

BCC Workshop - MSBUs

May 19, 2026

Change, Updated slide 46, 5/15/2026



CHARLOTTE COUNTY
FLORIDA

MSBUs

- MSBU-MSTU Communication Initiative
- Proposed Rates without an Increase
- Change in Length of Rate and Capital Program
- Proposed Rate Reductions
- Proposed Rates with an Increase
- Proposed Rates requiring Public Hearing
- First Time Assessment – Individual parcels

MSBU-MSTU Communication Initiative

Constant Contact

- Constant Contact launched at the start of FY26.
- Messaging campaigns of the new program were shared through PIO, Advisory Boards and social media.

Total subscribers (04/30/2026)

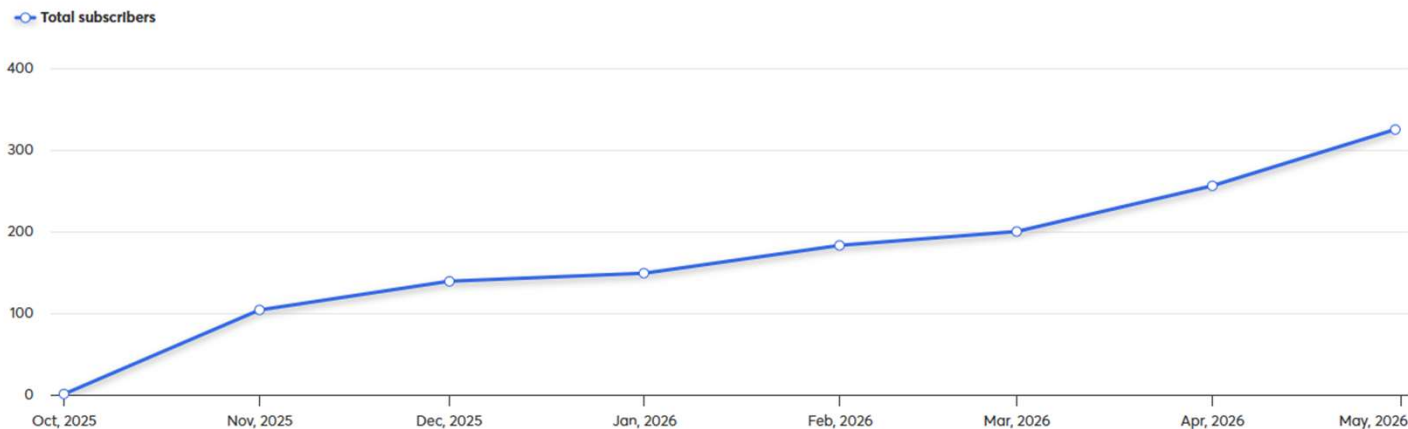
325

Subscribers gained

327

Unsubscribed

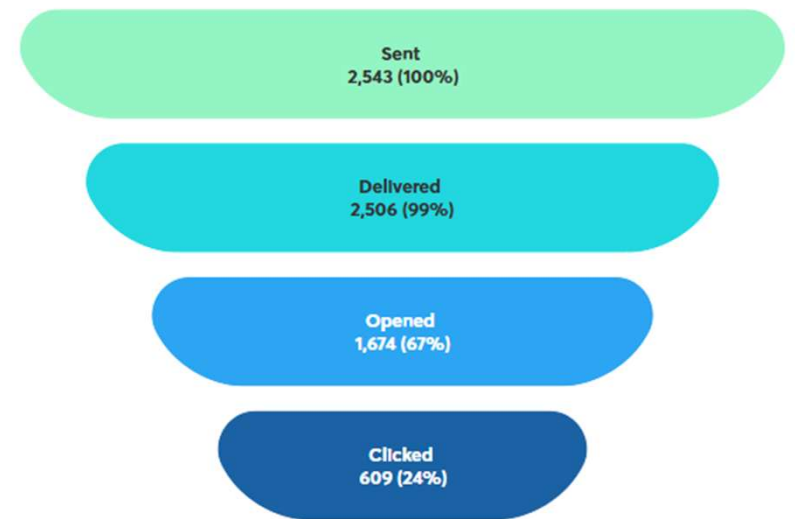
3



CHARLOTTE COUNTY
FLORIDA

Constant Contact

- Information shared:
 - Meeting notices
 - Links to financial reports
 - Project status webpage links
 - Advisory Board minutes
 - Public Service Announcements such as marine advisories for South Gulf Cove
- Since its launch in October 2025 a total of 2,543 messages have been distributed.



*Percentages are based on total emails sent

Constant Contact

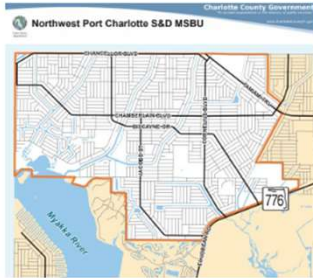


Northwest Port Charlotte Street and Drainage MSBU

The MSBU Advisory Board approved the January 28, 2026 meeting minutes at their most recent public meeting. The minutes package has now been posted online, feel free to check it out and additional resources on the MSBU webpage!

[MSBU Webpage](#)

[Meeting Minutes](#)



Hayward Canal Area Waterway MSBU Financial Reports

The Fiscal Year (FY) 2026 Unaudited Quarter 2 Financial Reports have been posted online. Feel free to check it out and additional resources on the MSBU webpage!

[MSBU Webpage](#)

[Financial Report](#)



Rotonda Lakes Street & Drainage MSBU

The MSBU Advisory Board will hold a regular meeting on Thursday, May 6, 2026 at 1:30 p.m. The agenda is now posted on the MSBU webpage.

[MSBU Webpage](#)

[Meeting Details](#)



Constant Contact

Connect@Work - Conn... X Charlotte County GIS X ELM X Granicus SRM E&E - Th... X Alligator Creek Waterw... X Details - Purchasing Ver... X Details - Purchasing Ver... X Details - Purchasing Ver... X Constant Contact X +

https://app.constantcontact.com/pages/campaigns/view/list

Create

Dashboard

Campaigns

Contacts

Channels

Emails

Social

SMS

Events

Landing pages

Sign-up forms

Audience

Assets

Reporting

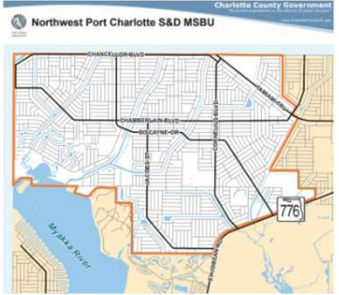
Automations

Integrations

Preview

Desktop Mobile


Northwest Port Charlotte Street & Drainage MSBU


Northwest Port Charlotte Bridge Rehabilitations

Northwest Port Charlotte Ne...
Sent Apr 7, 2026 at 2:06pm EDT

Subject The latest MSBU news for you
Preheader MSBU monthly update
From name Charlotte County Public Works
From msbu-tu@charlottecountyfl.gov
Reply msbu-tu@charlottecountyfl.gov
Lists Northwest Port Charlotte S&D
Email link <https://conta.cc/3PUxzGA>

