



City of Naples

OFFICE OF THE CITY MANAGER
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March 9, 2017

Re: Sanitary Sewer Service in the Gulf Acres Area and Rosemary Heights

Dear Property Owner:

The purpose of this letter is to inform you of the intention of the City of Naples to provide a sanitary sewer collection system in your neighborhood to replace septic systems. This is a joint project with Collier County Growth Management who will install stormwater improvements concurrently.

The sanitary sewer system will be installed on the following streets in the Gulf Acres Area and in Rosemary Heights:

Gulf Acres Area

Hollygate Lane
Frank Whiteman
Boulevard
Cooper Drive
Illinois Drive

Gulf Acres Area

Wisconsin Drive
10th Street North
12th Street North
14th Street North

Rosemary Heights

Ridge Street
Rosemary Lane
Rosemary Court

The City of Naples currently provides water and sanitary sewer service to approximately 18,000 customers representing 72,360 people, within and outside of the City limits.

It is the City's long-term goal to provide sanitary sewer service to several unsewered areas that are outside of the City limits but within the City's utility service territory. Your neighborhood is the highest priority to receive a new sanitary sewer collection system to replace septic tanks and drain fields on private property.

This priority is established in recognition of the negative influences of septic systems on the Gordon River and Naples Bay. The State of Florida, Collier County and the City of Naples recognize that the quality of water in Naples Bay has deteriorated over the years due to high levels of pollutants. Each is taking proactive efforts to identify and remove sources of pollutants that continue to degrade the water quality within our unique and valuable estuary.

In coastal areas, individual septic systems cannot adequately treat human waste, including removal of viruses, fecal matter, pharmaceuticals, and nutrients such as nitrogen and phosphates, all of which present health risks and degradation of our waterways.

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Furthermore, septic systems have a limited life. Property owners should pump out septic tanks at least once every five years. Very few do. Tanks develop cracks, and septic drainage fields can become clogged or otherwise ineffective over time. Untreated waste rises to the surface or mixes with ground water and is then discharged into surface waters.

It is the City's policy that property owners are responsible for the cost of the new sanitary sewer system and connection charges (capital facilities fees or impact fees).

The City recognizes that property owners may not be able to pay the cost upfront for the sanitary sewer system. A special assessment program will be available to allow property owners to pay for sanitary system improvements over time on their tax bill.

The special assessment process works as follows:

- The estimated cost to design and construct a sanitary sewer system is determined. City Council then begins the process of establishing a special assessment district to provide a sanitary sewer system to your neighborhood.
- The basis to share the cost of the new system among property owners is determined. This may be based on a per lot basis, per unit basis, per "equivalent residential connection," or per linear foot of property, whichever is determined to be the fairest method to distribute the cost of sewer service.
- Property owners are notified by mail of the proposed special assessment district, the estimated cost of improvements, and the methodology to share the cost among the benefitted property owners. The notice will include the date for a public hearing upon which City Council will ultimately decide to establish the special assessment district.
- Construction will begin. Following completion, property owners will be notified of the cost to each property.
- The property owner may pay the full assessment, or the assessment may be placed on the property tax bill in annual installments over a number of years.
- Property owners will then connect the residential plumbing system to the new sanitary sewer system.

This year the City will develop preliminary engineering plans for the project. Upon completion, you will be informed of the estimated cost of the project and the estimated cost allocated to each property owner in your neighborhood. Establishment of the special assessment district and construction of the new sanitary sewer system is expected to occur in 2018.

We will keep property owners informed as plans progress. You can also check the City's website periodically for updates at www.naplesgov.com.

Sincerely,



A. William Moss
City Manager

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