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### Lehigh Acres Goes to Polls for Fire District Property Assessment Revision — Special Election Called for June 4

BY Mike Welch

#### Lehigh Fire District Referendum

At this writing a special election has been called by the Board of Commissioners of the Lehigh Acres Fire and Rescue Control District regarding a revision of the District's assessment of properties within the confines of the District-Lehigh Acres. I have included for your review a copy of the District's notice to residents on the situation the Fire District finds itself and the reasoning for going to a two-tiered system that addresses vacant lots. No doubt this may have aroused your interest and I encourage you to take a look at the enclosed release in this edition.

Please take a look at [www.lehighfd.com](http://www.lehighfd.com) for further materials provided on the District website.

#### Getting Prepared for Storm Season

June 2019 is the official kick off of Hurricane Season for Florida. Lehigh residents know full well from Hurricane Irma that preparation starts early. Tami Baker and Katy Hoover of L.A. Insurance have provided an article on making sure homeowners are ready and prepared NOW for the 2019 season. There were several unfortunate stories to hear of residents that simply were not up to date with their prop-

erty insurance needs. Give Tami and Katy a call at 239-369-6000.

On Tuesday April 30th the Chamber of Commerce will hold its monthly luncheon at the new Casa Lupita, 13120 Westlinks Terrace #10, Fort Myers (Gateway) 33913. The keynote speaker will be Mr. David Kirk, American Red Cross regarding our community's process of prevention, preparation, response and recovery — are relevant topics as we prepare for Hurricane Season.

Please see [www.lehighacreschamber.org](http://www.lehighacreschamber.org) — front page "Let's Do Lunch" for reservation. This will be a buffet luncheon.

highlighting our students who are in the culinary program. The top three students were awarded scholarships from the Chamber. Congratulations to the students who participated in the challenge and to Chef Arthur Phillips who has done a great job teaching these students. Healthy Harvest Community Farms sponsored all of the food. Chamber Past Chairman Ed Moore organized and coordinated this great event! Congratulations one and all!



Photo: Mike Welch, Chairman of the Greater Lehigh Acres Chamber

First Place - Caricia Rodriguez, Second Place - Virginia Reyes, and Third Place - Tori McNear.

Congratulations East Lee High School Top Chefs

Recently the Chamber of Commerce in concert with East Lee High School celebrated the Top Chef Scholarship Challenge

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# Lehigh Acres Fire District Commissioners Take Steps to Provide Superior Service

March 29, 2019 - Lehigh Acres, FL

Fire Chief Robert DiLallo announced that, after many months of consideration, on Tuesday evening, the Board of Commissioners for the Lehigh Acres Fire Control and Rescue District determined to seek positive change via a special referendum slated for Tuesday, June 4. The goal is to stabilize the District's revenue and better share the costs of constant readiness of emergency fire, res-

ponses times. If approved by Lehigh voters, the simplified method will stabilize rates for all improved properties, while slightly reducing charges for about half of the improved properties and many business properties. All current real property assessment exemptions shall continue to apply after the special election. Long-time Commissioner Linda Carter said many people in the community have asked for a fairer approach and wanted it



Photo Courtesy: TodaysFloridaHome.com

cue and other services among all properties in the District.

This independent special district serves 142 square miles of mostly subdivided parcels located in land in eastern Lee County. To honor their mission, by unanimous decision of the Board of Commissioners, the District entered into an agreement with Tommy Doyle, Lee County Supervisor of Elections, to hold the referendum and thank him for his acknowledgment of the importance of this effort.

Several years ago, the District moved to a demand-based method called a "non-ad valorem assessment" to fund the District. That approach has not satisfied public perception of fairness in sharing the burden of the District's costs, and is no longer effective to raise revenue adequate to serve Lehigh Acres residents and businesses.

In response to complaints of unfairness, the District will seek approval from Lehigh residents to charge up to \$165 per parcel plus a smaller amount for improvements on each parcel. The District proposes to use data from the Lee County Property Appraiser, which is certified to the Florida Department of Revenue each year.

This simplified approach has been tested and approved by Florida's Supreme Court in other jurisdictions.

