



## North 3 Utilities Extension Area Presently in the Design Phase

February 2, 2026

Strap #: 364322C3052550330

Site Address: 1624 OLD BURNT STORE RD N

Dear Property Owner:

Please be advised that the above referenced property is located within the North 3 Utilities Extension Project (UEP) area. The City has engaged the engineering firm McKim & Creed to design the extension of the City's drinking water, sewer and irrigation utilities to your property. The extension of municipal water services will provide dependable, high quality drinking water and increase public safety through the installation of fire hydrants throughout the North 3 project area. The extension of municipal water will also eliminate the possibility of wells running dry and saltwater intrusion. The municipal irrigation system will promote water conservation through the installation of a designated reclaimed water source for irrigation purposes. The wastewater system promotes environmental protection by removing the need for septic systems and eliminating septic overflows which can discharge adjacent to groundwater wells and canals. The project will include repairs to existing storm drainpipes and the installation of new catch basins, providing positive impact to stormwater quality within swales and adjoining canals. Finally, all disturbed roadways within the project area will be rebuilt and/or receive new asphalt. The extension of water, sewer and irrigation will improve the reliability and quality of service with a system designed to meet demand now and into the future.

Once the design is complete, 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 3 UEP assessments are anticipated to be in 2026 with proposed construction to begin in 2027.**

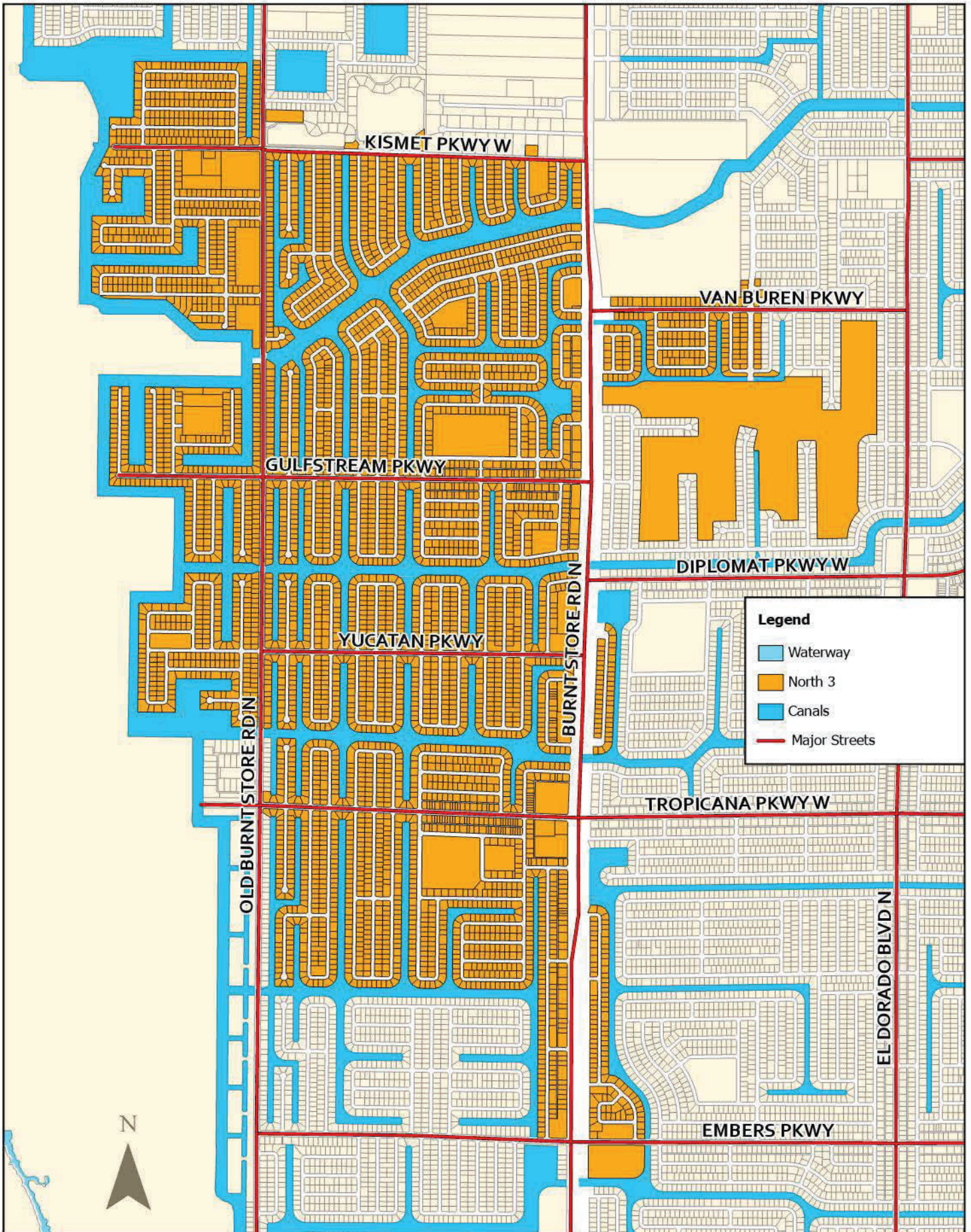
To review more information about the special assessments, you can visit the City's website to view the payment amounts charged for the most recent extension area North 1 East. The website includes the water, sewer and irrigation assessments for a typical 10,000 square foot building site. You will also find additional property costs such as connection permit fees and estimated plumbing costs. Please note that the North 1 East UEP costs are for reference only and actual assessment and connection costs for the North 3 UEP may be significantly different. The City plans to offer several 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 in 2026, with the first tax billed installment to begin November 2027.

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 3 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](http://www.capecoral.gov/uep). This letter is purely an informational notice and requires no action from you at this time.

Sincerely,

**City of Cape Coral  
Utilities Extension Program**



# North 3