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**RESOLUTION  
NUMBER 2019- *Oldo***

**AN INITIAL ASSESSMENT RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, RE-ESTABLISHING THE ALLIGATOR CREEK WATERWAY MUNICIPAL SERVICE BENEFIT UNIT; PROVIDING FOR IMPOSITION OF ONGOING SERVICE ASSESSMENTS; PROVIDING FOR COLLECTION OF THE ASSESSMENTS PURSUANT TO THE UNIFORM ASSESSMENT COLLECTION ACT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

RECITALS

WHEREAS, Article VIII, Section 1 of the Florida Constitution, and Sections 125.01 and 125.66, Florida Statutes, grant to the board of county commissioners all powers of local self-government to perform county functions and to render services for county purposes in a manner not inconsistent with general law, or with special law approved by vote of the electors, and such power may be exercised by the enactment of county ordinances.

WHEREAS, the Board has enacted the Ordinance to provide for the creation of municipal service benefit units and authorize the imposition of Assessments to fund improvements and services to serve the property located therein; and

WHEREAS, the Alligator Creek Waterway Unit (the "MSBU") was previously created by the County as a municipal service benefit unit in Ordinance No. 2006-009; and

WHEREAS, the County has consistently imposed and collected an annual assessment for services within the MSBU apportioned on the basis of equivalent residential units or "ERUs," as determined in Ordinance Nos. 2004-022 and 2006-009; and

WHEREAS, this resolution will serve as the Initial Assessment Resolution as defined in the Ordinance; and

WHEREAS, the services described in Section 4 will provide a special benefit to all properties within the MSBU because such services possess a logical relationship to the use and enjoyment of property by: (1) maintaining navigational water access to Charlotte

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Harbor; (2) stabilizing or increasing the use and enjoyment of property located within the MSBU; and (2) protecting and maintaining or enhancing the value and integrity of all property within the MSBU; and

WHEREAS, the Board hereby finds and determines that the Assessments to be imposed in accordance with this Resolution provide an equitable method of funding for the services described in Section 4 by fairly and reasonably allocating the cost to specially benefitted property in accordance with the existing ERU method of apportionment; and

WHEREAS, the Board hereby finds that each property within the MSBU will be benefited by the County's provision of services described in Section 4 in an amount not less than the Assessment imposed against such property, computed in the manner set forth in Section 5; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County that:

1. **RECITALS.** The above recitals are true and correct and are hereby incorporated herein by reference.

2. **DEFINITIONS.** As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires.

A. **"Assessment"** means an annual special assessment as defined in the Ordinance imposed against property located within the MSBU to fund the service costs to serve the MSBU and related expenses, computed in the manner described in Section 5 herein.

B. **"Code"** means the code of laws and ordinances of Charlotte County, Florida.

C. **"Collection Cost"** means the estimated cost to be incurred by the County during any Fiscal Year in connection with the implementation, administration,

collection, and enforcement of Assessments, including, without limiting the generality of the foregoing, any service charges of the Tax Collector or Property Appraiser.

D. **"Dwelling Unit"** means a Building, or portion thereof, which is lawfully used for residential purposes, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family only.

E. **"Equivalent Residential Unit" or "ERU"** is defined in Section 5 herein.

F. **"Excluded Parcel"** means any parcel of property deemed unbuildable according to land use or zoning regulations and which cannot be altered to become a buildable lot or combined with other parcels to become part of a buildable lot.

G. **"Assessment Roll"** means a non-ad valorem assessment roll relating to the cost of maintaining Alligator Creek and related expenses.

H. **"MSBU"** means the Alligator Creek Waterway Unit which constitutes an Assessment Area under the Ordinance.

I. **"Ordinance"** means Ordinance No. 2016-019.

J. **"Tax Parcel"** means a parcel of property to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

K. **"Uniform Assessment Collection Act"** means Sections 197.3632 and 197.3635, Florida Statutes, as amended from time to time, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

### **3. NOTICE AND PUBLIC HEARING.**

A. A public hearing will be conducted by the Board at 10:00 A.M., or as soon thereafter as the matter can be heard, on July 23<sup>rd</sup>, 2019, in the Commission Chambers, Room 119, 18500 Murdock Circle, Port Charlotte, Florida, or other location

designated by the Board, to consider (A) a reestablished MSBU, (B) imposition of the Assessments, and (C) collection of the Assessments pursuant to the Uniform Assessment Collection Act commencing with the Tax Bill to be mailed in November 2019.

