



*City of Naples*

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

May 11, 2018

[REDACTED]  
NAPLES, FL 34103-3812

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

Dear Property Owner:

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, Ridge Street, Frank Whiteman Boulevard, Rosemary Lane, Rosemary Court, US 41, Cooper Drive, Rosemary Court, Illinois Drive, Wisconsin Drive, 10<sup>th</sup> Street North, 12<sup>th</sup> Street North, 14<sup>th</sup> Street North, including the parcel referenced above. The Gulf Acres / Rosemary 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 \$13,396,033, 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 assessment program including a description of the Gulf Acres / Rosemary Heights Assessment Area is included in the Initial Assessment Resolution adopted by the City Council on January 18, 2018. 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](http://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 debt obligations to finance construction of the improvements over time. This will permit the cost attributable to your property to be amortized over a period not to exceed twenty (20) years. However, you may choose to prepay the special

assessment and avoid interest and financing costs. If the assessments are imposed, you will receive a separate notice of the date and place for optional prepayment. If you do not choose to prepay your assessment, the amount necessary to pay your assessment in full will be increased by your share of the financing cost (financing costs, capitalized interest and reserve account).

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 \$1,615 per ERC for Sanitary Sewer Line Collection System Improvements and \$169 per ERC for Wastewater Treatment Capacity Improvements. 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 in November 2019. Failure to pay your assessments will cause a tax certificate to be issued against the property which may result in a loss of title. As well, each assessment will be subject to mandatory prepayment of the balance due upon the transfer of title to your property.

The City Council will hold a public hearing at 11:00 a.m. on April 18, 2018, at the City Council Chambers, 735 8th Street South, Naples, Florida, for the purpose of receiving comments on the proposed improvement 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 2018 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, please contact the Finance Director at 239-213-1820.

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 ID 64262440004  
Property Address 3730 14TH STREET NORTH

ERCs attributed to property: 4

Amount to make full payment before obligations are issued:  
(no financing costs)

Sanitary Sewer Collection System Improvements	\$ 88044
Waste Water Treatment Capacity Improvements	\$ 9296
<u>Total</u>	<u>\$ 97340</u>

Prepayment amount after obligations are issued (includes financing costs):

Sanitary Sewer Collection System Improvements	\$ 88460
Waste Water Treatment Capacity Improvements	\$ 9296
<u>Total</u>	<u>\$ 97756</u>

Number of annual payments: 20  
Maximum annual payment \$ 7136