



— City of Cape Coral —
**North 1 West
Utilities Extension
Project (UEP)**

Informational Packet

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STAY CONNECTED

For questions related to the North 1 West Utilities Extension Project:
please call [1-833-227-3837 \(833-CAPE-UEP\)](tel:1-833-227-3837)
Email: info@N1WestUEP.com



ABOUT THE PROJECT

The City of Cape Coral began its development as a low density, rural community with septic tanks and shallow groundwater wells providing water and wastewater needs to residents. Today, these shallow wells are stressing the upper aquifer while septic systems are increasing the flow of wastewater effluent (discharge) into the groundwater and canals. This discharge affects regional water quality and the environment. In recent years, Cape Coral has grown to the third largest city by land mass, and 8th largest by population in Florida with a population over 200,000 people. This growth has spurred an increased demand for all City services, especially the extension of water and sewer systems.

The North 1 Utilities Extension Project (UEP) is part of the City's 2022 Comprehensive Utilities Master Plan Update. The project will provide water, sewer, and irrigation services to your area. It will include newly installed water, sewer, and irrigation lines along with fire hydrants, new wastewater lift stations, and master pump stations. The project will also provide repairs to existing storm drain pipes and catch basins. Finally, disturbed roads within the project area will receive new asphalt.

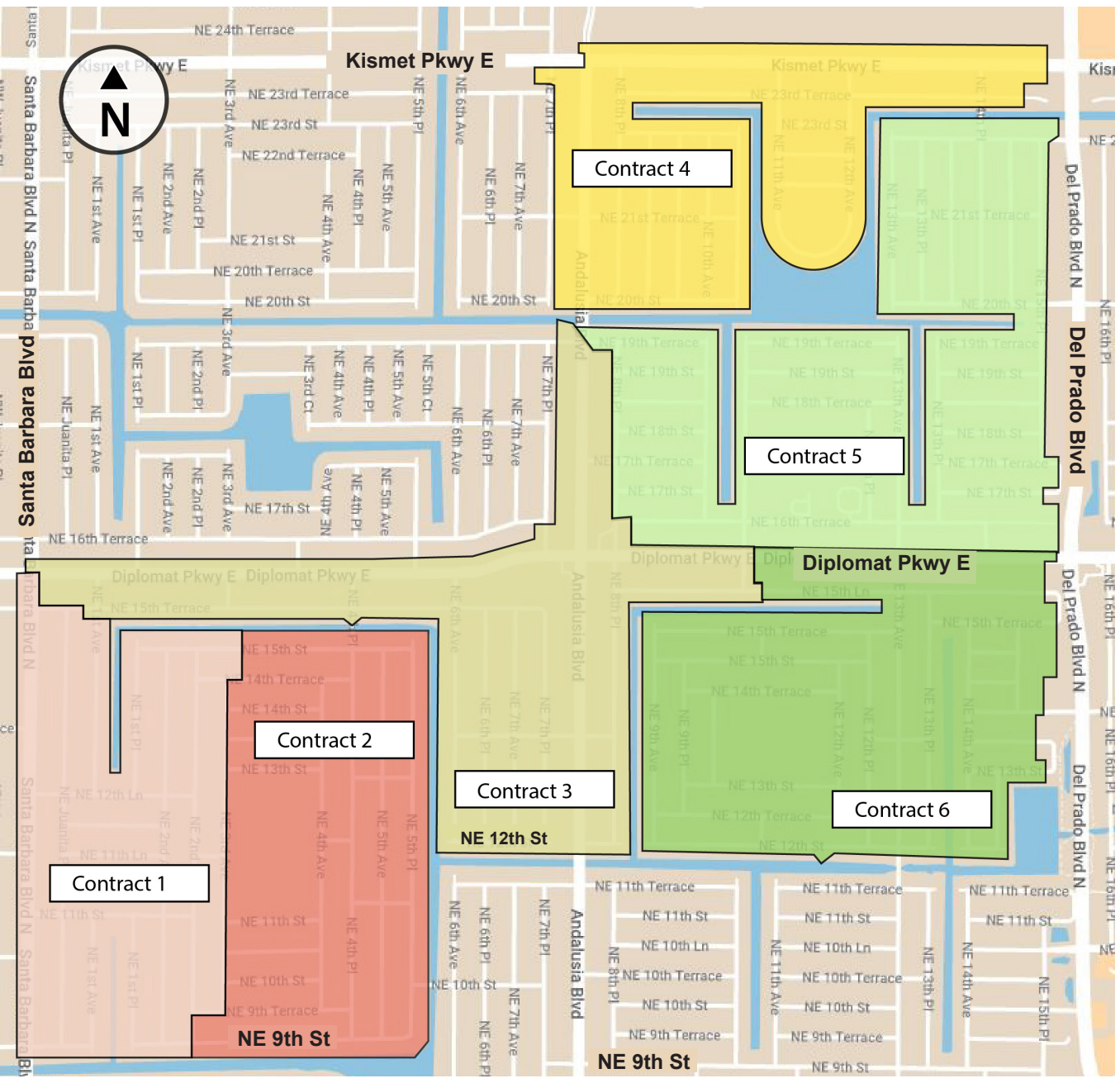


LOCATION

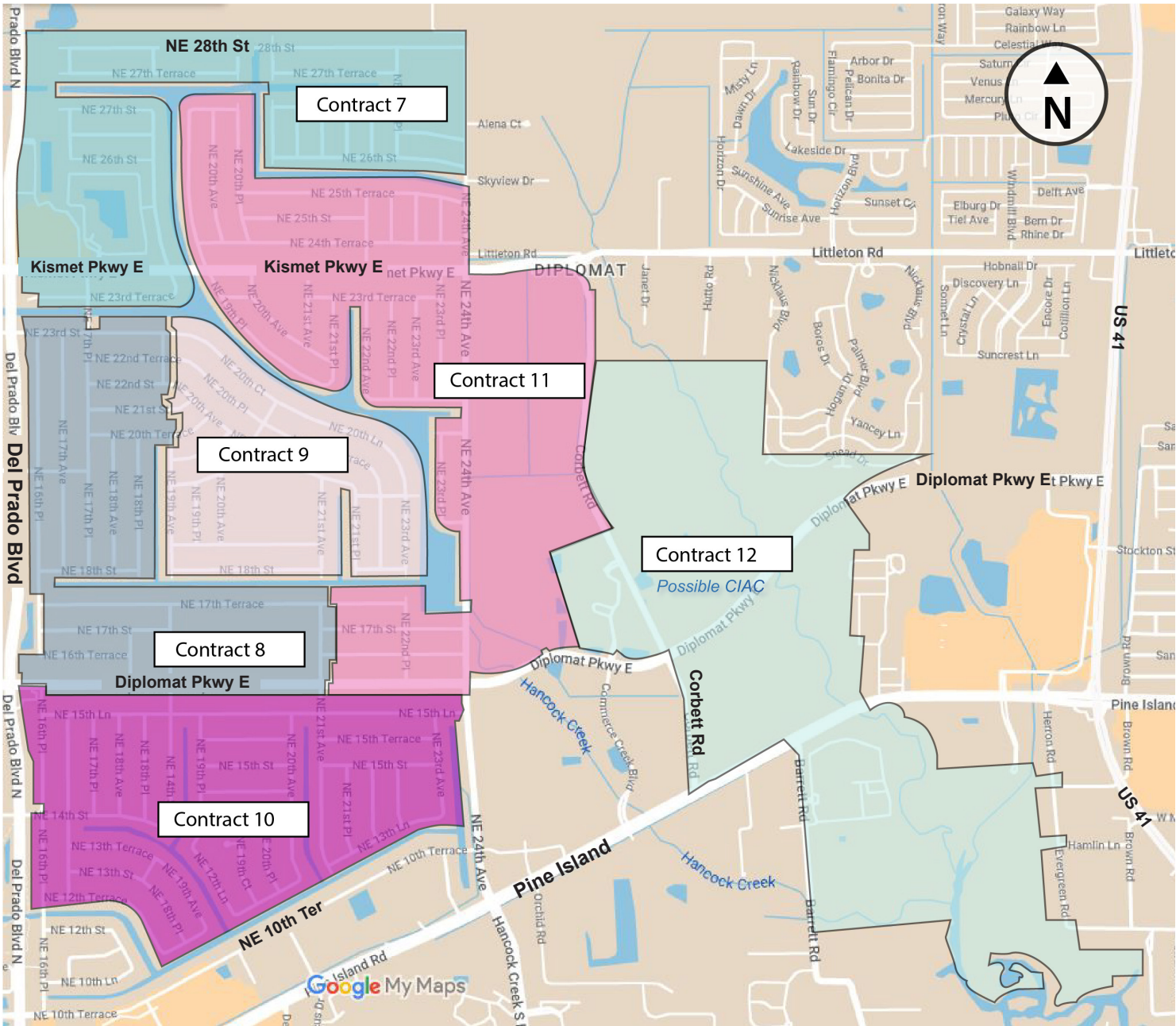
The North 1 UEP project is located in the northeast quadrant of the City of Cape Coral and will be divided into two projects as shown in the maps below.

