



City of Naples

FINANCE DEPARTMENT
735 8TH ST. SOUTH • NAPLES, FLORIDA 34102
TELEPHONE (239) 213-1820

September 13, 2018



3730 14TH ST N APT 2
NAPLES FL 34103

Re: Parcel Number 64262440004
Property Address 3730 14TH ST
Assessment for Sanitary Sewers

Dear Property Owner:

In June, 2018 the City Council of the City of Naples, Florida considered creation of the Gulf Acres / Rosemary Heights Assessment Area and the imposition of special assessments to fund wastewater improvements necessary to provide central utility service to the properties in the area, including the parcel referenced above. Since that time, the City has identified additional funding sources for the project, resulting in substantially lower assessment amounts than originally estimated. In light of such cost savings for affected property owners, the City has determined to reinstate the process for considering the imposition of special assessments in the Gulf Acres / Rosemary Heights Assessment Area.

The City Council of the City of Naples, Florida (the "City") is considering the imposition of special assessments to pay for sanitary sewer collection system improvements and wastewater treatment capacity improvements in the Gulf Acres / Rosemary Heights Assessment Area consisting of properties along Hollygate Lane, Frank Whiteman Boulevard, Cooper Drive, Illinois Drive, Wisconsin Drive, US 41, 10th Street North, 12th Street North, 14th Street North, Ridge Street, Rosemary Lane, and Rosemary Court. The Gulf Acres / Rosemary Heights Assessment Area is located within the utility service area established by City Ordinance No. 2698 and interlocal agreement between the City and Collier County. In the event such charges are not prepaid, the City Council will impose an annual non-ad valorem assessment on such properties to fund a portion of the costs of constructing such improvements. The balance of costs will be paid by the City. The total revenue to be collected by the City through non-ad valorem assessments for the entire assessment area is estimated to be **\$4,792,051**, together with other costs associated with financing and collection of the assessments.

The assessment for each improved parcel of property will be based on the total number of "equivalent residential connection" units or ERCs as of the date the assessment is imposed. A more specific description of the improvements, the method of computing the assessment for each parcel of property and payment alternatives (including prepayment in full, annual installments and deferral) are set forth in Resolution No. 2018-14194 adopted by the City Council on September 5, 2018 (the "Initial Assessment Resolution"). Copies of the Initial Assessment Resolution and the preliminary assessment roll are available for your review at the offices of the City Clerk at City Hall, 735 8th Street South, Naples, Florida, and on the City's website at www.naplesgov.com. Information regarding the assessment for your specific property, including the number of ERCs, is attached to this letter.

The City intends to issue bonds or other debt obligations to finance construction of the improvements over time. Property owners may choose to prepay the assessment in full and thereby avoid annual interest and financing charges associated with the bonds. Assessments which are not prepaid will be collected in annual installments over a period of twenty (20) years on the ad valorem tax bill by the Collier County Tax Collector as authorized by Section 197.3632, Florida Statutes. Collection of the annual installments will commence no sooner than the tax bill mailed in November 2020. Property owners will also have the option to defer payment of the assessment for twenty (20) years or until sale or transfer of the property. Property currently served by an onsite package plant may defer the assessment for up to ten (10) years. If the assessments are imposed, you will receive a separate notice of the date and place for optional prepayment.

The annual assessment will include your share of the principal, interest, and amounts related to collection of the assessments. The maximum annual assessment is estimated to be **\$ 814** per ERC for Sanitary Sewer Line Collection System Improvements and **\$169** per ERC for Wastewater Treatment Capacity Improvements for a total of **\$983** per ERC. However, the actual annual assessment cannot be determined until the obligations are issued. The City intends to include annual assessments on your ad valorem tax bill with the first payment on the bill to be mailed no sooner than November 2020. Failure to pay your assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

The City Council will hold a public hearing at 11 a.m. on October 17, 2018, at the City Council Chambers, 735 8th Street South, Naples, Florida, for the purpose of receiving comments on the proposed assessment area and the assessments, including collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing or to file written objections with the City Manager at any time prior to or during the public hearing.

The Gulf Acres / Rosemary Heights Assessment Area is located within the Utility Service Area established by City Ordinance No. 2698 pursuant to Chapter 180, Florida Statutes. You are hereby notified that connection of your property to the City's wastewater utility

system is mandatory, that availability of the utility system to your property is estimated to occur in 2020 and that you will have one year from the date of availability to connect your property to the utility system.

If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the City Clerk at least forty-eight (48) hours prior to the date of the hearing.

If you have any questions about the wastewater improvements, the assessments, or the payment alternatives, please contact the City Finance Director at (239) 213-1800 or email at finance@naplesgov.com.

CITY COUNCIL OF NAPLES, FLORIDA

Respectfully,



Ann Marie S. Ricardi
Finance Director
On behalf of the City Council of the City of Naples, Florida



City of Naples Florida

**Gulf Acres/Rosemary Heights
Assessment Area**

**This is not an invoice.
Send no money now.**



Parcel Number # **64262440004**
Property Address **3730 14TH ST**

Sanitary Sewer Collection System ERCs attributed to property: **3.12**
Wastewater Treatment ERCs attributed to property: **3.12**

Amount to make full payment before obligations are issued:
(no post construction financing cost)

Sanitary Sewer Collection System Improvements:	\$34,246
Wastewater Treatment Capacity Improvements:	\$ 2,324
TOTAL:	\$36,570

Prepayment amount after bonds are issued (includes financing cost):*

Sanitary Sewer Collection System Improvements:	\$34,631
Wastewater Treatment Capacity Improvements:	\$ 2,324
TOTAL:	\$36,955

Number of annual payments:	20
Maximum annual payment:**	\$ 3,067

* This amount will be reduced after each annual payment.
** Includes principal, interest at an assumed rate of 3.5% and collection costs.

***** SEND NO MONEY NOW. THIS IS NOT AN INVOICE. *****