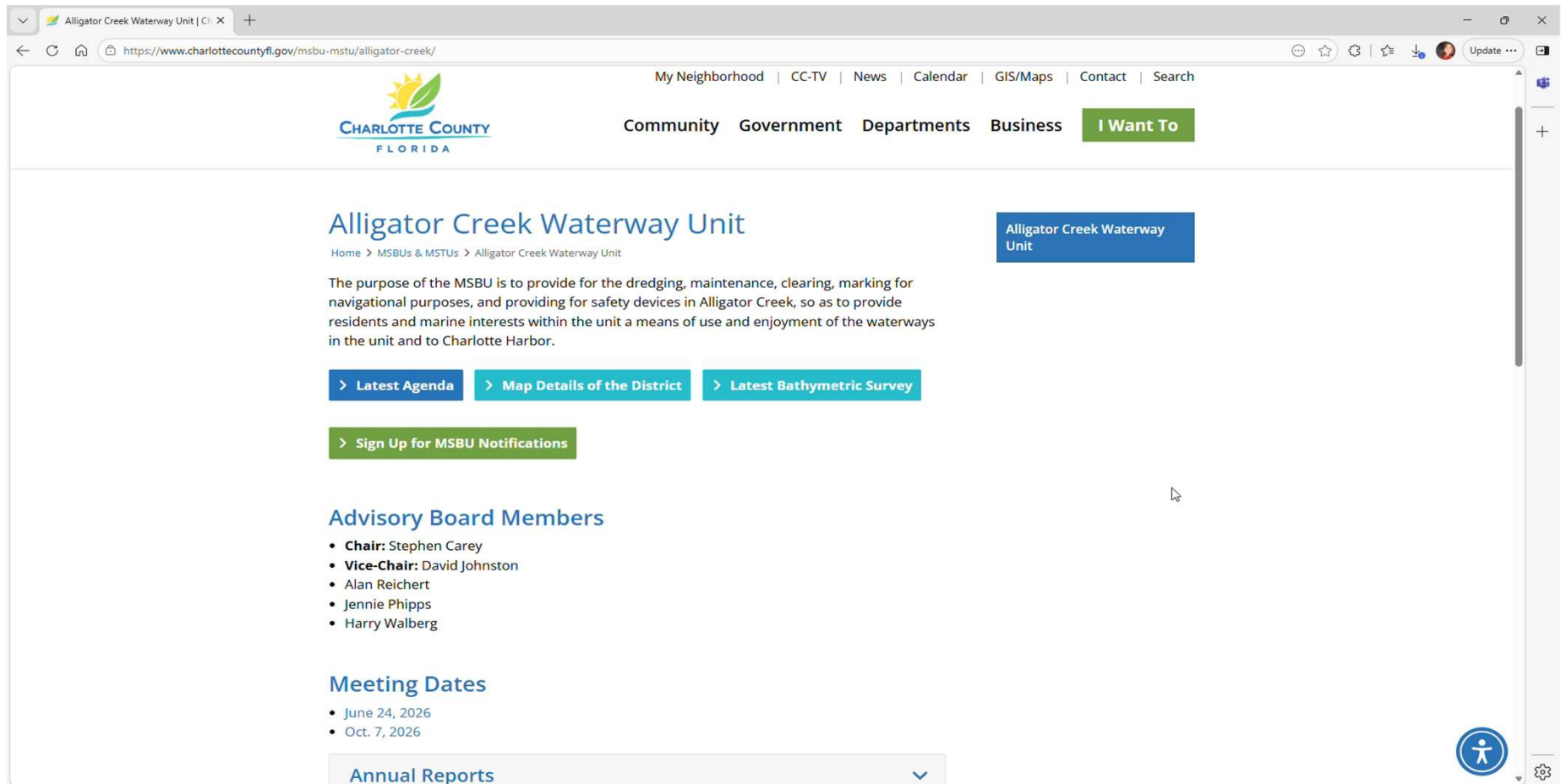
Send a test email:
Enter up to 5 email addresses
msbu-tu@charlottecounty... X

Personal Note 0/400
This note will appear to the top of the email

Send test Print

Northwest Port Charlotte WW Apr. Meeting Notice

MSBU-MSTU Webpage Improvements



MSBU-MSTU Webpage Improvements

- Buttons were added to draw attention to documents.
- Accordion drop downs replaced hyperlinks to make content visible.
- Additional documents are now available online:
 - Annual reports
 - Financial reports
 - Meeting audio recordings

Proposed Rates Without an Increase

Proposed Rates Without an Increase

Public Safety – Little Gasparilla Island Fire

Little Gasparilla Island Fire	Current FY26	mea	Proposed FY27	Max Rate
A. Vacant	\$ 131.25	eru	\$ 131.25	\$ 131.25
B. Occupied	\$ 367.50	eru	\$ 367.50	\$ 367.50

Proposed Rates Without an Increase Public Works - Street and Drainage

MSBU	Current FY26			Proposed FY27		Max Rate
Street and Drainage	Vacant	Occupied	mea	Vacant	Occupied	
Boca Grande	\$ 280.00	\$ 280.00	eru	\$ 280.00	\$ 280.00	\$ 400.00
Burnt Store Village	\$ 50.00	\$ 50.00	eru	\$ 50.00	\$ 50.00	\$ 195.00
Burnt Store Village - Harborside	\$ 350.00	\$ 350.00	eru	\$ 350.00	\$ 350.00	\$ 350.00
Cook and Brown	\$ 31.00	\$ 31.00	acre	\$ 31.00	\$ 31.00	\$ 53.00
Deep Creek (Non-Urban)	\$ 305.00	\$ 305.00	eru	\$ 305.00	\$ 305.00	\$ 305.00
Englewood East (Non-Urban)	\$ 292.00	\$ 292.00	eru	\$ 292.00	\$ 292.00	\$ 292.00
Gardens of Gulf Cove	\$ 543.00	\$ 543.00	eru	\$ 543.00	\$ 543.00	\$ 591.00
Greater Port Charlotte	\$ 163.73	\$ 149.00	eru	\$ 163.73	\$ 149.00	\$ 170.00
Greater Port Charlotte - without mowing	\$ 149.00	\$ 149.00	eru	\$ 149.00	\$ 149.00	\$ 170.00
Grove City	\$ 220.00	\$ 220.00	eru	\$ 220.00	\$ 220.00	\$ 222.52
Gulf Cove	\$ 125.00	\$ 125.00	eru	\$ 125.00	\$ 125.00	\$ 166.00

