

(239) 533-2308

October 10, 2018

«Name»

«Address1»

«City», «State» «PostalCode»

RE: Cherry Estates Side Streets Road Paving MSBU

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, November 6, 2018 at 9:30 AM**, concerning the Cherry Estate Side Street Road Paving 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 THE CHERRY ESTATES SIDE STREETS ROAD PAVING 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 Cherry Estates Side Streets Road Paving has been completed. The project cost was estimated to be \$600,000 to 689,000; the revised final cost is \$533,663. The method of assessment is on a per EQU/parcel basis.

We are pleased that the County was able to reduce the costs to the Cherry Estates Side Streets Road Paving Project due to a favorable bid award. In addition, the County is contributing \$106,732 to the cost of the project per Administrative Code. **The final cost of the road paving project to the property owners is \$426,930, or \$1,605 per EAU/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 years by paying one-fifteenth (1/15th) of your principal upon receiving your bill on the annual Tax Bill, and making all subsequent payments of one-fifteenth of the principal *plus financial charges and a calculated interest (interest rate is determined at the signing of the loan) on the unpaid balance on an annual basis as billed.* You may payoff your assessment at any time during the year with the accrued interest. A copy of a typical payment schedule is attached for your information.

The Resolution confirming the Preliminary Assessment Roll, will provide the terms on which payments of special assessments may be made and will provide the 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. If you have any questions, please call 533-2308. 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.

Very truly yours,

Lori Borman, MSTBU Coordinator