



North 1 West Utilities Extension Area
Presently in the Design Phase

Sample Letter

April 2022

RE: Strap # 999999999999999999

Dear Property Owner:

Please be advised that your property is located within the North 1 West Utilities Extension Project (UEP) area. The City has engaged the engineering firm Tetra Tech to design the extension of the City's drinking water, sewer, and irrigation utilities to your property.

Now that the design is nearing completion, bids will be solicited from contractors and the total project costs will be calculated. The City Council will conduct public hearings to determine whether the costs of the new water, sewer and irrigation services will be paid by the property owners through special assessments tied directly to each property receiving the improvement. Please reference the map on the reverse side of this notice.

The public hearings for the North 1 West UEP assessments are anticipated to be in the Fall of 2022 with proposed construction to begin in early 2023 and to end in late 2024.

To review more information about the special assessments, you can visit the City's website to view the payment amounts charged for the City's most recent extension area North 2 UEP. The website includes the water, sewer and irrigation assessments for a typical 10,000 square foot building site. You will also find additional property costs such as connection permit fees and estimated plumbing connection costs. Please note that the North 2 UEP costs are for reference only and actual assessment and connection costs for the North 1 West UEP may be significantly different. The City plans to offer two payment options to the property owners: 1) Prepayment and 2) Amortized Payment on the ad valorem tax bill. ***The prepayment period is expected to open Fall of 2022, with the first tax bill installment to begin November 2023.***

The City is committed to reducing costs wherever possible by competitively bidding the work among multiple experienced contractors, directly purchasing materials to take advantage of the City's sales tax-free status and conducting value engineering reviews to make the construction process efficient and cost-effective.

The City will send additional notices, conduct informational meetings and advertise initial and final assessment resolution hearings prior to authorization to proceed with construction. For more information about the North 1 West UEP, please contact the City Utilities Extension Office at (239) 573-3028, the UEP Hotline at (833) 227-3837 or visit us at www.capecoral.gov/uep
This letter is purely an informational notice and requires no action from you.

Sincerely,

City of Cape Coral

***Please see reverse side for map of proposed North 1 West UEP area**



City of Cape Coral
PO Box 150006
Cape Coral, FL 33915-0006

Sample Letter



North 1 West UEP Project Area