Proposed Rates Without an Increase Public Works - Street and Drainage

MSBU	Current FY26			Proposed FY27		Max Rate
Street and Drainage	Vacant	Occupied	mea	Vacant	Occupied	
Harbour Heights	\$ 203.00	\$ 203.00	eru	\$ 203.00	\$ 203.00	\$ 408.80
Lemon Bay	\$ 222.00	\$ 222.00	eru	\$ 222.00	\$ 222.00	\$ 222.00
Northwest Port Charlotte	\$ 80.00	\$ 80.00	eru	\$ 80.00	\$ 80.00	\$ 218.00
Peace River Shores	\$ 30.00	\$ 30.00	eru	\$ 30.00	\$ 30.00	\$ 334.00
Pirate Harbor	\$ 345.00	\$ 345.00	eru	\$ 345.00	\$ 345.00	\$ 345.00
Placida Area	\$ 367.00	\$ 367.00	eru	\$ 367.00	\$ 367.00	\$ 385.00
Punta Gorda (Non-Urban)	\$ 57.00	\$ 57.00	eru	\$ 57.00	\$ 57.00	\$ 217.25
Rotonda Heights	\$ 163.00	\$ 163.00	eru	\$ 163.00	\$ 163.00	\$ 163.00
Rotonda Lakes	\$ 110.00	\$ 110.00	eru	\$ 110.00	\$ 110.00	\$ 110.00
Rotonda Meadows/Villas	\$ 150.00	\$ 150.00	eru	\$ 150.00	\$ 150.00	\$ 150.00
Rotonda Sands North	\$ 110.00	\$ 110.00	eru	\$ 110.00	\$ 110.00	\$ 110.00

Proposed Rates Without an Increase Public Works - Street and Drainage

MSBU	Current FY26			Proposed FY27		Max Rate
Street and Drainage	Vacant	Occupied	mea	Vacant	Occupied	
Rotonda West	\$ 445.00	\$ 445.00	eru	\$ 445.00	\$ 445.00	\$ 445.00
South Burnt Store	\$ 297.83	\$ 297.83	eru	\$ 297.83	\$ 297.83	\$ 297.83
South Gulf Cove (Non-Urban)	\$ 119.00	\$ 119.00	eru	\$ 119.00	\$ 119.00	\$ 119.00
South Gulf Cove (Non-Urban) Paving- Phase 2	\$ 300.00	\$ 300.00	eru	\$ 300.00	\$ 300.00	\$ 300.00
South Gulf Cove (Non-Urban) Paving- Phase 3	\$ 300.00	\$ 300.00	eru	\$ 300.00	\$ 300.00	\$ 300.00
South Gulf Cove (Non-Urban) Paving- Phase 4	\$ 300.00	\$ 300.00	eru	\$ 300.00	\$ 300.00	\$ 300.00
South Gulf Cove (Non-Urban) Paving- Phase 5	\$ 300.00	\$ 300.00	eru	\$ 300.00	\$ 300.00	\$ 300.00
South Punta Gorda Heights East	\$ 107.13	\$ 85.13	eru	\$ 107.13	\$ 85.13	\$ 222.54
Suncoast Boulevard	\$ 94.00	\$ 94.00	eru	\$ 94.00	\$ 94.00	\$ 94.00
Town Estates	\$ 109.84	\$ 100.00	acre	\$ 109.84	\$ 100.00	\$ 175.00
Tropical Gulf Acres	\$ 102.00	\$ 98.00	eru	\$ 102.00	\$ 98.00	\$ 102.00

Proposed Rates Without an Increase Public Works - Waterway

MSBU	Current FY26			Proposed FY27		Max Rate
Waterway	Vacant	Occupied	mea	Vacant	Occupied	
Ackerman	\$ 25.00	\$ 25.00	eru	\$ 25.00	\$ 25.00	\$ 25.00
Alligator Creek	\$ 78.00	\$ 78.00	eru	\$ 78.00	\$ 78.00	\$ 100.00
Buena Vista	\$ 100.00	\$ 100.00	eru	\$ 100.00	\$ 100.00	\$ 679.62
Edgewater North	\$ 20.12	\$ 20.12	eru	\$ 20.12	\$ 20.12	\$ 20.12
Gulf Cove	\$ 300.00	\$ 300.00	eru	\$ 300.00	\$ 300.00	\$ 300.00
Harbour Heights	\$ 300.00	\$ 300.00	eru	\$ 300.00	\$ 300.00	\$ 400.00
Hayward Canal Area	\$ 54.92	\$ 54.92	eru	\$ 54.92	\$ 54.92	\$ 150.00

Proposed Rates Without an Increase Public Works - Waterway

MSBU	Current FY26			Proposed FY27		Max Rate
Waterway	Vacant	Occupied	mea	Vacant	Occupied	
Manchester	\$ 100.00	\$ 100.00	eru	\$ 100.00	\$ 100.00	\$ 205.13
Pirate Harbor	\$ 335.00	\$ 335.00	eru	\$ 335.00	\$ 335.00	\$ 828.25
South Bridge*	\$ -	\$ -	eru	\$ -	\$ -	\$ 1,190.00
South Gulf Cove - Waterfront Lots	\$ 50.00	\$ 50.00	eru	\$ 50.00	\$ 50.00	\$ 50.00
South Gulf Cove - Dry Lots	\$ 25.00	\$ 25.00	eru	\$ 25.00	\$ 25.00	\$ 50.00
South Gulf Cove - Village of Holiday Lakes	\$ 50.00	\$ 50.00	eru	\$ 50.00	\$ 50.00	\$ 50.00
Suncoast	\$ 235.00	\$ 235.00	eru	\$ 235.00	\$ 235.00	\$ 1,525.00

* \$0.00 rate due to sufficient funding available in reserves to support current work program consisting of administrative charges.

Proposed Rates Without an Increase

Public Works - Stormwater

MSBU	Current FY26			Proposed FY27		Max Rate
Stormwater	Vacant	Occupied	mea	Vacant	Occupied	
Mid Charlotte Stormwater						
Greater Port Charlotte Basin	\$ 76.00	\$ 76.00	acre	\$ 76.00	\$ 76.00	\$ 200.00
Mid-Charlotte Basin	\$ 76.00	\$ 76.00	acre	\$ 76.00	\$ 76.00	\$ 200.00
South Charlotte Stormwater	\$ 24.32	\$ 26.75	acre	\$ 24.32	\$ 26.75	\$ 26.75
West Charlotte Stormwater	\$ 103.10	\$ 103.10	acre	\$ 103.10	\$ 103.10	\$ 125.00

Proposed Rates Without an Increase Utility

MSBU	Current FY26			Proposed FY27		Max Rate
Utility	Vacant	Occupied	mea	Vacant	Occupied	
Ackerman Sewer Expansion	\$ 575.00	\$ 575.00	erc	\$ 575.00	\$ 575.00	\$ 575.00
El Jobean Wastewater	\$ 575.00	\$ 575.00	erc	\$ 575.00	\$ 575.00	\$ 575.00
East and West Spring Lake Wastewater	\$ 307.59	\$ 499.94	erc	\$ 307.59	\$ 499.94	\$ 499.94
North Shore Wastewater	\$ 109.91	\$ 262.36	erc	\$ 109.91	\$ 262.36	\$ 262.36
Rotonda Meadows Wastewater *	\$ -	\$ 423.88	eru	\$ -	\$ -	\$ 537.81
Rotonda Sands Wastewater *	\$ -	\$ 423.88	eru	\$ -	\$ -	\$ 540.41

* Fiscal Year 2026 is the final year of assessment.