North 1 West UEP service area is broken into six separate contract areas as shown below and generally includes properties west of Del Prado Boulevard, east of Santa Barbara Boulevard, along Kismet Parkway E and north of NE 9th Street. Construction is expected to begin in Spring of 2023.

2023



North 1 East UEP service area is broken into five separate contract areas as shown below and generally includes properties east of Del Prado Boulevard, west of US 41, south of NE 28th Street and north of NE 10th Terrace. Construction on the east area is expected to begin in 2024.



SERVICES: >>

Water Service - The City's potable (drinking) water system pulls its groundwater supply from deep wells situated in the Lower Hawthorn Aquifer. The water is treated and pumped into the distribution system. The extension project will connect into this existing water treatment system. The project will install potable water lines adjacent to properties.

Wastewater Service - The City uses a gravity sewer system, which consists of sewer lines that collect and transport the wastewater flow to local lift stations. These lift stations pump the wastewater under pressure, via force mains, to the City's existing wastewater reclamation facilities for treatment.

Irrigation Service - Treated wastewater is currently pumped back to customers through reuse irrigation lines, to provide water for landscaping. This water supply is supplemented by canal water as necessary to meet peak demands. Cape Coral is an industry leader in water reuse technology, which is an important water conservation tool.



BENEFITS

There are several benefits to extending these City services:

- **Quality potable water** - Provides a dependable, high-quality supply of clean drinking water.
- **Fire protection** - The water distribution system will be designed to facilitate fire flow protection to the service area and hydrants will be placed in accordance with the City standards.
- **Water conservation for irrigation** - In many areas, the City operates an irrigation water system that includes a separate source of treated, reclaimed water for irrigation. This decreases the use of potable (drinking) and freshwater canal water for irrigation.
- **Environmental protection** - Failing septic systems are the third leading cause of pollution according to the U.S. Environmental Protection Agency. Overflows from a septic system can discharge in close proximity to adjacent groundwater wells and homes. Expanding sewer systems reduces the number of septic tanks, which is not ideal in urbanized areas.
- **Enhanced property values** - In some surrounding areas, properties that have been connected to a centralized water and sewer system have shown to increase in value over those properties that remain on well and septic systems.
- **Economic growth** - Economic development will be more likely with the new utility and fire protection services in place.
- **Municipal water** - The extension of municipal water will also eliminate the frequency of wells running dry and saltwater intrusion.



WHAT TO EXPECT BEFORE, DURING, AND AFTER CONSTRUCTION

Overview:

During the North 1 West UEP, contractors will follow a general phasing schedule, dependent on many factors including underground conditions, weather, and protected species avoidance and relocation. Three new pipelines will be installed: sewer, potable water, and irrigation. The new sewer lines will be placed in the center of the street, while potable water and irrigation lines will be placed within the right-of-way (ROW) on either side of the road. Stormwater pipes and catch basins will also be replaced within the ROW on both sides of the road to improve drainage along the roadway. Construction will be concurrent on multiple streets and will move around depending upon “shovel-ready” areas. Every effort will be made to minimize impacts, but residents and businesses should expect temporary inconveniences. Construction crews will work to maintain direct roadway access to residences and businesses as much as possible. During construction, please maintain a safe distance from construction areas and discourage children from approaching construction equipment or materials.

Here is a summary of what you can expect:

- Large trucks will transport pipes, supplies and construction equipment to staging areas utilizing vacant land or the road ROW.
- Asphalt roads will be removed.
- Dewatering pumps will be activated.
- Excavators will dig separate trenches for pipes.
- Crews will be on-site installing and covering pipes.
- Installed pipes will be tested.
- Roads will be rebuilt.
- Sod and irrigation in the ROW will be restored at the completion of each section.
- Mud, dust, noise, changes to traffic patterns can be expected.

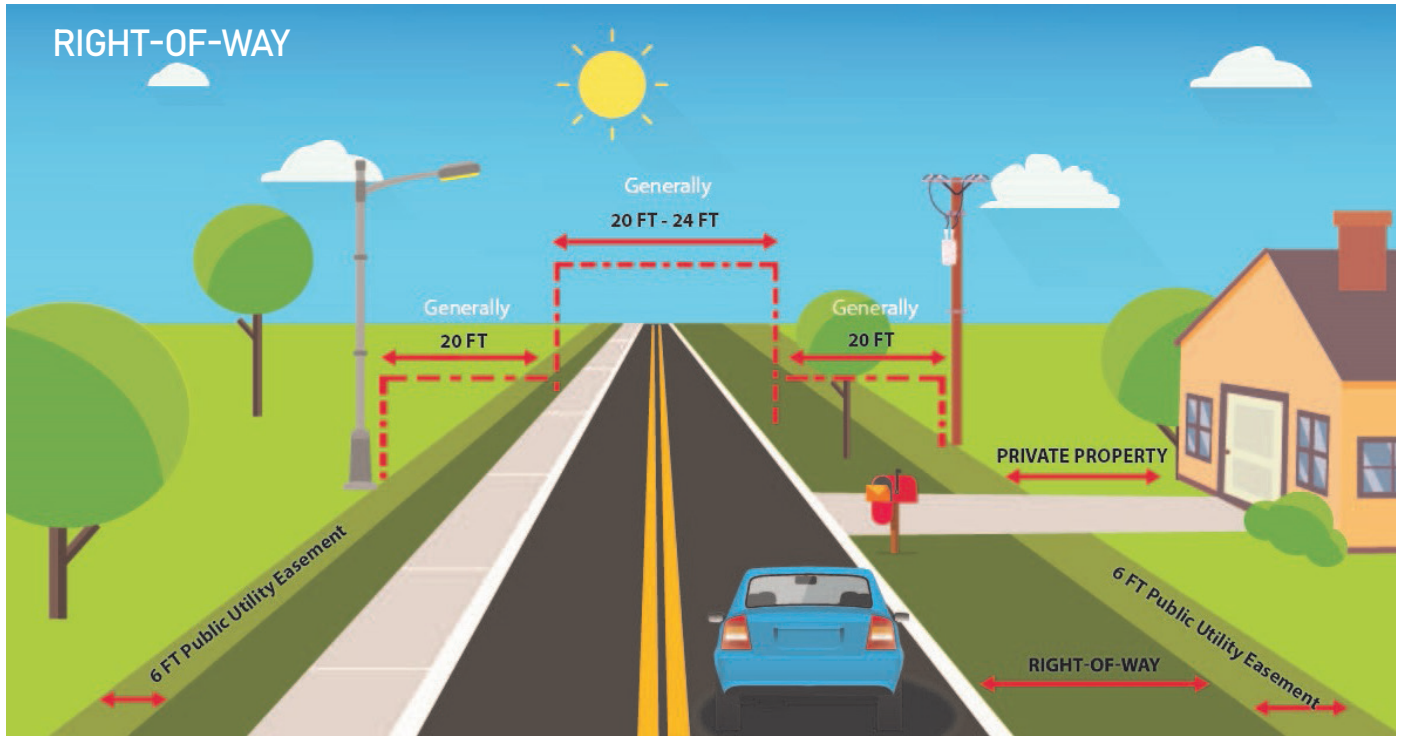
A schedule will be posted on the project website, however, it is subject to change

Contractors are expected to work weekdays from 7:00 a.m. to 7:00 p.m., Monday through Friday. Some Saturday and night work may be necessary to complete emergency repairs, minimize disruption, or for time-sensitive work.

BEFORE CONSTRUCTION

Identify City's Public Right-of-Way (ROW)

Work will take place in the City's Public ROW. When discussing exactly where construction will take place, it's helpful to understand the term ROW. This term refers to property rights owned by a public entity and reserved for infrastructure. In Cape Coral, the ROW varies from street to street, but *generally* the City has ROW rights to approximately the first 20 feet from the edge of pavement. Survey crews will identify the ROW which typically coincides with the property line.



ROW and roadway widths may vary.

Personal Items in the ROW

Some personal property items located in the ROW may need to be removed or relocated out of the ROW during utility installation. Personal property items may include, but are not limited to, irrigation systems, lighting, landscaping, decorative fencing or walls, yard art, basketball hoops, and monument or decorative mailboxes. Large decorative/monument style mailboxes affecting construction may be removed by the contractor as work progresses; however, the contractor will not be responsible for damage to or for reinstalling these types of mailboxes. If you would like to preserve your large decorative/monument style mailbox, you should do so prior to construction moving to your area. Standard mailboxes will be removed and reinstalled as work progresses. Property owners can flag irrigation heads that are located within the ROW to alert the contractor of their location. The contractor will make every effort to work around the system; however, irrigation lines in the ROW will be cut and capped during construction if necessary.

If your property has items located within the ROW that are determined to be a conflict with construction, you will be notified in writing regarding the conflict. Typically, items within the ROW that present a conflict must be removed within 60 days of notification. If they are not removed, the contractor is authorized to remove and dispose of any of those items without replacement in the way of construction, per City Ordinance 83-93.

