

NEWSLETTER #7

IT WAS MY HOPE THAT WHEN IT WAS TIME TO WRITE THIS LETTER OUR LATEST PROBLEM WOULD BE SOLVED HOWEVER THIS ISN'T TRUE. THIS LATEST PROBLEM CAME FROM A TOTALLY UNEXPECTED TAXING DISTRICT CALLED THE PORT LABELLE COMMUNITY DEVELOPMENT DISTRICT (CDD). AS A LOT OWNER YOU PAY TAXES TO THE CDD FOR MOWING THE ROAD RIGHT-OF-WAY, STREET SIGNS, STREET LIGHTING WHERE NEEDED AND ROAD MAINTENANCE.

ROAD MAINTENANCE IS WHERE THE PROBLEM CAME UP. IT WAS THE PLAN, AS RECOMMENDED BY THE COUNTY ENGINEER AND THE ENGINEERS HIRED TO DO THE MASTER PLAN AND OVERSEE THE INSTALLATION OF WATER LINES TO ALL LOTS, TO CUT THE PAVEMENT TO GET THE WATER LINES UNDER THE STREETS AND ROADS. OTHER THAN THE COUNTY ROADS ALL OTHER ROADS AND STREETS ARE OWNED BY CDD. THE ENGINEER FOR CDD SAID THE COUNTY MUST JACK AND BORE UNDER THE PAVEMENT TO INSTALL THE WATER LINES. THIS WILL INCREASE THE COST OF INSTALLING WATER LINES BY ABOUT 50% WHICH IS ABOUT \$4,000,000. THERE WAS ABOUT ENOUGH ESCROW MONEY TO INSTALL WATER TO ALL LOTS BUT IF WE CAN'T CHANGE THE POSITION OF THE CDD THEN THOSE PLANS WILL HAVE TO BE MODIFIED.

YOU WILL BE GETTING A LETTER FROM THE COUNTY ON THIS AND THE ESTABLISHMENT OF WATER MULTI-SERVICE TAXING UNIT (MSTU) OR MULTI-SERVICE BENEFITS UNIT (MSBU). IF ASKED, PLEASE RESPOND TO THE REQUEST TO WRITE TO THE CDD (AS A TAXPAYER) FOLLOWING THE EXAMPLE GIVEN YOU BY THE CHAIRMAN OF THE HENDRY COUNTY COMMISSIONERS. THE SUPPORT OF TAXPAYERS ON OVER 10,000 LOTS COULD HELP TO SWAY THE BOARD OF DIRECTORS OF CDD TO GET THEIR ENGINEER TO CHANGE HIS MIND AND LET THIS INSTALLATION GO FORWARD AS PLANNED.

THE CONSTRUCTION OF THE MIDDLE SCHOOL IS MAKING PROGRESS AND THE NEW BUILDINGS FOR THE EPISCOPAL CHURCH, IN PORT LABELLE, IS UNDER WAY WITH CEMENT BLOCKS GOING UP. THE INTEREST IN THIS AREA HAS REALLY INCREASED SINCE THE COUNTY PURCHASED THE WATER AND SEWER UTILITIES AND APPROVED THE MASTER PLAN. THREE COMPANIES ARE LOOKING AT DIFFERENT SITES FOR PURCHASE AND DEVELOPMENT OF THREE DIFFERENT TYPES OF PROJECTS.