Change in Length of Rate and Capital Program

Change in Length of Rate and Capital Program

- MSBU originally scheduled for a rate decrease, but a change in length of rate or capital program is being recommended.
 - Deep Creek (Non-Urban) Street and Drainage
 - Gardens of Gulf Cove Street and Drainage
 - Gulf Cove Waterway

Deep Creek (Non-Urban) Street and Drainage

Change in Length of Rate and Capital Program

Advisory Board is recommending a change to the capital program to add sidewalks.

Seasons Drive from Deep Creek Boulevard to Sandhill

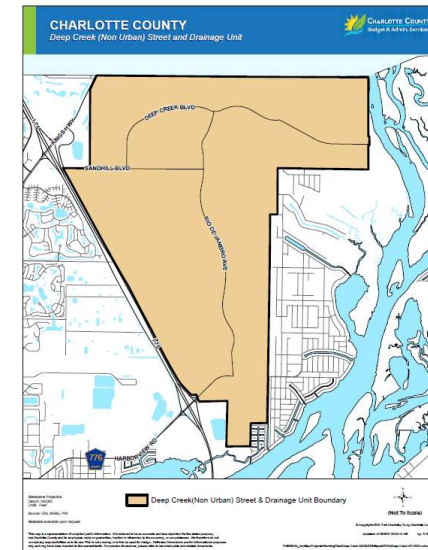
FY26 Design \$99,015

FY27 Construction \$777,975

Deep Creek Boulevard from Seasons Drive to Paramaribo

FY27 Design \$200,620

FY28 Construction \$1,480,283



Increased assessment rate in FY24 to fund a sidewalk project and a pipe lining program. The current assessment rate was scheduled to be reduced in FY27 following completion of the sidewalk project and paving loan. The Advisory Board is recommending maintaining the current assessment rate of \$305 to support additional sidewalks in FY26 and FY27, and future sidewalk projects. Public Works will bring a budget adjustment and amended CIP to add design for board approval in June, upon acceptance of maintaining assessment rate.

Gardens of Gulf Cove Street and Drainage

Change in Length of Rate and Capital Program

A rate increase to \$543 in FY26 was approved, with a max rate of \$591 for paving, pipe lining and a revised work program, with incremental rate adjustments as the pipe lining program decreases.

A comprehensive assessment identified additional material will be needed to address the compounding degradation of the roads. Updated paving estimates are \$3.2 million in FY26 for milling and resurfacing and \$180,700 in FY28 for rejuvenation.

Capital Maintenance Paving Program

FY26 Paving \$3.2M

FY28 Rejuvenation \$180,700



Staff recommends reducing the pipe lining budget from \$250,000 to \$200,000 and omit the previously approved incremental rate reductions; maintaining the current assessment rate of \$543.

Public Works will bring a budget adjustment and amendment to the paving program to the board for approval.

Gulf Cove Waterway

Change in Length of Rate and Capital Program

Rate increased in FY22 to \$300 for a dredging project that was delayed due to hurricane impacts. Advisory Board did not recommend full dredge due to increased cost estimates, thereby postponing to FY28.

Current Recommendation:

Advisory Board is recommending a change to the capital program to advance dredging project from FY28 to FY27 using available reserves for a partial dredge.

Dredging

FY26 Engineering \$165,852

FY27 Dredging \$1,593,000

Future Consideration:

Advisory Board is considering future dredging in FY30, which may require a rate extension beyond FY28.



Proposed Rate Reductions

Proposed Rate Reductions

- South Gulf Cove (Non-Urban) Street And Drainage - Sidewalks
- South Punta Gorda Heights Street and Drainage
- South Punta Gorda Heights West Street and Drainage
- Northwest Port Charlotte Waterway

Proposed Rate Reductions

MSBU	Current FY26			Proposed FY27		Max Rate	Reason for Reduction
Street and Drainage	Vacant	Occupied	mea	Vacant	Occupied		
South Gulf Cove (Non-Urban) - Sidewalks	\$ 41.00	\$ 41.00	eru	\$ 2.03	\$ 2.03	\$ 41.00	Paying off sidewalk loan early. Reduced FY27 rate for final year of increase.
South Punta Gorda Heights	\$ 243.41	\$ 240.00	eru	\$ 98.00	\$ 98.00	\$ 315.41	Paid off paving loan, FY26 final year of rate increase.
South Punta Gorda Heights West	\$ 209.41	\$ 206.00	eru	\$ 35.00	\$ 35.00	\$ 269.41	Paid off paving loan, FY26 final year of rate increase.
Waterway	Vacant	Occupied	mea	Vacant	Occupied		
Northwest Port Charlotte	\$ 310.00	\$ 310.00	eru	\$ 150.00	\$ 150.00	\$ 310.00	August 19, 2025: Board authorized rate reduction effective FY27 based on Advisory Board's recommendation to set the rate at \$150 and reserve funds for a planned exterior dredging project in FY31.

Next Steps

- Rates referenced for each of the previous MSBUs are the proposed rates that will be included on the August TRIM Notices

Proposed Rates With an Increase

Proposed Rates With an Increase

No Public Hearing Required

- Planned rate increase for Sanitation, Charlotte County Fire and Barrier Island Fire
- Proposed rates are included in the FY27 Planned Budget
- Rates are below established maximum and do not require a public hearing

