHER W JOHN TR FOR LISCHER TRUST	SUNSET COVE PB 10 PG 107 LOT 56	\$ 5,913.41
16452405000570000	5823 RIVERSIDE LN	ASPINWALL GARY R	SUNSET COVE PB 10 PG 107 LOT 57	\$ 5,913.41
16452405000580000	5829 RIVERSIDE LN	MELLOR WILLIAM H & MELLOR PATRICIA H L/E	SUNSET COVE PB 10 PG 107 LOT 58	\$ 5,913.41
16452405000590000	5837 RIVERSIDE LN	SABO LLC	SUNSET COVE PB 10 PG 107 LOT 59	\$ 5,913.41
16452405000600000	5845 RIVERSIDE LN	BARBOUR REAL ESTATE LLC	SUNSET COVE PB 10 PG 107 LOT 60	\$ 5,913.41
16452405000610000	5853 RIVERSIDE LN	ROSEN DIANA S TR FOR TMMW RIVERVIEW TRUST	SUNSET COVE PB 10 PG 107 LOT 61	\$ 5,913.41
16452405000620000	5852 RIVERSIDE LN	WILES MARK T TR FOR MARK T WILES TRUST	SUNSET COVE PB 10 PG 107 LOT 62 + PORTION OF LAND TO SEAWALL AS DESC IN INST# 2018-131512	\$ 5,913.41
16452405000630000	5844 RIVERSIDE LN	DUSSEAU JOHN J TR FOR JOHN J DUSSEAU TRUST	SUNSET COVE PB 10 PG 107 LOT 63 + PORTION OF LAND TO SEAWALL AS DESC IN INST# 2018-131512	\$ 5,913.41
16452405000640000	5836 RIVERSIDE LN	JAIN KUNWAR S S TR FOR FOR KUNWAR S S JAIN TRUST FOR USHA JAIN TRUST	SUNSET COVE PB 10 PG 107 LOT 64	\$ 5,913.41
16452405000650000	5828 RIVERSIDE LN	PRESBREY THOMAS G + LAURIE S	SUNSET COVE PB 10 PG 107 LOT 65	\$ 5,913.41
16452405000660000	5820 RIVERSIDE LN	ALLEN W LANCE & DANIELLE	SUNSET COVE PB 10 PG 107 LOT 66 + PORTION OF LAND TO SEAWALL AS DESC IN INST# 2018-131512	\$ 5,913.41

**\$ 360,718.15**

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

### EXAMPLE OF A FIXED PRINCIPAL SCHEDULE

**PRINCIPAL:** \$407,881.53  
**EST. COST PER PARCEL** \$6,686.58  
**INTEREST:** 6.00%  
**TERM:** 10 years

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

<u>YEAR</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>PAYMENT</u>	<u>BALANCE</u>
2021	\$668.66	\$401.19	\$1,069.85	\$6,017.92
2022	\$668.66	\$361.08	\$1,029.73	\$5,349.27
2023	\$668.66	\$320.96	\$989.61	\$4,680.61
2024	\$668.66	\$280.84	\$949.49	\$4,011.95
2025	\$668.66	\$240.72	\$909.38	\$3,343.29
2026	\$668.66	\$200.60	\$869.26	\$2,674.63
2027	\$668.66	\$160.48	\$829.14	\$2,005.97
2028	\$668.66	\$120.36	\$789.02	\$1,337.32
2029	\$668.66	\$80.24	\$748.90	\$668.66
2030	\$668.66	\$40.12	\$708.78	\$0.00
<b>TOTAL</b>	<b>\$6,686.58</b>	<b>\$2,206.57</b>	<b>\$8,893.15</b>	

Please check the boxes below for the appropriate application type:

<input type="checkbox"/>	<b>Hardship Deferral</b> – Applications accepted March 1 through May 1 (of the current year)	<input type="checkbox"/>	New Application
<input type="checkbox"/>	<b>Matching Grant</b> – Applications due prior to the scheduled Final Public Hearing	<input type="checkbox"/>	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: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Gross Income: \_\_\_\_\_ Source of Income: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Gross Income: \_\_\_\_\_ Source of Income: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Gross Income: \_\_\_\_\_ Source of Income: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Gross Income: \_\_\_\_\_ Source of Income: \_\_\_\_\_

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): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Continue to Page 2**



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.