

August 1, 2018

NAME
ADDRESS
ADDRESS

Strap No.: XX XX XX XX XXXXX XXXX

Dear Property Owner:

On Tuesday, September 4, 2018 at 9:30 A.M., in the County Commissioner Meeting Room of the Lee County Courthouse, 2120 Main Street, Fort Myers, Florida, a public hearing will be held regarding the creation of the Oak Creek Road Paving CIP Municipal Service Benefit Unit. The Resolution to be considered is titled as follows:

A RESOLUTION RELATING TO THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA: CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "OAK CREEK ROAD PAVING CIP" MUNICIPAL SERVICES BENEFIT UNIT" FOR THE PURPOSE OR PROVIDING FOR THE ROAD PAVING; PRESCRIBING THE BOUNDARIES OF SAID UNIT, ALL WITHIN THE UNICORPORATED AREA OF LEE COUNTY, FLORIDA: AUTHORIZING THE ROAD PAVING OF OAK CREEK ROAD A PROJECT WITHIN THE UNIT AND THE LEVYING OF SPECIAL ASSESSMENTS TO FINANCE SUCH A PROJECT; ESTABLISHING THE ESTIMATED COST TO BE \$370,302 AND PROPOSED METHOD OF ASSESSMENT TO BE ON A PER PARCEL/LOT ASSESSMENT; ESTABLISHING THAT THIS NON-AD VALOREM ASSESSMENT MAY BE COLLECTED, IN PART, PURSUANT TO THE UNIFORM COLLECTION ACT; AND PROVIDING AN EFFECTIVE DATE.

The area to be encompassed by the proposed Unit shall consist of real property located in Section 25, Township 43, Range 26E in Lee County, as depicted in the attached map.

The estimated cost of the Road Paving Project is \$370,302, which shall be paid as a special assessment on the properties within the Unit, which are specially benefited by the Project. The proposed method of assessment for purposes of paying the costs of the project is on a per strap/parcel basis to be billed at the completion of project. Property owners can elect to pay the assessment in full within 30 days of notification of completion or finance the total cost. Those property owners that chose to finance the assessment will be appear as a non-ad valorem special assessment on your annual property taxes. It is anticipated that the assessment on the property taxes will begin **November 2019**. The estimated per strap/parcel cost (53 straps/parcels) with financing will be \$6,986.84. The final assessment will be based on actual cost and the final interest rate will not be determined until the final signing of the loan documents upon completion of the project. Failure to pay the special assessment may cause a tax certificate to be issued against the property, which may result in the loss of title.

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Should the proposed Units be created, the Board of County Commissioners of Lee County, Florida (the "Board") shall act as its governing body, and acting on behalf of the Unit, will obtain the necessary financing and contract for the acquisition and construction of the Project. The property owners within the unit will be responsible for all actual costs associated with the project. In the event the project fails to be completed, the property owners within the unit will be responsible for all costs expanded related to the project.

At the public hearing on the creation of the Unit, the Board will hear further public input regarding the acquisition and construction of the Project and establishment and apportionment of special assessments within the Unit.

The adoption of the resolution creating the Unit will be the final adjudication of the issues presented thereby unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of adoption of such resolution. You are advised that any person wishing to appeal any decision of the Board with respect to any matter considered will need a record and may wish 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. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact Joan LaGuardia, with County Administration at (239) 533-2221 at least seven days prior to the date of the hearing.

If you have any questions, please give me a call at 239-533-2308.

Sincerely,

Lori Borman, MSTBU Coordinator
Lee County Management & Budget
PO Box 398
Ft Myers FL 33902
Email: bormanla@leegov.com

Attachment: Map