THAT INTEREST IS ALSO SHOWN IN THE TAX CERTIFICATES. IN THE PREVIOUS YEARS (ESPECIALLY SINCE THE 1991 BANKRUPTCY) MY WIFE AND I WERE ABOUT THE ONLY PURCHASERS OF TAX CERTIFICATES IN PORT LABELLE. ALL MONEY FROM THE SALE OF TAX CERTIFICATES GOES TO THE COUNTY FOR OPERATING MONEY SO WHEN TAX CERTIFICATES AREN'T SOLD THEY BELONG TO THE COUNTY. BEFORE THE COUNTY PURCHASED THE UTILITIES THERE WAS NO INTEREST IN LOTS IN PORT LABELLE AT ANY PRICE SO THE COUNTY DIDN'T SPEND THE TIME AND MONEY TO GET A TAX DEED. THIS YEAR IS DIFFERENT BECAUSE THERE IS AN INTEREST IN CHEAP LOTS (\$3,000 OR LESS). THE LAW ONLY ALLOWS TAX CERTIFICATES TO GO BACK 7 YEARS. SO THE TAX CERTIFICATES THE COUNTY GOT IN 1989 MUST START THE PROCESS TO GET A TAX DEED BEFORE THE 1997 SALE OF TAX CERTIFICATES OR THE TAXES FOR 1989 WILL BE LOST FOREVER. IF THE TOTAL OF THE TAX CERTIFICATES AND THE LEGAL FEES AND FILING FEES PLUS ANY OTHER COSTS IS LESS THAN \$5,000 THE SALE DOESN'T HAVE TO BE ADVERTISED. SO IT WOULD SEEM THAT YOU WOULD NEED TO BE AVAILABLE DAILY TO KEEP UP WITH THIS. THE COUNTY WANTS THE TAX MONEY NOT THE LOTS SO I GET A CALL WHEN A TAX DEED LOT IS GOING TO SELL BECAUSE THEY KNOW THAT I HAVE AN OUTLET FOR THE LOTS TO PEOPLE THAT WILL PAY THE TAXES IN THE FUTURE.

I THINK THIS IS A GREAT OPPORTUNITY TO AVERAGE YOUR COST OR BUY A LOT FOR EACH OF YOUR CHILDREN OR LET YOUR RELATIVES, FRIENDS AND NEIGHBORS IN ON A GOOD DEAL OR JUST AS A LONG TERM INVESTMENT. IF I THINK THIS IS SO GOOD WHY AM I TELLING 660 OF YOU ABOUT THIS IN THE NEWSLETTER? SIMPLE ANSWER IS THAT LINDA AND I HAVE PURCHASED TAX CERTIFICATES (PAID THE TAXES) ON 104 LOTS FOR THE LAST FOUR YEARS. IN TWO MORE YEARS WE WILL START THE LEGAL WORK TO GET A TAX DEED TO 104 LOTS.

ONLY ABOUT 10% OF THE LOT OWNERS PAID FOR THIS NEWSLETTER TO KEEP UP WITH WHAT'S HAPPENING IN PORT LABELLE SO I'M SHARING THIS OPPORTUNITY WITH YOU ON A FIRST COME FIRST SERVED BASIS. I ALREADY HAVE A LIST FROM THE PEOPLE THAT HAVE VISITED WITH ME AND WANT TO BUY TAX DEED LOTS, AS LONG AS THEY ARE \$2,500 TO \$3,000. IF YOU WANT TO BE ADDED TO THIS LIST JUST CALL, FAX OR WRITE TO ME STATING YOUR DESIRE TO BUY ONE OR MORE LOTS SO THAT AS THE COUNTY AUCTIONS THEIR TAX DEED LOTS WHEN THEY GET TITLE I WILL BUY THEM AND WHEN YOUR NAME COMES UP ON THE LIST I WILL SEND YOU A MAP OR MAPS, IF I HAVE MORE THAN ONE LOT, SHOWING WHERE THE LOT IS LOCATED AND THE PRICE. IF YOU WANT THE LOT JUST CALL OR FAX ME AND WE WILL HAVE A HAND SHAKE AGREEMENT. AT THIS TIME YOU SEND A CHECK TO THE LICENSED REAL ESTATE COMPANY LISTED IN THE LETTER WITH THE MAPS AND THE PRICE.

THE REAL ESTATE AGENT WILL ESCROW YOUR MONEY AND SEND YOU A RECORDED DEED IN YOUR NAME. IF YOU WANT THE DEED IN ANOTHER NAME JUST GIVE THE NAME ALONG WITH THE CHECK TO THE REAL ESTATE AGENT. NO PRICE WILL BE SHOWN ON THE DEED SO IF YOU WANT TO MAKE A LITTLE MONEY NOBODY BUT YOU WILL KNOW. THE PRICE QUOTED TO YOU WILL INCLUDE ALL COSTS, FEES AND EXPENSES.