Proposed Rates With an Increase Public Works - Sanitation

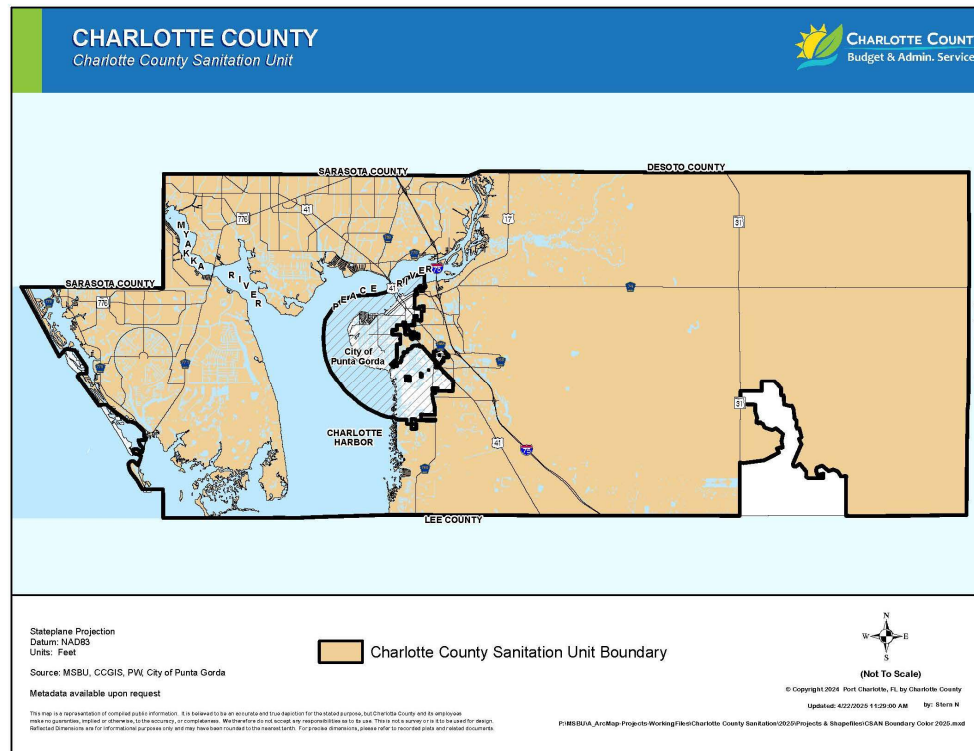
No Public Hearing Required

MSBU	Current FY26			Proposed FY27		Max Rate
Sanitation	Vacant	Occupied	mea	Vacant	Occupied	
Charlotte Sanitation District	\$ -	\$ 324.64	res	\$ -	\$ 336.85	\$ 340.00
Boca Grande Sanitation District	\$ -	\$ 344.10	res	\$ -	\$ 356.70	\$ 360.00
Don Pedro Sanitation District	\$ -	\$ 548.90	res	\$ -	\$ 570.08	\$ 575.00

1. Proposed FY27 Occupied rates based on an estimated 4.0% increase to Waste Management (WM) annual cost portion.
2. Per WM Agreement, final annual rates will be calculated with an increase to WM annual cost portion based on June release of U.S. CPI: Urban Consumer – Garbage and Trash Collection index as provided by U.S. Bureau of Labor Statistics.
3. The Waste Management Agreement has been extended for an additional 3-year period through FY30; a Max Rate public hearing for FY28 assessments is anticipated for July 2027.
4. The extended contract includes an option for an additional 3-year extension.



Sanitation Assessment Areas



Proposed Rates With an Increase Public Safety – Charlotte County Fire

No Public Hearing Required

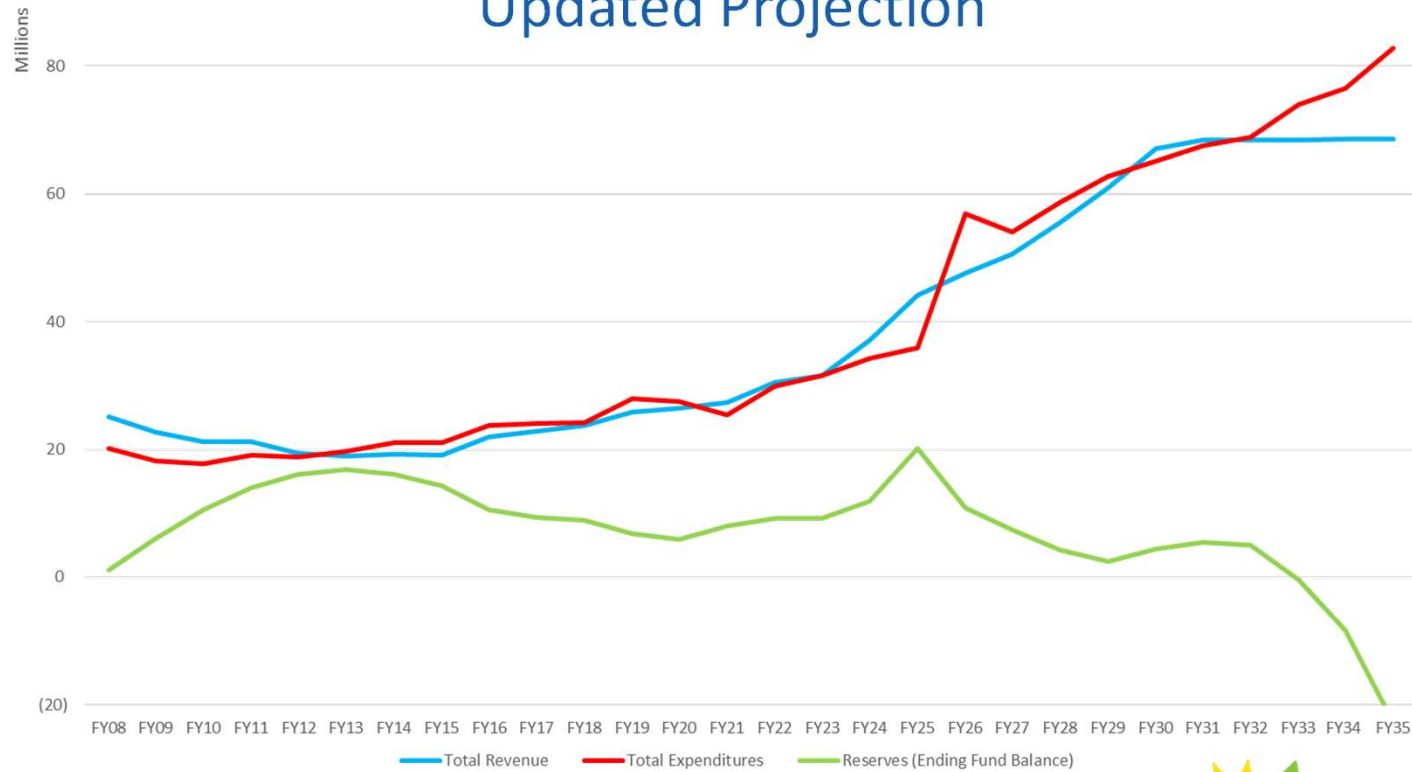
Fire Assessments

Original Plan	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
15% in 2024, 12% in 2025, then 6% annually	\$ 203.77	\$ 203.77	\$ 234.34	\$ 262.46	\$ 278.20	\$ 294.90	\$ 312.59	\$ 331.35	\$ 351.23	\$ 372.30

Updated Plan	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
6% in 2027, then 8% 2028-2030	\$ 203.77	\$ 203.77	\$ 234.34	\$ 262.46	\$ 278.20	\$ 294.90	\$ 318.49	\$ 343.97	\$ 371.49	\$ 372.30

