



Collier County
TRANSPORTATION
MANAGEMENT SERVICES

Public Transit and Neighborhood Enhancement Division

Date: December 30, 2024

Subject: Notice of Municipal Service Taxing Unit (MSTU) for the Emergency Maintenance of Unpaved Private Roads

Dear Collier County Property Owner:

Many roads in the Unincorporated Area of Collier County are unpaved, private roads not maintained by the County which may become impassable if not maintained. It is imperative that all roads in the County are passable to emergency services vehicles to protect the public health, safety, and welfare in certain emergencies, including fires, hurricanes, and floods. The Board of County Commissioners approved the ordinance at the Board of County Commissioners meeting on Tuesday, December 10, 2024.

You are receiving this letter because the access to your property has been identified as from a private unpaved road and may be impacted by the established Ordinance (#2023-71) as a Municipal Service Taxing Unit (MSTU) with a funding source to make repairs to private roads so that they are traversable by emergency vehicles such as EMS, Fire or Collier County Sheriff's Office. Properties included in this MSTU may be assessed up to one (1.0) mil of ad valorem taxes per year, beginning in October 2025. The final millage will be determined during the upcoming Board of County Commissioners budget hearings in 2025.

The following examples are provided as full disclosure for the potential impact to you as a property owner. If the assessed value of your property is \$100,000, the annual amount you will be assessed at a millage rate of 1.0 is \$100.

The Board understands that some private unpaved roads may be in good condition and receiving continuous maintenance. Under these circumstances, the Board is proposing an opt-out provision affording property owners to demonstrate that the road is passible and there is a sustainable maintenance plan in place to negate the inclusion of said road in the MSTU. If at a point in the future the road becomes impassable to emergency vehicles and emergency maintenance is required by the County, those previously opted-out properties shall become subjected to the tax levied.

Additional information and the Opt-Out form may be located at: <https://www.collierptne.com/mtsu/new-unpaved-private-roads-emergency-repair-mstu/>

Opt-Out forms are due back to the Public Transit & Neighborhood Enhancement (PTNE Office no later than January 31, 2025. Please deliver or mail to: Collier County, Attn: PTNE - MSTU, 8300 Radio Rd, Naples, FL 34104

You may also email the completed opt-out form with any supporting documentation to: Brian Wells, at Brian.Wells@colliercountyfl.gov

Any questions or concerns may also be sent to the one of the contact points listed above.

Sincerely,

Brian Wells, Director
Public Transit & Neighborhood Enhancement Division