IT'S PARADE TIME IN SOUTHWEST FLORIDA AGAIN WITH THE FT. MYERS EDISON FESTIVAL OF LIGHT PARADE HELD SATURDAY NIGHT FEBRUARY 15TH WITH ALL FLOATS REQUIRED TO HAVE GENERATORS TO PROVIDE ELECTRICITY TO LIGHT UP THE FLOAT. IT'S A BEAUTIFUL THING TO SEE AND STARTING ABOUT A MONTH BEFORE THE SATURDAY NIGHT PARADE PEOPLE WILL PUT OUT LAWN CHAIRS ALONG THE PARADE ROUTE TO STAKE OUT THEIR PLACE TO WATCH THE LIGHTED FLOATS FROM ALL OVER THE COUNTRY AND MANY LOCAL GROUPS WILL BUILD FLOATS TO MAKE UP THE ABOUT 100 FLOATS IN THE TWO HOUR PARADE. THERE ARE MARCHING BANDS FROM ALL OVER THE COUNTRY IN THE PARADE AND ALSO MANY UNITS OF THE SHRINERS ARE COLORFULLY REPRESENTED.

THE WEEKEND OF FEBRUARY 21-22-23 THE SWAMP CABBAGE FESTIVAL WILL BE IN LABELLE WITH THE PARADE AT 10:00 SATURDAY MORNING WITH ALL ROADS INTO LABELLE BLOCKED WHILE THE PARADE GOES THROUGH TOWN TO THE PARK BY THE CALOOSAHATCHEE RIVER. ALL KINDS OF FOOD BOOTHS WITH MOST SERVING SWAMP CABBAGE (HEARTS-OF-PALM). MANY BOOTHS WILL FEATURE LOCAL INDIANS WITH NATIVE FOODS AND CLOTHING FOR SALE WHILE OTHER BOOTHS WILL HAVE ALL TYPES OF ARTS AND CRAFTS. THERE WILL BE ENTERTAINMENT AFTER THE PARADE SATURDAY AND ON SUNDAY AFTERNOON. MOTORHOMES, FIFTH WHEELS AND TRAVEL TRAILERS PARKED ANYWHERE THEY CAN FIND SPACE. AFTER THE LOCAL TRAILER PARKS ARE FULL, PARKING IS PERMITTED ALMOST ANY PLACE THEY CAN SQUEEZE IN. ABOUT 25,000 PEOPLE ARE HERE FOR THIS WEEKEND AND THEN MOVE ON TO THE NEXT FESTIVAL.

THE NEXT ONE (FEBRUARY 28-MARCH 2ND) WILL BE CHALO NITKA FESTIVAL IN MOORE HAVEN ABOUT 25 MILES NORTHEAST OF LABELLE ALSO ON THE CALOOSAHATCHEE RIVER. CHALO NITKA IS INDIAN FOR BIG BASS SO THEY NATURALLY HAVE A BASS FISHING CONTEST, FRONTIER DAYS RODEO, DANCES, FOOD AND ENTERTAINMENT FOR 3 DAYS OF FUN AND GAMES.

IF YOU STILL WANT MORE EACH WEEKEND FROM MID FEBRUARY THROUGH APRIL SOMETHING IS GOING ON WITHIN A 90 MINUTE DRIVE FROM LABELLE.

BELOW IS MORE FROM THE MASTER PLAN SHOWING THE COST OF \$1,656 PER LOT FOR WATER CONNECTION IF YOU BUILD A HOUSE NOW. SEWER WILL BE MANY YEARS IN THE FUTURE WHEN ABOUT 50% OF THE LOTS ARE BUILT ON. AS YOU CAN SEE THE AVERAGE OF YOUR ESCROW MONEY PLUS INTEREST IS \$1,288. IT ALL SEEMED TO MAKE SENSE WHEN THE ENGINEERS WERE EXPLAINING THIS CHART DURING THEIR PRESENTATION BUT NOW I WON'T ATTEMPT TO EXPLAIN IT. HERE IT IS FOR YOUR INFORMATION AND I HOPE UNDERSTANDING.