Underground Utilities

Prior to the start of construction, you may see survey crews in your neighborhood. These crews identify the ROW and the locations of underground utilities such as phone and cable conduits.

Working from data obtained by surveyors, the contractor, and utility operators, “811 Call Before You Dig” contractors will mark underground utilities in the work zone with colored flags. This helps ensure remaining underground lines are not damaged during construction and existing utility service to your residence remains uninterrupted. Please do not attempt to remove these flags.



Flagged Utilities in ROW

Preconstruction Videos

Videographers will record existing conditions of the project area, including items in the ROW prior to the start of construction. This helps to protect all parties if disputes arise during and after construction.

Erosion Control

Silt fencing is a porous fabric that will be installed along the edges of construction throughout the project for erosion control. Protective floating turbidity barriers will also be installed in canals to block silt and sediment caused from construction.

Protected Species Safety Measures

The City of Cape Coral is home to several protected species including the burrowing owl, gopher tortoise and the eastern indigo snake. The North 1 West UEP staff and contractors are committed to protecting these species and remain sensitive to the environment.

Crews are fully trained in species identification and will take the necessary steps to minimize impacts to their habitat including:

- All staging areas must be free of species' habitat and approved prior to construction activity.
- Contractors are required to inspect the project areas continually for species occupancy.
- On-site visits to observe burrowing owls and gopher tortoise burrows will be conducted routinely.
- Protected species posters and pamphlets will be distributed to construction crews and posted in all of the contractors' construction trailers.



PREPARATION OF THE CONSTRUCTION SITE: >>

Asphalt Roadway

1. Asphalt will be removed to install sewer pipes. 2. The road near your house or business will be without asphalt for several months. While under construction, the roadways will be functional and maintained. All efforts will be made to control excessive dust and mud in the project area. Access to your home or business will be maintained, but temporary road closures and detours around the work area will be necessary at times.

Note: Roads will remain without asphalt until all three pipelines are installed and the pipe testing is completed.

Dewatering

The process of installing the new underground utilities will require the use of multiple dewatering pumps to remove groundwater from the pipe trench. The pumps will need to run 24 hours a day and can be noisy. The contractor will make every effort to place the pumps in areas that are the least intrusive to residential properties; however, the location of these pumps will be determined by construction activities and may not be adjustable. The pumps will move as pipe installation progresses.



Dewatering Pipes



Dewatering Pump



Dewatering Pipes

DURING CONSTRUCTION: >>

Road Closures and Detours

Road closures and detours will be necessary to construct the project and ensure the safety of the construction crews and motorists. Detours will be clearly marked with signs and updates will be available through the WAZE app as we are notified by the contractors or as it occurs in the field. Major road detours and closures will be posted on the Traffic Advisory section of the project website.

Grass (Sod) and Driveway Removal

To prepare for irrigation and potable (drinking) water pipe installations, sod and driveway aprons within the ROW will be removed. The contractor will water sod initially to encourage root growth. After that, it is the homeowner's responsibility to maintain their sod. Driveway aprons and sod will be restored by contractors during the restoration phase. Sod will be restored to match the existing sod on private property. Specialty driveways (painted, stamped, pavers) could be replaced with new material and, therefore may have a slight color difference from the existing driveway due to exposure to sun and weather.

Mail and Trash

A construction representative will attempt to notify residents at home at least one day in advance of construction activities that may affect property access. Standard mailboxes may temporarily be removed or relocated, and trash service disrupted. Construction representatives will coordinate with the U.S. Postal Service and Waste Pro to ensure these services continue with minimal disruption.

Lateral Pipes

The newly installed pipes will be different colors and sizes, depending on their function. Contractors will typically install sewer pipes down the middle of the roadway, while potable (drinking) water pipes and irrigation pipes will be installed within the grassed area of the ROW.



Sewer Pipes *(Green Color Pipes)*



Water Pipes *(Blue Color Pipes)*



Irrigation Pipes *(Purple Color Pipes)*



Stormwater Pipes *(Black Color Pipes)*

Potable (Drinking) Water System Installation

The City's contractor will install water service pipes, along with meter boxes in the ROW. Once the project is complete, property owners will need to contact their own plumber to install the meter and connect these lines to their home. More information on Potable Water System Installation is included on pages 15 and 16 of this packet.

Wastewater System Installation

Sewer systems transport wastewater from houses and businesses to treatment facilities. The new sewer pipes will typically be located under the center of the roadway. To install the pipes, trenches will be dug in the center of the roadway after the asphalt is removed. Pipes will generally be installed underground between 5 feet to over 20 feet in depth. This process requires the use of heavy machinery and restricts traffic flow through the work zone. Service lines will be extended to the ROW at each property for future connection by the property owner.

Irrigation Water System Installation

Reclaimed or recycled water irrigation systems will transport highly treated reclaimed water to homes for use as landscape watering only. Irrigation pipes are purple in color and will be installed in the ROW parallel to the roadway.

Service Lines to House or Business

Once the water, sewer and irrigation pipes are installed under and along the roadway, the City's contractor will then install service lateral pipes. These lateral pipes will connect the main pipes to the meter boxes, which will be installed in the ROW for future connectivity.

Catch Basins

Existing open throat catch basins are being replaced with raised grate inlets with 3-inch diameter openings. These openings increase the storage and treatment of stormwater within roadway swales. This change brings about a multitude of positive impacts to stormwater quality benefiting the adjoining canals and shorelines.



Raised Grate Inlet



Irrigation

Fire Hydrants

Installation of fire hydrants in the area will provide a fire protection system with a reliable water supply and pressure.

Air Release Valves

Air release valves will be installed throughout the system. These valves release air that builds up in the pipes, which can restrict flow.



Air Release Valve

SYSTEM TESTING:

Testing of the overall pipeline system will occur before the road is rebuilt. This is to ensure the system is safe and operational before the asphalt is placed over the new pipelines. During this time, there may be less construction activity while system testing is being conducted at various locations throughout the neighborhood.

RESTORATION:

Road Replacement

As the project approaches completion, crews will rebuild and repave the roads.

Road replacement includes several steps:

- Crews prepare the surface by leveling it with grading equipment
- Aggregate base is placed evenly on the road surface
- Asphalt primer is placed in layers on top of the base
- Black tack surface is placed on top of the asphalt primer
- Permanent skid resistant asphalt is placed
- Roadway markings are painted on the road

Drainage Improvements

Once the pipes are installed, the ditches along the roadway will be graded and swales will be constructed. This system will provide necessary stormwater drainage for the roadway.

Driveways, Grass, Sprinkler Systems, Mailboxes

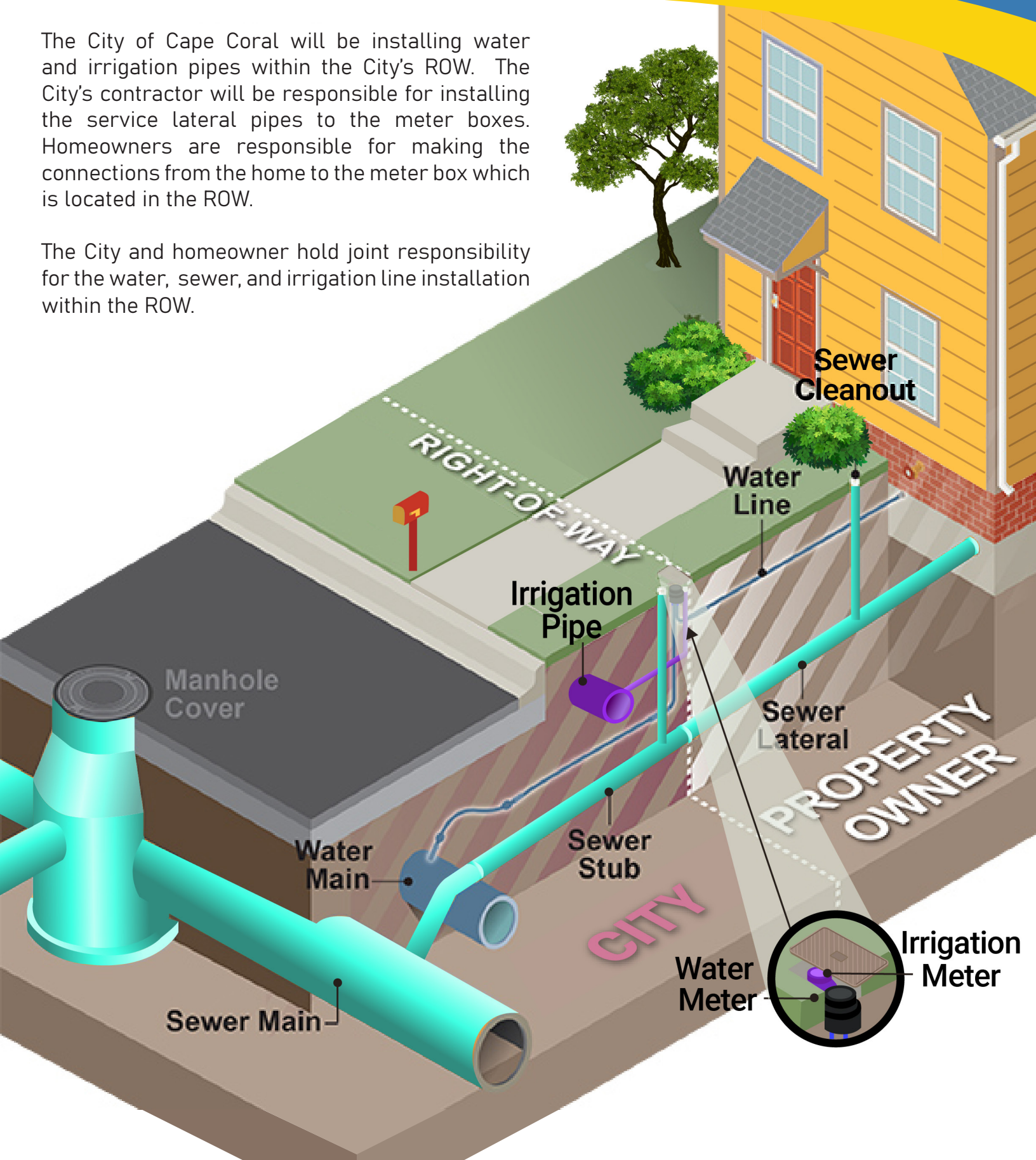
When testing is complete and construction crews have removed most of the large equipment, the final restoration process will begin. This includes rebuilding driveways, installing sod, resetting mailboxes, and making repairs due to construction.