This simplified approach proposed by the District's Commission can raise additional funding needed to meet the level of services set by industry standards, agencies and this community, including building and staffing a much-needed fire station in the north-west part of Lehigh Acres to enable reduced

emphasized that the proposed change was designed to be "fair and equitable to every property in the District."

One of the newest Commissioners and Board Treasurer, Lucia Sherman, made it clear and said approvingly during the comment period, "This has been a long, thought out process."

Ken Small, long-time finance and revenue expert at the Florida League of Cities and instructor in its FLC University, recently retired, commented, "The Simplified Fire assessment method's two-tiered approach that uses per parcel and the relative value of improvements is especially powerful when a jurisdiction has a large number of vacant subdivided lots, thus allowing all those parcels to truly pay their fair share toward the cost of availability of fire services and reducing the assessments on the remaining improved properties."

The District will hold a well-publicized public hearing for all property owners early this Summer. Notices will be posted online, mailed, and published in local newspapers. During the week of April 15-19, 2019, more details will be on the District's website at [www.lehighfd.com](http://www.lehighfd.com). A copy of Resolution 19-03-02 calling for the special election has already been posted. More information, as it becomes available, will be promptly posted on this website from mid-April through this Spring and Summer to assure sharing of accurate information at an immediately available source.

By law, notices of the June 4 special election will appear in local newspapers during the weeks of April 29 and May 13.

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Dollar General Store.....	368-5551
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Frostbourne Strength Fitness .....	940-7682
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Choice Food Market.....	368-0703
Grand Dental Center.....	368-4997
Lehigh Nails, Inc.....	368-6446
L.A. Chamber of Commerce.....	369-3322
Salvation Army Office.....	239-278-1551
Joe's Café.....	369-6500
Homestead Sports Pub.....	369-1331
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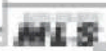
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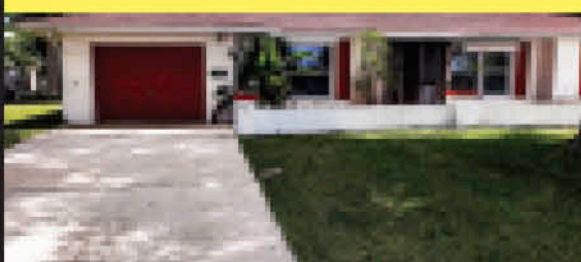
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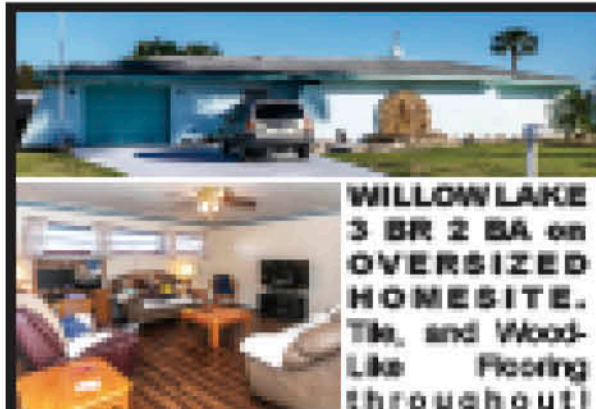
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Colonial Blvd. Two Acres+/- Private Offering at \$8.49 SF. C2 Zoned. Located at MAJOR INTERSECTION. Serious Inquiries ONLY! Some Flexibility on Price/Terms Possible. Call: Jack Morse @ 239-218-3618.

**Many Home Sites:** Jefferson Ave (1/2 Acre) \$7350. This lot is almost Clear, save \$\$\$ on Lot Prep!! • 1/4 Acre on Trinity at less than \$5400.00. • 1/2nd Acre in Greenbriar, Built Up Area, near to Joel Blvd, Rte. 80 and near to Ave \$7450.00. • 1/2 Acre in West Greenbriar \$6350.00 (owner is a licensed Real Estate Broker Salesman). • Five Parcel site on major Canal, some lots are oversized. Seller Finance with Release Possible. Rolling Options Considered. Convenient to Rte. 82 and Lehigh Business District. Existing Neighbor Hood is of newer Homes. Call Jack Morse: 239-218-3618.