Charlotte County – Fire

Updated Projection



FY08 – FY25: Actuals
FY26 – FY35: Projected

*Rate increases included 6% in 2027, then 8% for 2028-2030



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Proposed Rates With an Increase

Public Safety – Charlotte County Fire

No Public Hearing Required

Charlotte County Fire	Current FY26	mea	Proposed FY27	Max Rate
<u>A. Residential Properties</u>				
Residential homes, apartments, condominiums, mobile homes, barns, etc.	\$ 278.20	eru	\$ 294.90	\$ 372.30
2. Residential vacant lots accessible by road	\$ 118.50	eru	\$ 125.61	\$ 158.57
Note: A lot zoned residential which is not buildable because of size is assessed as 1/2 lot				
3. Residential vacant lots inaccessible by road	\$ 2.42	eru	\$ 2.56	\$ 3.22
<u>B. Commercial, Industrial and Institutional Properties</u>				
1. Commercial, industrial and institutional buildings with an area of up to 1,300 square feet	\$ 440.96	sq ft	\$ 467.42	\$ 598.00
Each additional square foot	\$ 0.34		\$ 0.36	\$ 0.46
2. Commercial, industrial and institutional vacant properties (per lot or, where applicable, per acre)	\$ 118.50	eru	\$ 125.61	\$ 158.57

*Based on 6% increase.

Proposed Rates With an Increase

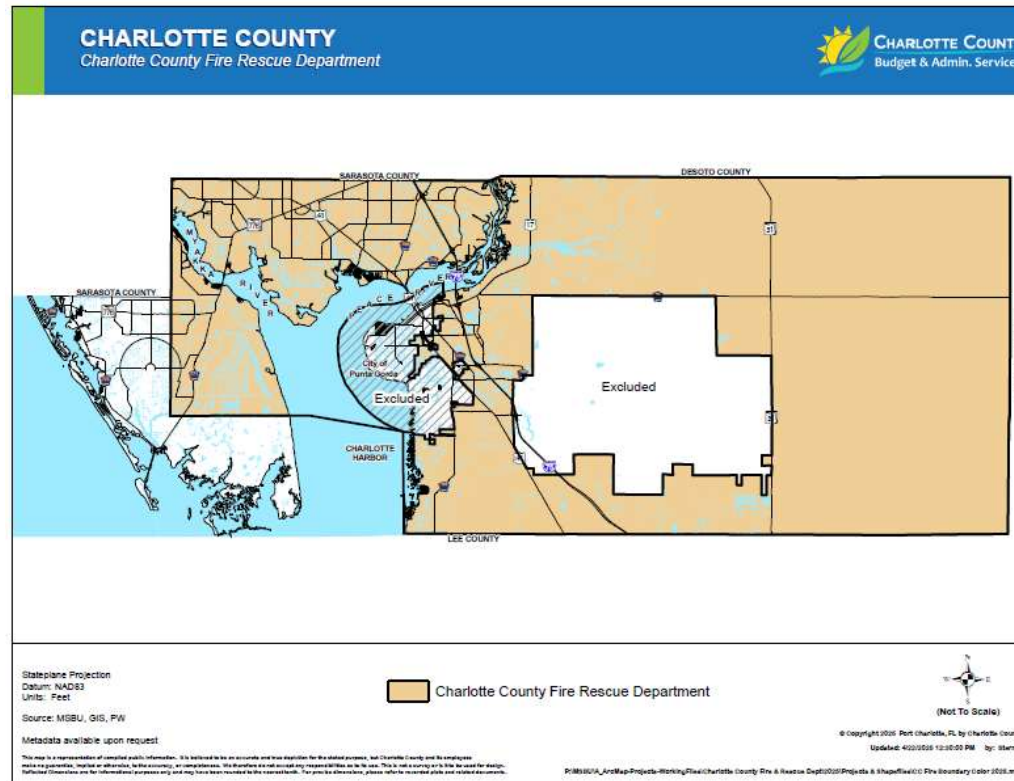
Public Safety – Charlotte County Fire

No Public Hearing Required

Charlotte County Fire	Current FY26	mea	Proposed FY27	Max Rate
<u>C. Mobile Home and RV Parks</u>				
1. Mobile homes	\$ 278.20	eru	\$ 294.90	\$ 372.30
2. Vacant mobile home lots	\$ 70.98	eru	\$ 75.24	\$ 94.99
3. RV sites (with or without RV on-site)	\$ 118.29	eru	\$ 125.39	\$ 158.30
4. Recreation buildings, storage buildings, etc. with an area of up to 1,300 square feet	\$ 440.96	sq ft	\$ 467.42	\$ 598.00
Each additional square foot	\$ 0.34		\$ 0.36	\$ 0.46
<u>D. Acreage</u>				
1. Acreage/parcels that abut or are accessible by road per acre	\$ 59.24	acre	\$ 62.79	\$ 79.28
2. Acreage/parcels that do not abut or are not accessible by road per acre	\$ 2.42	acre	\$ 2.56	\$ 3.22
Not to exceed - per parcel	\$ 750.00		\$ 750.00	

*Based on 6% increase.