Paving

The City of Cape Coral will be installing water and irrigation pipes within the City's ROW. The City's contractor will be responsible for installing the service lateral pipes to the meter boxes. Homeowners are responsible for making the connections from the home to the meter box which is located in the ROW.

The City and homeowner hold joint responsibility for the water, sewer, and irrigation line installation within the ROW.



CONNECTION INFORMATION

When the work is complete and the system is available online, the property owner (homeowner/business owner) will receive a **“Notice of Availability Letter” (NOA)** from the City.

Properties containing homes or businesses will be required to connect to the City’s potable water and wastewater system when services become available. At the present time, connection to the irrigation system is optional. All properties in the project area must be connected to the new system within 180 days from NOA.

To connect to the **Potable Water and Wastewater Services**, you must complete and submit a Utility Service Extension Application to the City of Cape Coral Customer Billing Services. Applications are available online at www.CapeCoral.gov. You will be responsible for a meter installation fee. You will need to contact a licensed plumber to permit and complete the new service connections by installing the water line and sewer lateral pipe from the building to the ROW. See the following steps shown to the right to complete the connection process.

After connection to the **Wastewater Service**, septic tanks will no longer be needed. They do not have to be removed but they must be collapsed and abandoned. This work can be performed by the plumber. Water wells can remain intact as an irrigation water supply.



Water Meter

PROPERTY OWNER

(Homeowners or Business Owners)

- **RECEIVE** “Notice of Availability Letter” from the City sent certified mail.
- **COMPLETE UTILITY APPLICATION**
New Construction/Utility Service Extension Application
*To connect to utility services, you must complete the Utility Extension Connection Application online at www.capecoral.gov. Navigate to “I want to” - Apply for - Water and Sewer Service - Expansion/New Construction.

Property Owner(s)

Will need to submit the following documents/information to complete application:

- **A photocopy of a driver’s license/ government issued ID for all owners listed on the property**
 - **The name of the licensed plumber performing the connection**
- **PAY FEES to the CITY**
Fees required for connection:
 - **Meter Installation Fee**
 - **Utility Account Deposit***
 - **Septic Abandonment Permit Fee**

* Based upon utility credit check

These fees must be paid prior to connecting to the new utilities. After payment(s) is made, the City will install the meter.

LICENSED PLUMBER

• COMPLETE PERMIT APPLICATION

Utility Connection Permit Application

*To apply for UEP connection permit and septic abandonment permit (if applicable), you will need to apply online at www.CapeCoral.gov. Navigate to "I want to" - Apply for - Permits.

Licensed Plumber

Will need to submit the following documents/information to complete application:

- **Burrowing Owl/Gopher Tortoise Affidavit**
- **Department of Health Septic Abandonment Form**

• LICENSED PLUMBER

- **Performs the hook-up (leaving trench open)**
- **Must submit the following affidavits:**
 - ***Affidavit of Chlorination**
 - ***Potable Water and/or Gravity Sewer Test**Upon receipt of affidavits, the City will schedule the required inspections.
- **Restores the right-of-way and schedules the site restoration inspection once the utility inspections are complete.**



CITY

- **CITY will supply a permit number**
- **CITY will complete the following:**
 - **Water, Sewer and/or Irrigation Inspections**
 - *Passed Inspections: Work required by the City is complete
 - *Failed Inspections: Additional work needs to be completed by the Licensed Plumber
 - **Meter Installation**
- **HEALTH DEPARTMENT will complete the following:**
 - **Septic Abandonment Inspection**



Water and Irrigation Meter Boxes



ASSESSMENT AND FINANCE INFORMATION

Assessment Information

The Cape Coral City Council enacted Ordinance No. 8-99 on March 8, 1999, to provide for the creation of assessment areas, and to authorize the special assessments that will fund the construction of certain utility improvements to benefit property within an extension project area. Essentially, this ordinance ensures that “growth pays for growth” and that only property owners who benefit from property improvements pay the assessment.

The special assessments have been proposed to fund construction of potable water, wastewater and irrigation facilities and finance related capital facility expansion charges. The special assessment for each parcel of real property will be based upon (1) the number of “equivalent parcels” attributable to such parcel for the purposes of financing the facilities and (2) the number of “equivalent residential units” (“ERUs”) attributable to each parcel for the purposes of the related capital facility expansion charges. The number of equivalent parcels is generally determined by dividing the total area of the parcel by 10,000 square feet. A typical residential building parcel is comprised of 10,000 square feet. The ERU is the standard unit in calculating the expected demand on the utility system relative to a typical dwelling unit. You may receive an adjustment to your assessments if your property is a “hammerhead” parcel (hammerhead shaped lots are typically located at the end of cul-de-sacs), or an institutional tax-exempt parcel (those parcels with a Department of Revenue Property Use Classification Code between 70 and 79).

For a more detailed explanation of the methodology used to calculate the assessments, please refer to the Initial Resolutions (35-23, 36-23, and 37-23). These can be obtained from the City Clerk’s Office or on the City website at www.CapeCoral.gov.

Initial Prepayment

You may elect to prepay any or all of your assessments in full to avoid temporary and permanent financing costs. The initial prepayment period for the North 1 West project is from March 23, 2023, to September 30, 2023.

Initial prepayments for a standard 10,000 sq ft lot site receiving all three services:

Line ExtentionAssessment		
Potable Water	Wastewater	Irrigation
\$ 7,246.00	\$ 13,330.00	\$ 6,041.00
Capital Facility Assessment		
Potable Water	Wastewater	Irrigation
\$ 1,106.00	\$ 3,390.00	\$ 2,254.00

Interim Prepayment

You may elect to prepay any or all of your assessments in full to avoid permanent financing costs. The Interim prepayment period for the North 1 West project is October 1, 2023 through July 31, 2024.

Interim prepayments for a standard 10,000 sq ft lot site receiving all three services:

Line Extention Assessment		
Potable Water	Wastewater	Irrigation
\$ 7,806.00	\$ 14,363.00	\$ 6,489.00
Capital Facility Assessment		
Potable Water	Wastewater	Irrigation
\$ 1,192.00	\$ 3,652.00	\$ 2,428.00

AMORTIZED PAYMENT

If not paid during the Initial or Interim Prepayment Option, the assessment will default to the 30-year amortized payment option. It will automatically be billed on your property tax bill as a non-ad valorem assessment.

Maximum annual installments (30-year term default) for a standard 10,000 sq ft lot site receiving all 3 services:

Line Extention Assessment 30-Year Term (default)		
<u>Potable Water</u>	<u>Wastewater</u>	<u>Irrigation</u>
\$ 812.00	\$ 1,490.00	\$ 660.00
Capital Facility Assessment 30-Year Term (default)		
<u>Potable Water</u>	<u>Wastewater</u>	<u>Irrigation</u>
\$ 131.00	\$ 383.00	\$ 258.00



For property owners wishing to elect a 20 or 25 year term, the Amortized Payment Election Form included with the assessment notice must be returned by July 31, 2024.

Maximum annual installments (20 or 25 year term) for a standard 10,000 sq ft lot site receiving all 3 services:

Line Extention Assessment 20-Year Term		
<u>Potable Water</u>	<u>Wastewater</u>	<u>Irrigation</u>
\$ 948.00	\$ 1,740.00	\$ 773.00
Capital Facility Assessment 20-Year Term		
<u>Potable Water</u>	<u>Wastewater</u>	<u>Irrigation</u>
\$ 152.00	\$ 447.00	\$ 300.00

Line Extention Assessment 25-Year Term		
<u>Potable Water</u>	<u>Wastewater</u>	<u>Irrigation</u>
\$ 867.00	\$ 1,590.00	\$ 705.00
Capital Facility Assessment 25-Year Term		
<u>Potable Water</u>	<u>Wastewater</u>	<u>Irrigation</u>
\$ 140.00	\$ 409.00	\$ 275.00

Amortized assessment installments are transmitted to the Lee County Tax Collector annually and are comprised of principal, interest, collection costs and statutory discount recovery cost components. The estimated maximum annual interest rate for the Amortized option is 6.5%.