All properties offered are subject to prior lease, sale or withdrawal from the market. All dimensions and measurements are approximate.



# Are you ready for the 2019 Hurricane Season?

BY Tami Baker & Katyna Hoover; L.A. Insurance

Meteorologists are predicting 13 storms or depressions for the next Hurricane Season (June 1-Dec 1). They are also predicting 5 named storms and 2 major hurricanes to hit somewhere on the Eastern Seaboard.

While there is no need to panic, we have all learned some valuable lessons after Irma. Check your current Homeowner's policies to make sure you know what coverages you have. Make sure that the Dwelling Coverage is sufficient to replace your home in the event of a Total Loss. Also make sure that you have adequate coverage on your belongings. See if you have Replacement Cost or Actual Cash Value. Double check coverages for your fences, sheds and pool cages. Know what your deductibles are. You most likely have a deductible for any Wind related claims and a separate deductible for everything else. Know where your current Declarations Page is and who your Agent is. This is imperative in the event of a claim.

Another item to check is to make sure your current Mortgage Company information is correct. Maybe you paid off the loan? Maybe your Mortgage was sold?



Photo: Tami Baker and Katyna Hoover, L.A. Insurance

Have you recently had a change in property ownership? Has a Property Owner recently passed away? Some people don't realize that an Insurance policy does not belong to the Property, it belongs to the Policy Holder.

Make sure that debris is removed from your yard. Get any trees near the house or power lines trimmed. Make sure your shed and fence are sturdy and don't have any loose boards or siding.

It is hard for anyone to make an inventory list of everything that is inside your home. My suggestion is to

take your smartphone or have a family member assist you if you don't have one. Stand in the middle of a room with the video turned on and do a slow

circle so you can see all items in that room. Continue on to the next room and so on. You can also do this with your garage and your shed. If you can, download these videos to a CD or email them to yourself for safe keeping. This trick should be updated annually. Keep receipts (especially for big ticket items) in a fire proof box or keep them in an off-site location such as a safety deposit box or a family member's home.

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.40 Acre 42nd Street SW.....	\$9,900.
¼ Acre E. 17th Street .....	\$7,900.
¼ Acre Spray Drive, Labelle .....	\$6,000.
¼ Acre New Jersey Place, Labelle .....	\$4,500.
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# SWFL Takes Part in DEA National Take Back Day

**BY** The Lee County Coalition for a Drug-Free Southwest Florida, [info@drugfreeswfl.org](mailto:info@drugfreeswfl.org)

On Saturday, April 27, from 11:00 a.m. to 2:00 p.m., Med Safe USA, LLC, the Lee County Coalition for a Drug-Free Southwest Florida and the U.S. Drug Enforcement Administration will give the public the opportunity to prevent pill abuse and theft by returning their homes of potentially dangerous, unused, and unwanted prescription drugs. Bring your pills for disposal at Lee County's Safe Kids Day Celebration at Page Field, 4700 Terminal Drive. Sites cannot accept liquids, needles, or sharps—only pills or patches. The service is free and anonymous—no questions asked.



Photo: The Cape Coral Students Against Destructive Decisions (SADD) Club presented the Cape Coral Police Department with a "Thank You" banner signed by everyone who attended their recent Community Day.



Last fall, Americans turned in nearly 460 tons of prescription drugs at more than 5,800 take back sites.

After you drop off your prescription drugs, plant to enjoy the more than 30 exhibits and tables at Safe Kids Day!

On behalf of the citizens of Lee County, thank you to Med Safe USA, LLC for making this important community service a reality.

Can't come to Page Field? You can drop your unused and expired prescription off at any law enforcement station in Lee County, and at the following Walgreen's locations: 4204 Palm Beach Boulevard, Fort Myers, 12749 South Cleveland, Fort Myers, and 805 Cape Coral Drive East, Cape Coral. Click here for more information on the DEA National Take Back Day.