Charlotte County Fire Assessment Area



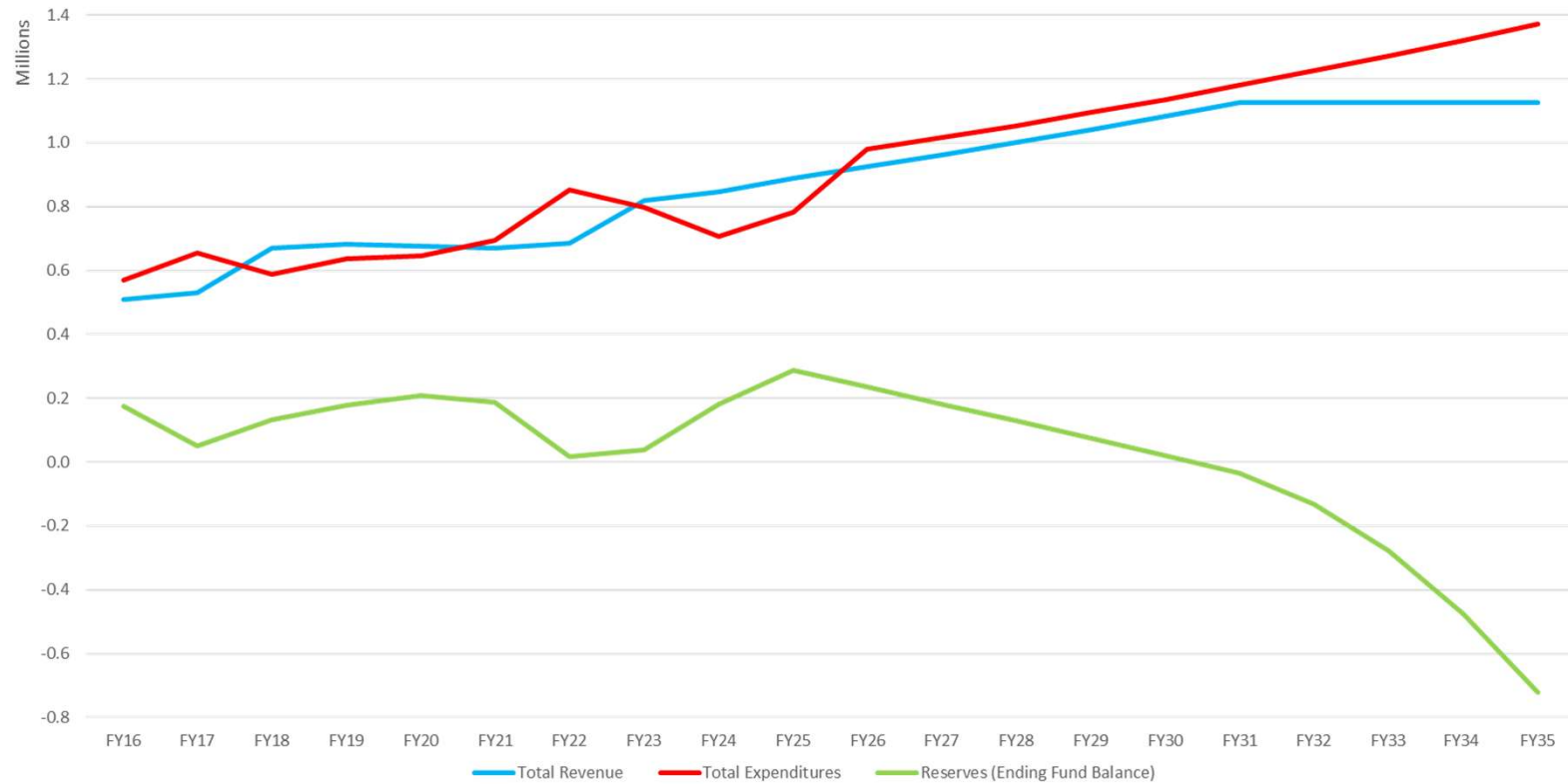
Proposed Rates With an Increase Public Safety – Barrier Island Fire

No Public Hearing Required

Barrier Island Fire Assessments

	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
23% in 2024, then 4% annually	\$ 717.67	\$ 717.67	\$ 882.73	\$ 918.04	\$ 954.77	\$ 992.96	\$ 1,032.67	\$ 1,073.98	\$ 1,116.94	\$ 1,161.62

Barrier Island Fire



FY16 – FY25: Actuals
FY26 – FY35: Projected

*Based on 4% increase



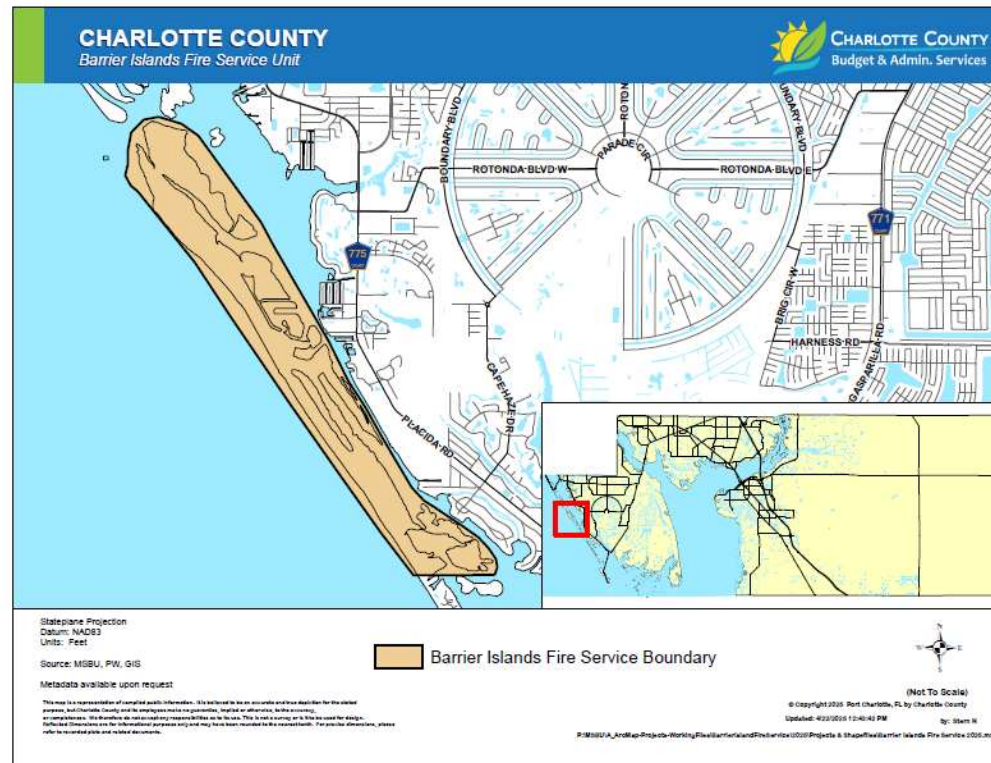
Proposed Rates With an Increase Public Safety – Barrier Island Fire

No Public Hearing Required

Barrier Island Fire	Current FY26	mea	Proposed FY27	Max Rate
A. Residential Properties				
1. Residential homes, apartments, condominiums, mobile homes, barns, etc.	\$ 954.77	eru	\$ 992.96	\$1,161.62
2. Residential vacant lots accessible by road.	\$ 406.63	eru	\$ 422.90	\$ 494.72
3. Residential vacant lots inaccessible by road.	\$ 8.23	eru	\$ 8.56	\$ 10.00
B. Commercial, Industrial and Institutional Properties				
1. Commercial, industrial and institutional buildings - per square foot	\$ 1.24	sq ft	\$ 1.29	\$ 1.51
2. Commercial, industrial and institutional vacant properties (per lot or, where applicable, per acre).	\$ 406.63	eru	\$ 422.90	\$ 494.72
C. Acreage				
1. Acreage/parcels that abut or are accessible by road.	\$ 406.63	acre	\$ 422.90	\$ 494.72
2. Acreage/parcels that do not abut or are not accessible by road.	\$ 8.23	acre	\$ 8.56	\$ 10.00

*Based on 4% increase.