You may prepay any of the remaining assessment components at any time (referred to as the Adjusted Prepayment Amounts) but may not make partial payments. After July 31 of each year, the revised Adjusted Prepayment Amount plus the annual installment due on the next tax bill will be due in order to pay the assessment in full. Keep in mind that any annual amounts already forwarded to the Tax Collector for collection will continue to be due and payable to the Tax Collector even if you have not yet received your tax bill.

HARDSHIP

The Hardship Deferral Option is a program to provide a method whereby permanent City of Cape Coral residents can defer payment of all or a portion of North 1 West special assessments. City residents whose total household income is at or below a certain level, as established by the United States Government, may apply for the hardship program option each year. The deferral would remain in effect until such time that the property is sold, any portion of ownership is transferred, any portion of the property is refinanced, or the applicant no longer meets the guidelines of the program.

The following requirements apply to the City's Hardship Deferral Program:

- The specific special assessment resolution must contain a provision for the hardship program.
- The program is only available for owner-occupied single family homes, condominiums, or duplexes.
- The property owner must be a current, full-time resident of the City of Cape Coral.
- The owner's property must qualify for a homestead tax exemption.
- All property tax payments must be current, or the property owner must have a current homestead tax payment deferral.
- The property must not be subject to any pending or threatened foreclosure action, and the mortgage payments must be current.
- The applicant must contact the lender and request that the lender send directly to the City verification of the balance and status of all mortgages and loans on the property.
- The applicant and the occupants of the property must meet the income criteria for the program, as separately established by City resolution.

With the Hardship Deferral Program, a percentage of your annual installment/bill will be deferred. The percentage deferred will be based upon program qualifications. The remaining portion of your yearly installment/bill is still due and payable.

The 2023 income guidelines for the Hardship Deferral Program are expected by April 2023.

Depending on your annual income, deferrals could range from 10% to 100%. Interest will still accrue on the outstanding balance, and, when your property changes ownership, all deferred amounts become due. Hardship deferrals are granted for one year only. You must reapply each year. The application deadline is April 15th of each calendar year.

For more information about the City's Hardship Deferral Program, or to apply, please call (239) 242-3851, between 7:30 a.m. and 4:30 p.m., Monday through Friday.





CITY OF CAPE CORAL

QUICK GUIDE TO THE UTILITY CONNECTION GRANT PROGRAM

Eligible Properties

Free standing single family homes, condominium units, and duplexes that have a separate strap # and fee simple ownership.

Funding

Qualified buyers will receive assistance in the form of a grant from the City of Cape Coral.

Qualifying Items

- Payment to plumber for connection of home to utility
- Abandonment of septic tank
- Septic Abandonment Fee
- Meter Fee

Homeowner Maximum Assistance
A maximum grant award of \$4,000 is available per property.

Application and Program Information

Applications will be submitted on line at: TBD

or in person at:

Cape Coral City Hall
1015 Cultural Park Blvd
Cape Coral, FL 33990

Submission of an application does not ensure you will be awarded funding. Funding is limited and is awarded on a first come, first approved basis.

PLEASE BE ADVISED THAT THIS DOCUMENT DOES NOT INCLUDE ALL REQUIREMENTS FOR THIS PROGRAM AND IT IS SUBJECT TO CHANGE AT ANYTIME AT THE DIRECTION OF PROGRAM ADMINISTRATORS AND THE US DEPARTMENT OF HUD.

Purpose of Program

The purpose of this program is to assist income qualified homeowners with the cost of connecting to City utilities when they become available. The funding is provided by the US Department of HUD Community Development Block Grant and is subject to availability.

Homeowner Benefit

Homeowners will receive a one-time grant for the connection to the City's water, sewer, and irrigation systems.

Eligible Applicants

- Must meet income guidelines. These limits are based on the income and assets of all residents in the household and adjusted on an annual basis. (See Income Guidelines Chart below)

Lee County, Florida	
Income Guidelines Chart (2022)*	
Your annual income must fall within the categories below	
Household Size	Max Income for household (80% Area Median Income)
1	\$45,050
2	\$51,450
3	\$57,900
4	\$64,300
5	\$69,450
6	\$74,600
7	\$79,750
8	\$84,900

*Will change annually

- The home must be the primary residence of the client.
- Must have legal right to reside permanently in the United States.
- The homeowner must be current on monthly mortgage payments and maintain homeowners and flood insurance (if applicable).
- Calculated homeowner assets (as defined by US Department of HUD) cannot exceed \$20,000.
- The homeowner may not be under contract with a licensed plumber to connect the property to City services. The City of Cape Coral has a contract with a licensed plumber to complete all grant connections.



WATER HOOK-UP PROCEDURES

Utility Extension Areas Only

A permit is required. One permit will be issued for both water and sewer hook-up. Permits for new construction and existing structures can be obtained by the plumber or the homeowner online at www.CapeCoral.gov.

- No cross-connection between a potable water supply and any non-potable water supply is permitted. (Well and potable water shall be separate.)
- Schedule 40 or Schedule 80 PVC shall be run from the meter to the building. Please refer to Water Service Minimum $\frac{3}{4}$ " in Section 603, and Separation Water Service and Sewer in Section 603.2.
- Pipe must be at least 12" deep after final grade. Please refer to guidelines set forth in the Water Supply Test, Section 312.5.
- Dual check valve installed by City on meter must not be removed.
- Shut off valve must be installed where the water line enters the building.
- A vacuum breaker on the sprinkler system is required if the potable water is hooked to the sprinkling system.
- An inspection of the water connection is required.
LEAVE TRENCH OPEN UNTIL THE INSPECTION HAS BEEN APPROVED.
After completion of the water hook-up, turn on water at the meter. Inspections may be scheduled by phone or by internet.
- Commercial, industrial, and multi-family (3 or more units) sites are required to install an RPZ Backflow Preventer at the service connection immediately following the water meter. The units shall be maintained by the property owner at their expense. Certification is required at the time of installation. Annual testing is required thereafter. Only American Water Works Association or State Certified Backflow Preventer Testers are allowed to test and certify the backflow preventers. Record keeping of the test reports will be maintained by the City of Cape Coral. All certification reports should be sent to 1800 Everest Parkway, Utilities Division, Collections and Distribution Construction Office, or faxed to the office at (239) 574-0855.





SANITARY WASTEWATER HOOK-UP PROCEDURES

Utility Extension Areas Only

A permit is required. One permit will be issued for both water and sewer hook-up, if necessary. Permits for new construction and existing structures can be obtained online at www.CapeCoral.gov.

- The permit issued must be posted in plain view. The permit must state the name of the installer and will be signed by the inspector upon completion.
- An accessible two-way cleanout shall be installed not less than 18" from the building and every 80' thereafter.
- The 4" sewer pipe shall have a minimum of 1/8" fall per foot.
- Bends cannot exceed 45 degrees. A combination of bend can be used to achieve proper direction.
- Pipe shall be approved for non-pressure sewer use and marked 3033, 3034, or SCH. 40 PVC or coextruded PVC with stiffness PS 50. Pipe shall be laid so that any identifying markings face upward.
- The electronic marker shall be replaced in its proper position at the connection to the city service lateral.
- Pipe shall be buried with 12" of cover. After inspection, reasonably clean fill shall be used to backfill. Please refer to guidelines set forth in the Gravity Sewer Test Sec. 312.6, Trench and Back Fill Sec. 306, Existing Building Sec. 703.4, Solvent and Primer and Tables 702 and 702.2.
- A properly notarized affidavit certifying proper completion of the gravity test will be accepted by the Building Official. However, the trench must be left open until the inspection has been approved.
- An inspection of the sewer connection is required. LEAVE TRENCH OPEN UNTIL AFTER INSPECTION. Inspections may be scheduled by phone or internet.
- Once the inspection of the sewer hook-up is complete, contact the Lee County Health Department 239-690-2100 concerning the septic tank abandonment inspection.





ONE-STOP PERMITTING FOR SEWER TAP AND SEPTIC TANK ABANDONMENT

CITY OF CAPE CORAL CUSTOMER BILLING SERVICES DIVISION AND LEE COUNTY HEALTH DEPARTMENT

The City of Cape Coral and Lee County Health Department have streamlined the permitting process for Cape Coral property owners who must abandon their septic system and tie into the city sewer system. City water and/or sewer permits, and County septic system abandonment permits can all be obtained online at www.capecoral.gov.