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<b>TUESDAY</b> 8:30-9:30am Gentle Yoga 10:00-11:00am Vinyasa 5:30-6:30pm Vinyasa	<b>FRIDAY</b> 8:30-9:30am Gentle Yoga 10:00-11:00am Vinyasa
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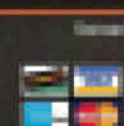
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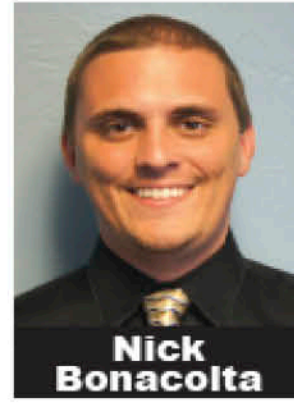
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**887-0468**

Cell Phone



### Move In Ready - Beach Club Villa Water Views - Adjacent To Pool

Affordable Beach Club Colony Villa, End unit just steps to the heated common pool, relaxing water views from the large back window overlooking the canal, fish and wildlife in your own backyard, large family room with crown molding, upgraded storm rated windows plus storm panels, freshly painted interior, new central heat and air in 2018, ceramic tile floors throughout the entire condo, updated bathroom with newer vanity sink and tub/shower enclosure with movable shower head, white and bright kitchen with all appliances including brand new refrigerator, extra built in shelving and cabinetry, 55+ community, Pets OK, you can't beat the view and the location.

Offered At ..... \$49,900  
Insist on Charlie Bonacolta ..... 994-1062  
#2049



### 2 Bedroom 2 Bath - Fully Furnished - Fairways II Condo

Fully furnished 2 bedroom 2 bath corner end unit in Fairways II, plenty of natural light with the extra windows of the end unit, newer ceramic tile floors throughout the entire condo, upgraded baseboards, freshly painted interior, kitchen has been updated with a coffered ceiling with crown molding and tongue and groove, all appliances, tile backsplash, kitchen is open to enclosed glass porch with continuous level tile floors with great views, newly remodeled bathrooms with new commodes, sinks, vanities, faucets, light fixtures and mirrors, NEW WATER HEATER 2019, master bedroom with private bath, Water Boss water softener, common heated pool just steps away comes complete with all dishes, linens, TV etc. Just bring the luggage. 55+ community no pets. Bus stops right in front of condo.

Offered At ..... \$65,900  
Insist on Charlie Bonacolta ..... 994-1062  
#2010



### 2 Bedroom 2 Bath - End Unit Village International - New Roof

Popular Village International Villa on the Dania St side, end unit right next to the common heated pool and gazebo, plenty of privacy, low traffic street, new roof in 2018, NO AGE RESTRICTIONS HERE, newer slate appliance package in eat in kitchen, ceramic tile and wood laminate floors throughout, newer wind rated insulated windows, master bedroom with walk in closet and private bathroom, freshly painted interior, indoor laundry area with washer and dryer, enclosed porch on the rear with vinyl windows and sun film overlooks the common heated pool, plenty of storage, excellent location in Country Club Estates with central water and sewer.

Offered At ..... \$79,900  
Insist on Charlie Bonacolta ..... 994-1062  
#2079



### Upgraded 2 Bedroom 2 Bath Villa In Beautiful Beacon Square

Completely updated 2 Bedroom 2 bath villa in popular Beacon Square community, new wood laminate floors throughout, completely remodeled kitchen with extra cabinets and eating area, new cabinets, countertops, and appliances, new light fixtures, new dimensional shingle roof in 2017, newer A/C, stack washer and dryer in residence, shower tub combo in master bathroom and guest bathroom, crown molding, new screening and glass installed in enclosed porch in rear, open patio with plenty of privacy, this villa is an end corner unit with no one directly behind it, plenty of privacy, storage shed in rear, large master bedroom with plenty of closet space.

Offered At ..... \$103,499  
Insist on Nick Bonacolta ..... 887-0468  
#2087



### 3 Bedroom 2 Bath - Fenced Backyard

Affordable 3 bedroom 2 bath with fenced backyard, double garage with new garage door, fruit and shade trees in the yard, French doors lead to 20 foot screened lanai, nicely landscaped yard with landscape curbing, low traffic street in Twin Lakes Estates, freshly painted interior, new central heat and air in 2016, cathedral ceilings and plant shelves, breakfast bar and all appliances in kitchen, master bedroom with walk in closet and private bathroom, crown molding, new water heater in 2013, screened front entry way, just minutes to stores etc, excellent move in condition.