Barrier Island Fire Assessment Area



Next Steps

- Public Hearing is not required
- On May 26th approval of proposed rates
- Rates will be included on the August TRIM Notices

Proposed Rates Increases Requiring a Public Hearing

Proposed Rates With an Increase

Public Hearing Required

- Manasota Key Beach Renourishment
- Don Pedro-Knight Island Beach Renourishment
- Bocilla Lagoon Waterway

Timeline

Beach Renourishment and Bocilla Lagoon

- **March 17** Board Workshop for Beach Renourishment and Bocilla Lagoon
- **April 6 – 7** Community Outreach
- **May 19** Board Workshop for MSBU Rates
- **June 23** Board adopts *Initial Assessment Resolutions**
- **July 1** Public Hearing notices are mailed to property owners
- **July 22** Public Hearings for *Final* Assessment Resolution
- **August** TRIM notices mailed (includes rates from July 22)
- **September 8** First Budget Public Hearing (Rate Resolution for all MSBUs)
- **September 15** Certify assessment roll
- **November 1** Tax bills mailed

**Public Hearing is not legally required for adoption of the Initial Assessment Resolution.*

Manasota Key Beach Renourishment

Public Hearing Required



A public meeting was held on April 6, 2026 to discuss project scope, timeline of events, impacts, potential assessment rates, and easement-related concerns. Public Works staff is recommending a rate increase in FY27.

Proposed Rates With an Increase Public Works – Beach Renourishment

Public Hearing Required

MSBU	Current FY26	mea	Proposed FY27	Current Max Rate	Proposed Max Rate
Beach Renourishment					
Manasota Key					
Commercial Recreation		valu	\$ 0.73		\$ 3.91
<i>Capital</i>	\$ -		\$ 0.36	\$ 1.332	\$ 3.54
<i>Maintenance</i>	\$ 0.085		\$ 0.37	\$ 0.085	\$ 0.37
Government Recreation		valu	\$ 0.73		\$ 3.91
<i>Capital</i>	\$ -		\$ 0.36	\$ 1.337	\$ 3.54
<i>Maintenance</i>	\$ 0.085		\$ 0.37	\$ 0.085	\$ 0.37
Nearshore Benefit Zone		pt	\$ 45.80		\$ 251.18
<i>Capital</i>	\$ -		\$ 22.96	\$ 55.850	\$ 228.34
<i>Maintenance</i>	\$ 3.570		\$ 22.84	\$ 3.570	\$ 22.84
Residential Recreation		edu	\$ 259.56		\$ 1,393.70
<i>Capital</i>	\$ -		\$ 126.82	\$ 341.770	\$ 1,260.96
<i>Maintenance</i>	\$ 21.830		\$ 132.74	\$ 21.830	\$ 132.74

Don Pedro-Knight Island Beach Renourishment

Public Hearing Required



A public meeting was held on April 7, 2026 to discuss project scope, timeline of events, impacts, potential assessment rates, and hurricane effects. Public Works staff is recommending a rate increase in FY27.

Proposed Rates With an Increase

Public Works – Beach Renourishment

Public Hearing Required

MSBU	Current FY26	mea	Proposed FY27	Anticipated FY27	Current Max Rate	Proposed Max Rate
Beach Renourishment						
Don Pedro-Knight Island						
Commercial Recreation		valu	\$ 3.69	\$ 3.13		\$ 5.11
<i>Capital</i>	\$ -		\$ 3.32	\$ 2.76	\$ 0.698	\$ 4.74
<i>Maintenance</i>	\$ 0.059		\$ 0.37	\$ 0.37	\$ 0.059	\$ 0.37
Government Recreation		valu	\$ 3.69	\$ 3.13		\$ 5.11
<i>Capital</i>	\$ -		\$ 3.32	\$ 2.76	\$ 0.699	\$ 4.74
<i>Maintenance</i>	\$ 0.059		\$ 0.37	\$ 0.37	\$ 0.059	\$ 0.37
Nearshore Benefit Zone		pt	\$ 183.14	\$ 154.99		\$ 254.44
<i>Capital</i>	\$ -		\$ 166.95	\$ 138.80	\$ 23.300	\$ 238.25
<i>Maintenance</i>	\$ 1.980		\$ 16.19	\$ 16.19	\$ 1.980	\$ 16.19
Residential Recreation		edu	\$ 1,903.69	\$ 1,614.85		\$ 2,635.26
<i>Capital</i>	\$ -		\$ 1,712.87	\$ 1,424.03	\$ 220.770	\$ 2,444.44
<i>Maintenance</i>	\$ 18.770		\$ 190.82	\$ 190.82	\$ 18.770	\$ 190.82

Bocilla Lagoon Waterway

Public Hearing Required



A public meeting was held on April 7, 2026 to discuss project scope, timeline of events, impacts and potential assessment rates. Public Works staff is recommending rate establishment in FY27.

Proposed Rates With an Increase

Public Works – Bocilla Lagoon Waterway

Public Hearing Required

MSBU	Current FY26	mea	Proposed FY27	Current Max Rate	Proposed Max Rate
Waterway					
Bocilla Lagoon					
Bocilla Lagoon	N/A	wau	\$ 1,122.40	N/A	\$ 1,400.60
<i>Capital</i>			\$ 1,056.03		\$ 1,317.78
<i>Maintenance</i>			\$ 66.38		\$ 82.83
Bocilla Lagoon Common area (Beach Place)	N/A	wau	\$ 374.13	N/A	\$ 466.87
<i>Capital</i>			\$ 352.01		\$ 439.26
<i>Maintenance</i>			\$ 22.13		\$ 27.61
Bocilla Lagoon Common area (Bocilla Beach to Bay)	N/A	wau	\$ 102.04	N/A	\$ 127.33
<i>Capital</i>			\$ 96.00		\$ 119.80
<i>Maintenance</i>			\$ 6.03		\$ 7.53

Calculation difference in rate breakdown is due to rounding.

First Time Assessment Individual Parcels

First Time Assessment

Individual Parcels

- Notice recipients for first time assessed property
- Benefitting properties are within the unit but were not being assessed
- Requires Public Hearing (5 separate)

First Time Assessment

Individual Parcels

District	Properties	Units	Reason
Sanitation			
Charlotte County Sanitation Unit - Main Area	39	40	Sanitation fees remaining on permit/CO
Fire			
Charlotte County Fire Rescue Department	1	see below	Exemption removed - Florida Supreme Court ruling
Vacant Lot Inaccessible by Road (Acres)		179.61	
Commercial Building (sq.ft.)		964	
Residential Unit		3	
Stormwater			
South Charlotte Stormwater Utility - Occupied Non-Agricultural	1	183.61	Exemption removed - Florida Supreme Court ruling
Sewer			
Ackerman Sewer Expansion Project MSBU	1	1	Unity of Title breach
Street & Drainage			
Rotonda Meadows/Villas Street And Drainage Unit - Vacant	1	1.4	Vacant lot abuts county-maintained road

Next Steps

- On May 26th approve and authorize mailing of the required first-class notification of proposed Municipal Service Benefit Unit (MSBU) assessment rates for FY 2026/2027 for the units assessed for the first time
- Public Hearings to be held on the June 23rd Board Meeting