Water and/or sewer and septic abandonment permits can be obtained at the same time since completion of the sewer tap requires an immediate abandoning of the septic system. Both permits are issued by the city and assigned a permit number utilizing the City Building Division numbering system. The City will collect the Health Department's fees and periodically forward those fees to the Lee County Health Department. In the event the septic system abandonment contractor is not the plumber making the sewer connection, the plumber may authorize the septic system abandonment contractor to sign for and obtain the water and/or sewer permit in the name of the plumber. The same holds true for the owner/builder and septic system abandonment contractors.

Only a state-licensed septic installer, plumber or property owner can obtain the septic system abandonment permit. Upon completing the abandonment process, a Health Department inspector will make an inspection.

The Health Department standards for abandonment will not change for this sewer extension project. The Health Department will notify the abandonment contractor of problems found during the inspection. The Health Department will then notify the City when the septic system abandonment has been inspected and approved.

Important

The septic system abandonment contractor must request the inspection by calling the Lee County Health Department at 239-690-2100.

Once the inspection of the sewer hookup is complete, contact the Lee County Health Department 239-690-2100 concerning the septic tank abandonment inspection.



SEPTIC SYSTEM ABANDONMENT

SEPTIC SYSTEM ABANDONMENT

Whenever the use of an onsite disposal system is discontinued, following connection to a sanitary sewer, the system shall be abandoned. Any further use of the system for any purpose shall be prohibited.

Septic tank abandonment must be completed within 90 days following connection to public sewer.

PROCEDURES FOR HOMEOWNERS TO ABANDON THEIR SYSTEM

- Contact the City of Cape Coral Customer Billing Services Division to obtain a sewer connection permit, septic abandonment permit and sewer hook-up requirements. The cost of the abandonment permit is \$100 for most systems.
- Have the tank pumped out by a licensed septage hauler.
- Crush or collapse the tank in a manner that will prevent the vessel from holding water, either by punching a hole in the bottom of the tank or collapsing its sidewalls. This work can only be done by the owner, a licensed septic installer or a licensed plumbing contractor.
- Fill in the remaining hole with clean sand or other suitable material to prevent a safety hazard, then grade and stake the tank site.
- After these procedures have ALL been completed, please call the Lee County Environmental Health Department at 239-690-2100 to request an inspection. When requesting an abandonment inspection, provide the following:
 - Permit number
 - Address
 - Contractor's name
 - Indicate you are requesting on "abandonment" inspection
- When used with a commercial septic system, grease traps will remain part of the building's sewage system and WILL NOT BE ABANDONED.

SEPTIC SYSTEM ABANDONMENT OPTION A

Recommended steps for putting a 12" hole in the bottom of a septic tank.

1. Have the tank pumped by a licensed septic pumper.
2. Crush or remove the tank lid, wearing eye protection and face shield.
3. Wearing protective eye and face shield, punch a 12" diameter hole in the bottom of the tank.
4. Place one end of a straight stick or PVC pipe into the 12" diameter hole at the bottom of the tank and extend the opposite end above the final grade surface.

SEPTIC SYSTEM ABANDONMENT OPTION B

1. Have the tank pumped by a licensed septic tank pumper.
2. Wearing protective eye and face shield, crush tank lid or remove lid.
3. Dig a 9" width trench along the outside wall of the tank which is furthest from the drain bed.
4. Wearing protective eye and face shield, use a sledgehammer to collapse the wall to the bottom of the tank.
5. Fill the abandoned tank with clean fill material, grade the area and stake the corners of the tank.



PUBLIC SAFETY

Public Safety Awareness



PUBLIC SAFETY AWARENESS

The Construction Manager for the Utilities Extension Project takes construction the safety and safety of residents very seriously.

We take Public Safety very seriously, particularly when working around residential streets with heavy construction equipment. To ensure the safety of everyone, we need your help in communicating the hazards of construction to your family, particularly any small children.

- Our work will introduce large construction equipment working on residential streets. This equipment will be operated by skilled personnel. Please do not approach any working equipment as visibility can be restricted, particularly at the rear.
- Our contracting team may arrange with vacant lot owners to use the property for material storage to facilitate the construction. These stored materials may include piles of stone material and dirt generated in excavation. These piles can be visually attractive to children but are not safe as a play area.
- There will be deep excavations to install the gravity sewer, typically in the center of the road. Most excavations will be backfilled and all should be covered at the end of the working day. Any excavation is a potential hazard and should never be entered by any member of the public.
- Please take extra care while driving through construction areas. Your patience during the construction period will be appreciated. Obey the reduced speed limits and be alerted to changing traffic patterns. Our temporary traffic control markers and signage is maintained regularly. However, if you see any temporary traffic control markers or signage that requires urgent maintenance, please contact us and we will re-establish or correct them, as necessary.

We need your help to ensure your family recognizes the risks of injury from potential construction hazards and we will assist in providing further safety information to the public, as required. Our construction team will take every precaution to protect the public. If you or your family sees anything that requires immediate attention, please contact [1-833-227-3837 \(833-CAPE-UEP\)](tel:1-833-227-3837) and we will correct it, as necessary. Collectively, we have a safety record to be proud of on this utility extension program. We will appreciate any steps you can take to inform your family.

If you have questions concerning any part of this extension program, direct your questions and concerns to the program hotline at 239-573-1191 or [1-833-227-3837 \(833-CAPE-UEP\)](tel:1-833-227-3837) or email info@N1WestUEP.com.



FAQ's

General Frequently Asked Questions



GENERAL FREQUENTLY ASKED QUESTIONS (FAQ'S)

»» What does UEP stand for?

UEP stands for Utilities Extension Project.

»» What is the utilities extension project?

The Utilities Extension Project (UEP) extends City water, sewer and irrigation services to previously unserved areas of the City of Cape Coral. It will include newly installed water, sewer, and irrigation lines along with fire hydrants, new lift stations, master pump stations. The project will also replace existing storm drain pipes and catch basins, as well as upgrade existing lift stations. Finally, disturbed roads within the project area will receive new asphalt.

»» Why is the UEP necessary?

The City of Cape Coral began its development as a low-density, rural community with septic tanks and shallow groundwater wells providing water and wastewater needs to residents. Today, these shallow wells are stressing the upper aquifer while the increasing flow of septic tank discharge is entering the groundwater and canals. Cape Coral has grown to the third largest city by land mass, and 8th largest by population in Florida, with a population over 200,000 people. This growth has spurred an increased demand for all City services, especially the extension of water and sewer systems.

»» How will the City's utilities system work?

The City's potable (drinking) water source pulls groundwater from deep wells situated in the Lower Hawthorn Aquifer. The water is treated and pumped into the distribution system. The extension project will connect to this existing water supply system. The project provides the potable water lines to the property, and these lines are ready for homeowner connection. The City uses gravity for sewer connection, and transports the wastewater to local lift stations. These lift stations pump the wastewater under pressure, via force mains, to the wastewater reclamation facilities for treatment. The treated wastewater is pumped back to customers, through irrigation lines, providing water for landscaping. This reuse water is supplemented by canal water as necessary to meet peak demands. Cape Coral is a leader in water reuse technology, which is an important conservation tool.

»» What is the quality of the city's potable water?

Water quality information is published annually in the City's Consumer Confidence/Water Quality Report and is on the City's website under Utilities/Water Quality Report.

»» Who is performing the work?

To better serve the City of Cape Coral, contractors are pre-qualified. Only pre-qualified contractors are permitted to bid on the project. The lowest responsive, responsible bidder is selected to perform the work. Each contractor is responsible for providing quality workmanship and keeping the project on schedule. In addition, the City is utilizing a Construction Engineering and Inspection (CEI) consultant to assist City staff with inspections, material testing, public involvement, and species management during the construction process.

FAQ's

Construction and Connection
Frequently Asked Questions

CONSTRUCTION FREQUENTLY ASKED QUESTIONS (FAQ'S)

»» What is the construction process?

Constructing the new City utility system involves numerous steps. The steps are listed on the project website www.CapeCoral.gov/UEP under the construction tab: Process.

»» How will construction work be accomplished?

Several types of underground utility lines will be installed within the roadway or public right-of-way including potable (drinking) water, sewer, and irrigation mains in addition to force mains and transmission mains in some areas. The new sewer mains are being installed along the centerline of the street. Water and irrigation mains are placed along opposite sides of the street, typically about 5 feet from the edge of pavement.

»» Where will work take place?

Work will take place in the City's Public ROW. When discussing exactly where construction will take place, it's helpful to understand the term ROW. This term refers to property rights owned by a public entity and reserved for infrastructure. In Cape Coral, the ROW varies from street to street, but generally the City has ROW rights to approximately the first 20 feet from the edge of pavement. Survey crews will identify the ROW which typically coincides with the property line.

»» When will the contractor work?

Construction crews typically work from 7 a.m. to 7 p.m. Monday through Friday. Some Weekend work may be required if necessary and as approved by the City.

»» When will construction start in my neighborhood?

The schedule for each contract varies. We will make every effort to notify residents and businesses prior to work starting. The generalized construction schedules will also be posted on the project website www.CapeCoral.gov/UEP.

»» How will I be notified of construction activities?