Offered At ..... \$169,900  
Insist on Charlie Bonacolta ..... 994-1062  
#2063



### 5 Bedroom 3 Bath - Newly Remodeled - Guest Apt.

Over 3000 SF of living area in this newly remodeled 5/3 home w/ extra den/nursery, separate guest suite w/ private living room & efficiency, new roof in 2018, dual-zone central heat & air new in 2019, new windows & doors in 2019, fresh stucco exterior & new paint inside & out, new flooring w/ carpet, ceramic tile & wood-style vinyl, deep oversized single garage w/ plenty of room for storage/workshop, new cabinets & countertops in kitchen w/ newer stainless steel appliances, new sink, faucet, decorative wood-style backsplash, new interior doors & hardware, 10 ceiling fans, extra large master bedroom w/ plenty of closet space, private bath featuring new raised sink, separate tub & walk-in shower, new light fixtures throughout, all 3 bedrooms remodeled w/ new commodes, fixtures, tile & glass tile accents, walk-in closets, indoor laundry room, large family room could be an excellent recreation/game room w/ built-in JBL speakers, French doors to backyard, central water & sewer... A True Must See!

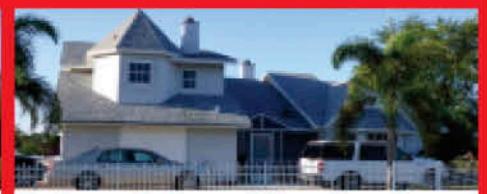
Offered At ..... \$192,000  
Insist on Charlie Bonacolta ..... 994-1062  
#2086



### 4 Bedroom 2 Bath On Quiet Half Acre Lot

2200 SF of living area in this 4/2 home w/ family room, den & formal dining, large columns lead to front entry, cathedral ceilings, plant shelves, recently remodeled oversized kitchen featuring island counter, large breakfast bar, granite tops, walk-in pantry & newer stainless steel appliances, ceramic tile & laminate floors throughout, extra large master bedroom w/ walk-in closet, dual granite sinks, separate garden tub & shower, 3 large guest bedrooms on the other side of the home w/ granite tops in bathroom, indoor laundry room w/ washer & dryer, new water heater, screened lanai under truss, quiet low-traffic location bordering the Alva community, half-acre lot w/ small oaks & Mango trees... Move-In Ready Condition!

Offered At ..... \$230,000  
Insist on Charlie Bonacolta ..... 994-1062  
#2085



### Unique 2-Story Victorian Home Over 2700 SF of Living Area

Over 2700 SF of living area in this unique Victorian-style Two-Story home, oversized corner lot fenced w/ central water, PVC privacy fence, new dimensional shingle roof in 2018, 3-zone central heat & air system, newer media room addition w/ built-in speakers, crown molding throughout, real wood interior doors & frames, skylights, wooden circular staircase in grand entry foyer leading to the second story & private master bedroom suite w/ living room & spacious master bath w/ dual sinks, walk-in shower & walk-in closet, large guest bedrooms all located on the ground floor w/ bathroom featuring dual sinks & sunken tub/shower, ceramic tile floors, wood-burning fireplace, oversized kitchen w/ breakfast bar, pantry, all appliances, crown molding & LED lighting, private den/office can also double as a bedroom, indoor laundry room, enclosed screened lanai with summer kitchen, excellent location in Country Club East.

Offered At ..... \$249,900  
Insist on Charlie Bonacolta ..... 994-1062  
#2070



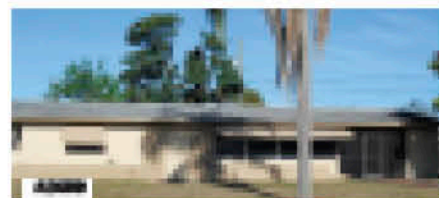
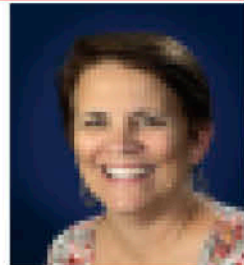
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Kevin Williamson

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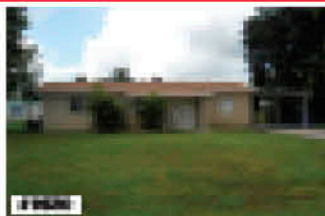


### Great House On Corner Lot

Great house on corner lot with large screened porch, smaller screened area off bedroom. Kitchen has wall oven and cooktop along with plenty of cabinets including additional cabinets in the spacious laundry room. Both bedrooms are good sized and the living area has tons of room.