HENDRY COUNTY
PORT LABELLE UTILITY SYSTEM
CONNECTION CHARGE ACCOUNT AMOUNTS
FOR VARIOUS GROWTH RATES

		CALENDAR YEAR											
ITEM	Per Res Lot	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	TOTALS
Water Connection Charges	\$1,652												
Sewer Connection Charges	\$2,457												
Total Connection Charges	\$4,109												
Less Cost of Water Meter & Tap	(\$165)												
Less Cost of Septic Tank System	(\$1,000)												
Less Escrow Fund Ave. Amount	(\$1,288)												
Net Connection Charge Amount	\$1,656												
Single Family Lots Added / Yr.	20		20	20	20	20	20	20	20	20	20	20	200
Net Connection Charge Amounts	\$1,656		\$33,120	\$33,120	\$33,120	\$33,120	\$33,120	\$33,120	\$33,120	\$33,120	\$33,120	\$33,120	\$331,200
Add Prior Year End Interest @ 5%			\$0	\$1,656	\$3,395	\$5,221	\$7,138	\$9,150	\$11,264	\$13,483	\$15,813	\$18,260	\$85,380
Cummulative Fund Amount			\$33,120	\$67,896	\$104,411	\$142,751	\$183,009	\$225,279	\$269,663	\$316,266	\$365,200	\$416,580	\$416,580
Single Family Lots Added / Yr.	50		50	50	50	50	50	50	50	50	50	50	500
Net Connection Charge Amounts	\$1,656		\$82,800	\$82,800	\$82,800	\$82,800	\$82,800	\$82,800	\$82,800	\$82,800	\$82,800	\$82,800	\$828,000
Add Prior Year End Interest @ 5%			\$0	\$4,140	\$8,487	\$13,051	\$17,844	\$22,876	\$28,160	\$33,708	\$39,533	\$45,650	\$213,450
Cummulative Fund Amount			\$82,800	\$169,740	\$261,027	\$356,878	\$457,522	\$563,198	\$674,158	\$790,666	\$913,000	\$1,041,450	\$1,041,450
Single Family Lots Added / Yr.	100		100	100	100	100	100	100	100	100	100	100	1,000
Net Connection Charge Amounts	\$1,656		\$165,600	\$165,600	\$165,600	\$165,600	\$165,600	\$165,600	\$165,600	\$165,600	\$165,600	\$165,600	\$1,656,000
Add Prior Year End Interest @ 5%			\$0	\$8,280	\$16,974	\$26,103	\$35,688	\$45,752	\$56,320	\$67,416	\$79,067	\$91,300	\$426,899
Cummulative Fund Amount			\$165,600	\$339,480	\$522,054	\$713,757	\$915,045	\$1,126,397	\$1,348,317	\$1,581,332	\$1,825,999	\$2,082,899	\$2,082,899
Single Family Lots Added / Yr.	200		200	200	200	200	200	200	200	200	200	200	2,000
Net Connection Charge Amounts	\$1,656		\$331,200	\$331,200	\$331,200	\$331,200	\$331,200	\$331,200	\$331,200	\$331,200	\$331,200	\$331,200	\$3,312,000
Add Prior Year End Interest @ 5%			\$0	\$16,560	\$33,948	\$52,205	\$71,376	\$91,504	\$112,640	\$134,832	\$158,133	\$182,600	\$853,798
Cummulative Fund Amount			\$331,200	\$678,960	\$1,044,108	\$1,427,513	\$1,830,089	\$2,252,794	\$2,696,633	\$3,162,665	\$3,651,998	\$4,165,798	\$4,165,798

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UNTIL NEXT TIME- *Harold*