Tenants, residents, and businesses will be notified of construction in their area by hand delivered or mailed notices. Construction representatives will coordinate with those affected by driveway closures, mailbox relocation, and landscaping removal, if necessary.

»» What safety precautions should we take?

Safety is always the City of Cape Coral's number one priority. Each construction site adheres to strict safety standards. Please maintain a safe distance from construction areas and discourage children from approaching construction equipment. Also, please pay strict attention to road closures and utilize the detours.

»» Will there be road closures and detours?

Road closures and detours will be necessary to construct this project and ensure the safety of construction crews and motorists. Detours will be clearly marked with signs prior to any road closures. Major road detours and closures are posted on the traffic advisory section of the project website www.CapeCoral.gov/UEP.

»» Will work be noisy?

The installation of city utilities requires the use of heavy equipment, which means that noise is inevitable. Heavy equipment is used to dig trenches, remove asphalt, grade dirt, and perform many other construction activities. The process of installing new underground utilities will require the use of multiple pumps to remove the water from the pipe trench. The pumps will need to run 24 hours a day and can be noisy. The contractor will make every effort to place the pumps in areas that are the least intrusive to residential properties; however, the location of these pumps will be determined by construction activities and may not be adjustable. The pumps will move as pipe installation progresses.

»» Will I be able to get in and out of my driveway during construction?

We understand that construction is an inconvenience. Maintaining access to homes and businesses is a priority. During active trench excavation and some other activities, such as street paving or driveway construction, driveway access may be restricted. There may be times when you have to park in an area other than your driveway. Construction representatives will attempt to contact residents prior to driveway disruptions.

»» Will construction affect garbage pickup and mail delivery?

At times, your garbage pickup and mail delivery may be affected. Construction representatives will advise Waste Pro and the U.S. Postal Services of the construction and make them aware of upcoming activities and road closures, to minimize service disruptions. In some cases, mail will be available for pick up at the post office. Construction representatives will work with Waste Pro and the U.S. Postal Service to minimize service disruptions.

»» Will school bus stop locations change?

If it becomes necessary to relocate a bus stop temporarily due to construction activities, Lee County School Transportation will change the bus stops as necessary and inform the parents.

»» We need driveway access for medical equipment and/or transportation. Whom do we coordinate with?

If someone in your home requires special transportation services, please contact the North 1 West UEP public information consultant for the project at [1-833-227-3837 \(833-CAPE-UEP\)](tel:1-833-227-3837) or email to info@N1WestUEP.com.

»» What will happen to the landscaping, irrigation, and specialty mailboxes in front of my home?

Irrigation in the ROW may be cut and capped during construction but will be repaired during restoration. Other personal items in the ROW affecting construction, such as trees, bushes and decorative items may be removed by the contractor and will not be reinstalled. Large decorative/monument style mailboxes affecting construction may be removed by the contractor as work progresses; however, the contractor will not be responsible for damage to or for reinstalling these types of mailboxes. If you would like to preserve your large decorative/monument style mailbox, you should do so prior to construction moving to your area. Standard mailboxes will be removed and reinstalled as work progresses. The contractor may remove and dispose of any items left in the ROW.



»» **How much of my driveway and lawn will be disrupted?**

To prepare for the irrigation and potable (drinking) water pipe installations, sod and driveway aprons within the ROW will be removed. Driveway aprons and sod will be restored by contractors during the restoration phase. Sod will be restored to match the existing sod on private property.

»» **When the contractor removes a portion of your driveway, how do they replace it to match?**

Driveway replacement varies in accordance with the type and thickness of the existing driveway. In general, replacement is as follows:

Concrete driveway – The contractor will typically sawcut the existing driveway approximately 8 feet from the edge of the pavement to provide adequate room to install utility mains. The new driveway concrete will be replaced to match the new roadway edge of the pavement. This will normally be in the same location as the existing roadway pavement unless widening is proposed.

Paver/Painted/decorative/stamped driveway – the city's contractor may bore under the driveway or remove and replace the section to match the existing driveway.



»» **Why are there construction supplies stored on vacant property?**

Upon satisfaction of certain stipulations, contractors are permitted to utilize vacant city-owned and privately-owned property to store construction supplies, equipment, and vehicles. Availability of these staging and storage areas allows the contractors to work more efficiently and reduces the overall cost of the project. Stored supplies may include piles of stone, dirt, pipes, steel, heavy equipment, vehicles, and other construction materials. Rock crushing and other intensive processing activities are limited to specific sites where the potential impacts to neighboring properties can be minimized.

»» **I am building a new house in the North 1 West UEP. Do I have to install a well and septic tank system if city utilities are coming?**

No. Property Owners building a new home in North 1 are required to complete a Hold Harmless - Utility Connection Agreement as part of the permit process. Owners can elect to proceed with construction without well and septic. The certificate of occupancy will be issued once the city has completed the installation of the utilities and the building is connected to the city utility systems. Please note that construction schedules are subject to changes and delays and can significantly impact the availability of services needed to obtain the required certificate of occupancy.. Please note: construction schedules are subject to changes and delays and therefore can significantly impact the availability of services needed to obtain the required certificate of occupancy. If you elect to install a well and septic tank system, you will be required to connect to City utilities and pay all associated fees upon receipt of the Notice of Availability.

Please call [1-833-227-3837](tel:1-833-227-3837) ([833-CAPE-UEP](tel:833-CAPE-UEP)) to discuss concerns related to new construction in conjunction with the City's North 1 UEP.

»» **Will my property be restored once construction is complete?**

Yes, streets will be repaired or replaced, and sod, sprinkler systems, and portions of driveways within the ROW will be restored to like conditions.

▶▶ **What is the process and timeline for street paving after utilities are installed?**

Streets will be paved in two lifts or stages. The first lift will follow the installation of underground utilities. Typically, the timeframe between removal of the existing road and installation of the first lift of pavement will be approximately 5-6 months. The second lift of pavement will be installed a minimum of six months after the first pavement lift to provide time for the plumber's connection to occur.



▶▶ **What if I have a complaint regarding construction or damage incurred from construction?**

The construction contractors will be responsible for repairing construction-related damage (not including removal of items within the City's ROW). You may report any damage through the project website or by calling the project number [1-833-227-3837 \(833-CAPE-UEP\)](tel:1-833-227-3837). A representative will contact you to assist in resolution of your claim.

▶▶ **Whom do I contact if I have questions or concerns during construction?**

For questions related to the N1UEP:

please call [1-833-227-3837 \(833-CAPE-UEP\)](tel:1-833-227-3837)

Email: info@N1WestUEP.com

CONNECTION FREQUENTLY ASKED QUESTIONS (FAQ'S)

▶▶ **Do we have to connect to the new water, sewer and irrigation lines after they are installed?**

Developed properties adjacent to the newly installed water and sewer utilities must connect within 180 days of the date stated in the Notice of Availability letter per city ordinance. Connection to the irrigation system is optional at this time. Undeveloped parcels are required to connect to water and sewer prior to a certificate of occupancy.

▶▶ **How long before I have to connect?**

When the construction is complete and the utilities have passed inspection and are placed online, homeowners will receive a "Notice of Availability letter" from the city and must connect to the new system within 180 days.

▶▶ **How do I connect to the new system?**

To complete the connection to the new service, contact a local, City of Cape Coral licensed plumber. They will coordinate the connection process and explain their procedure.

»» **Where do I obtain a permit and water meter and what are the fees?**

The property owners or their plumbing contractors can obtain the permit for a 5/8" water meter for a typical residential home online at www.capecoral.gov. Currently the meter installation fee is \$310.00 the utility account deposit is \$100.00 (based upon a utility credit check) and septic abandonment permit fee is \$100.00. *Rates are subject to change. These fees must be paid prior to connecting to the new utilities. After payment(s) is received, city personnel will physically install the water meter followed by inspection of the water, sewer, and irrigation service connections completed by the property owner's plumber.

»» **Where can I view city codes and requirements pertaining to utilities connections and abandonment of the old system?**

Please see Chapter 19 of the City Code of Ordinances regarding the requirements to connect. These are available on the city website or municode. Section 19-2.5 pertains to the connection to the water and sewer system.

In reference to plumbing codes for service laterals, please see the 2017 Florida Building Code-plumbing, available on the city website under building codes.

»» **What is the process for abandonment of the septic tank?**

The health department requires pump-out of the septic tank prior to demolition. The septic abandonment brochure can be found on the project website www.CapeCoral.gov/UEP.

»» **Does the person who demolishes the septic tanks need to be a licensed plumber?**

Yes, unless the property owner self-performs the work.

»» **Do I retain my well equipment like the holding tank?**

Well and septic systems are on private property and are not impacted by the N1UEP construction, which is conducted in the ROW. The property owner is responsible for the plumber's connection and for disposal of any remaining equipment. The property owner can still use their well for irrigation only. If they choose to connect to the city irrigation, the property owner is responsible for the disposal of any remaining equipment.



FAQ's

Assessment and Finance Frequently Asked Questions



ASSESSMENT AND FINANCE

FREQUENTLY ASKED QUESTIONS (FAQ'S)

»» How is the project funded?