Great Price

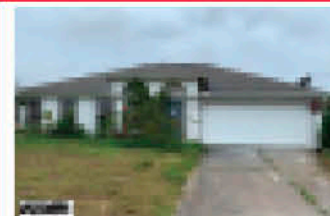
**\$109,900**



### 2 Bedroom Home On Nice Quiet City Water/Sewer Lot

Everything you could need in Lehigh including the bus route. Large family room attached to living room and open kitchen make this a great place to settle. Tons of potential to make it yours.

Great Price! ..... \$109,900



### 4 Bedroom 2 Bath 2 Car Garage Home

4 bedrooms 2 bath home with 2 car garage. This home featuring a living room, family room plus den/office, screened rear porch on a 1/4 acre lot with easy access to Fort Myers, schools, shopping and local transportation.

Great Price! ..... \$185,300



### This Listing Also Includes 1/4 Acre Lot Next Door

This listing also includes the 1/4 acre lot next door that has access from the road along with a culvert. Great home with three bedrooms and privacy fenced back yard. Kitchen has room for small table, closet easily made into a pantry (just add shelves) and additional hallway leading to garage with shelving. Cathedral ceilings throughout house, living area has designated space for dining, flooring is tile throughout except for bedrooms have laminate. Master bedroom is large with dual sinks, soaking tub and walk in shower. Driveway has turn around and the back yard is fenced with a 6' privacy fence and is nice and quiet. Great house and lot for the price, an online extra space for anyone with toys, trucks or just wants more land.

Great Price! ..... \$166,900



### 3 Bedroom 2 Bath With Screened Lanai

Amazing 2,071 square feet of home with a great floor plan for many needs. The formal dining room has french doors to could easily be a den, formal living stands on back side of kitchen and the breakfast area is wide open in the back of the house with the kitchen open to it. Boed and Amana appliances (fridge w/ french door refrigerator with lower drawer freezer/make) and Eco-Smart water heater system. Cathedral ceilings and plant shelves make the home look even bigger than it is. The master bedroom is large with a walk-in closet full of California type linens, drawers, hanging racks and pullout baskets. Master bath has an oversized soaking tub and walk in shower, clean as a pin. Second two bedrooms are on either side of the house with a second bath with combo tub/shower. The screened lanai is large with no direct neighbors looking in. Lots of privacy and quiet here on Hwy 301. This home will not last.

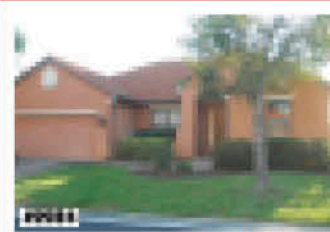
Great Price! ..... \$207,900



### Custom Built Home On South End Of Greenbriar

Fantastic custom built home on .34 acre with tons of privacy on south end of Greenbriar. 2064 square feet is spacious enough for a formal dining room, two bedrooms (separate shower and tub and two sinks in master bath), large living area and open kitchen. The home was built to have three bedrooms but the second and third have been combined into one. The private back yard allows for peace when in the solar heated pool and spa or just laying around catching some sun. This home has been waiting for you - Go see it and then make your offer.

Great Price! ..... \$234,900



### 4 Bedroom 3 Bath In Gateway

A spacious four bedroom, three bath home two car garage located in a gated subdivision of Gateway. Home features an open floor plan with an island in kitchen with lots of cabinets space, master bath has separate shower and tub and dual sinks, walk in closet, an enclosed porch leading out to a small lake in the community.

Great Price! ..... \$299,900



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