The City typically obtains bonds, which the City will pay back over 20 to 30 years. The City may utilize short-term financing to accommodate project cash flow requirements.

»» How are the bonds or loans repaid?

The property owners will pay assessments. Property owners may choose from the following payment options:

- Initial Prepayment Option (payment in full of any or all of the assessments before any financing has occurred);
- Interim Prepayment Option (payment in full of any or all of the assessments after additional costs associated with temporary project financing, but avoids costs associated with permanent financing);
- Amortized Payment Option, which provides for annual installments billed on your property tax bill for up to 30 years (unless you elect a 20- or 25-year term by signing and returning the Amortized Payment Election Form)

»» Can the assessment proceeds be spent for other purposes?

No. By law, special assessment proceeds can only be used for the services or facilities for which they have been imposed.

»» Why is the city using the tax bill collection method to collect assessments?

Billing and collecting assessments on the annual property tax bill saves money for everyone by reducing the administrative costs of the program. Reducing collection costs benefits the property owners who pay on time. It also provides a stable revenue source with which to fund the utility system extension project.

»» If I participate in the Amortized Payment Option, will the annual installment be the same each year?

No. Annual assessment amounts are based on your share of the debt service for the bonds. You will be quoted a maximum annual installment amount. Generally, annual installments are less than the maximum annual amount and may vary slightly from year to year. However, you will not be billed more than the maximum annual amount.

»» Do I have to choose the same payment option for each assessment?

No. You can elect a different payment option for each assessment. For example, if your property is receiving three utility services (potable water, wastewater and irrigation), you can elect the Initial Prepayment (Option #1) for potable water, the Interim Prepayment (Option #2) for wastewater, and the Amortized Payment (Option #3) for irrigation.

»» If I participate in the Amortized Payment Option, can the annual installment for my assessments be escrowed with my home mortgage payment?

Yes. If you make monthly payments that include an escrow for property taxes, then the non-ad valorem assessments will be added to the payment amount. You will probably be contacted by your escrow agent regarding the increase in the escrow amount. As soon as the assessment is approved, it is advisable that you contact your mortgage company or escrow agent as soon as possible after that to begin escrowing the annual installment that will be due.

»» If I sell the property and have not prepaid, do I have to pay the assessment in full?

Typically, if you participate in the Amortized Payment Option, you do not have to pay off the balance of the assessment if you sell the property. The assessment continues to be collected in annual installments imposed against the property regardless of the owner. However, there are some exceptions. You will be required to pay all remaining assessment balances in full if (1) the Tax Parcel is acquired by a public entity (other than the City) through condemnation, negotiated sale or otherwise, or (2) a tax certificate has been issued and remains outstanding in respect of the Tax Parcel and the City, at its sole option, elects to accelerate the assessment. The assessment is imposed annually on the tax bill for the property. However, please note that some banks and other lending institutions may require payment in full.

»» I claim a deduction for property taxes on my income tax return each year. Can I claim a deduction for the non-ad valorem assessments?

This is a question for your tax advisor. Generally, a non-ad valorem assessment against a residence is not a valid income tax deduction. However, if you own rental property or a business, the non-ad valorem assessment may be deductible when computing your income taxes. Please contact your accountant or income tax preparer for information regarding your specific situation.

»» If I participate in the Amortized Payment Option, what will happen if I do not pay the annual installment?

The City is using the tax bill collection method. Florida law requires that all ad valorem taxes and the accompanying non-ad valorem assessments be paid at the same time. If you do not pay your taxes, which include the non-ad valorem assessments, a lien will be placed against your property equal in rank and dignity with the liens of all state, county, and municipal taxes and special assessments. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title.

The tax amounts and non-ad valorem assessment amounts are considered one bill due and payable to the Lee County Tax Collector. The Tax Collector accepts no partial payments once the tax bill has been issued.

If you would like to make installment payments before issuing a tax bill, a quarterly installment program available. Please contact the Lee County Tax Collector's office for additional information at 239-533-6000.

»» I don't pay taxes now due to a homestead or other exemption. Will I have to pay the annual installment for the special assessment?

Yes, if you participate in the Amortized Payment Option. Special assessments are not taxes. The special assessment applies to all properties within an assessment area regardless of any tax exemptions. You will be sent a tax bill by the Lee County Tax Collector, but it will only include the non-ad valorem assessments.

»» What are the current monthly utility rates?

Current rates can be viewed on the City's website at www.CapeCoral.gov.

»» What are the key dates to remember?

North 1 West Informational Meeting: **March 8, 2023**

Final Assessment Resolution/Public Hearing: **March 22, 2023**

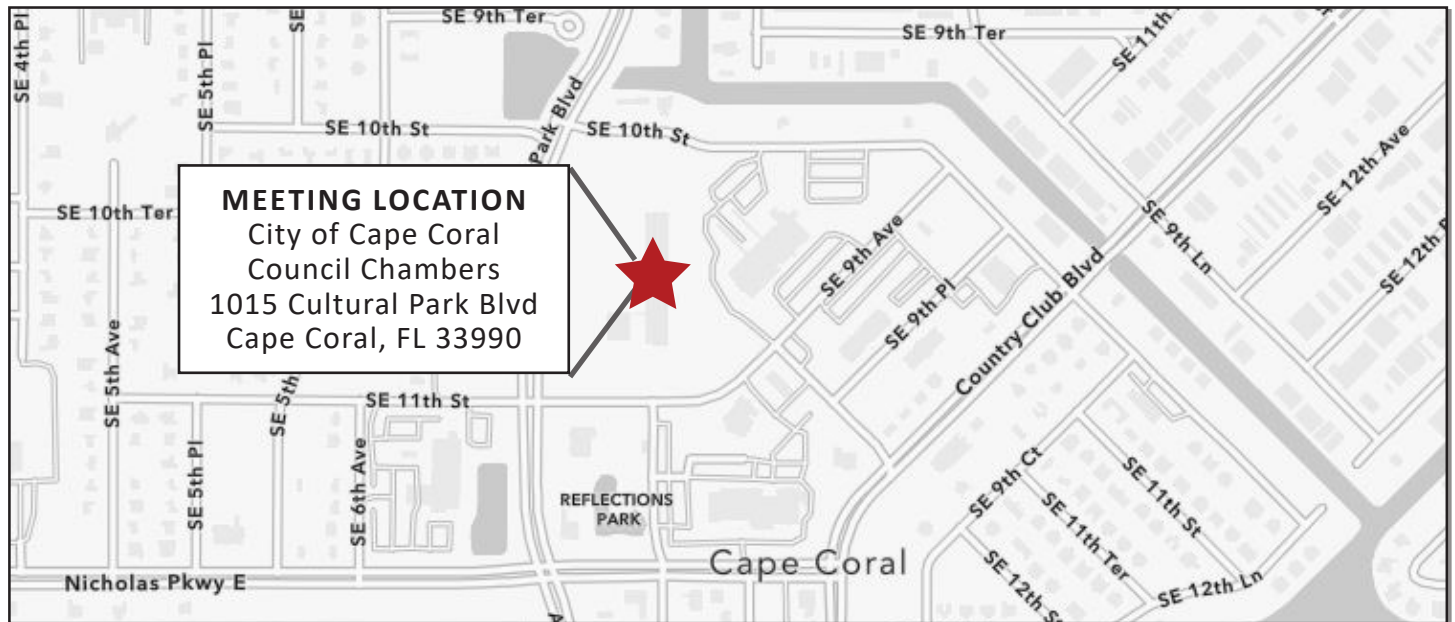
Initial Prepayment Period: **March 23, 2023 – September 30, 2023**

Interim Prepayment Period: **October 1, 2023 – July 31, 2024**

First annual installment on tax bill: **November 2024**

»» Where can I learn more?

The City of Cape Coral will hold an open house informational meeting for all North 1 West property owners where city staff will discuss and answer questions about the construction schedules, the assessment program and payment options. If you plan to attend, and have questions about the assessments on your property, please bring your assessment packet with you to assist in answering your questions.



When: **March 8, 2023**
5:00pm to 8:00pm

Where: **City of Cape Coral Council Chambers**
1015 Cultural Park Blvd
Cape Coral, FL 33990

Important Telephone Numbers

UTILITIES EXTENSION PROJECT (UEP) HOTLINE

For questions or concerns regarding the Utilities Extension Project's construction activities.....(833) CAPE-UEP (227-3837)

CITY OF CAPE CORAL CUSTOMER BILLING SERVICES/FINANCIAL SERVICES DEPARTMENT

For assessment-related questions | 1015 Cultural Park Boulevard, Cape Coral, FL 33990
.....(239) 242-3851

For questions regarding connection to water, wastewater, irrigation, septic tank abandonment permits and information about hook-up requirements.....(239) 242-3853

CAPE CORAL UTILITIES CONNECTION GRANT PROGRAM

For information about this program.....(239) 573-3164

LEE COUNTY HEALTH DEPARTMENT

For septic system abandonment inspections (usually scheduled by septic system abandonment contractor that is hired by property owner).....(239) 690-2100