B. The County Administrator shall publish a notice of the public hearing hereof in the manner and the time provided in Section 4-1-3(d) of the Code. Such notice shall conform to the requirements set forth in the Uniform Assessment Collection Act.

C. The County Administrator shall, at the time and in the manner specified in Section 4-1-3(e) of the Code, provide first class mailed notice of the public hearing to each real property owner proposed to be assessed for the first time at the address indicated on the Tax Roll. Such notice shall conform to the requirements set forth in the Uniform Assessment Collection Act.

**4. DESCRIPTION AND PURPOSE OF THE MSBU.**

A. The Board proposes to reestablish the Alligator Creek Waterway MSBU consisting of those Tax Parcels described in Appendices A and B attached hereto and incorporated herein.

B. The purpose of the MSBU is to provide for the dredging, maintenance, clearing, marking for navigational purposes, and providing for safety devices in Alligator Creek, so as to provide residents and marine interests within the unit a means of use and enjoyment of the waterways in the unit and to Charlotte Harbor.

**5. ASSIGNMENT OF ASSESSMENTS BY EQUIVALENT RESIDENTIAL UNIT.**

The Assessment units assigned to each Tax Parcel shall be determined in the manner set forth below:

A. **RESIDENTIAL PARCELS.**

1. **Unimproved Residential Parcels.**

a. Standard Size Single Family Parcels. Each parcel of property zoned residential single family or mobile home (excluding mobile home parks) on which only one (1) dwelling unit would normally be placed shall be assessed on the basis of one (1) ERU.

b. Undersize Single Family Parcels. Each parcel of property zoned residential single family or mobile home (excluding mobile home parks), which is smaller than the size normally required for the placement of a single family dwelling unit, shall be assessed on the basis of that proportionate share of one (1) ERU as the undersize parcel bears to the total number of similar undersize parcels needed to constitute a standard size single family parcel in the area in which the parcel is situated.

c. Other Residential Parcels. Each parcel of property, not addressed by (1)(a) or by (1)(b) above, which is zoned residential or mobile home on which more than one dwelling unit may be placed under applicable land use and zoning requirements shall be assessed that number of ERUs determined by the following formula: All front footage divided by front Footage of Standard Size Single Family Parcel in the Area = Number of ERUs.

d. The total number of ERUs so determined for the parcel shall not be less than one (1) and shall not exceed the maximum number of dwelling units allowed under applicable land use and zoning requirements for that parcel.

2. Partially Improved Residential Parcels. Each parcel of property zoned residential or mobile home on which one or more

dwelling units have been placed shall be assessed the greater of the number of ERUs determined according to subparagraph (A)(1)(c) above, or the actual number of existing dwelling units on the parcel.

3. **Improved Residential Parcels.** Each parcel of property zoned residential or mobile home on which no additional residential units may be placed under applicable land use and zoning requirements shall be assessed one (1) ERU for each existing residential unit.

B. **NON-RESIDENTIAL PARCELS.** Each parcel of property zoned other than residential or mobile home shall be assessed that number of ERUs determined by the following formula: All Front Footage divided by Front Footage of Standard Size Single Family Parcels in the Area = Number of ERUs. The total number of ERUs so determined for the parcel shall not be less than one (1).

C. The County Administrator, or his or her designee, in response to the presentation of unique, exceptional, or extraordinary circumstances, where strict application of the above method of determination would create a practical difficulty or an undue hardship, as distinguished from a mere inconvenience, may determine the appropriate number of ERUs for a particular parcel on a case by case basis in the interests of fairness and administrative ease.

D. The County Administrator or his or her designee shall assign zero ERUs to any parcel of property owned by the federal government, the state of Florida, its counties or its municipalities.

**6. ESTIMATED SERVICE COST.**

A. The estimated annual service cost within the MSBU for the fiscal year commencing October 1, 2019 is \$119,142.00. The service cost for the MSBU will be funded

through the imposition of Assessments against property located in the MSBU in the manner provided herein.

**7. IMPOSITION OF ASSESSMENTS.**

A. The Assessment amount for the MSBU shall be calculated and apportioned as provided in Section 5 herein.

B. The Assessments are hereby levied and imposed on all Tax Parcels within the MSBU for the provision of ongoing maintenance services therein in the annual amount of \$25.00 per ERU with a potential maximum annual rate of \$100.00 per ERU.

C. In accordance with Section 2.05 of the Ordinance, the Assessment for each Fiscal Year shall constitute a lien upon the Tax Parcels located in the MSBU, which lien shall be equal in rank and dignity with the liens of all state, county, district, or municipal taxes and special assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other prior liens, mortgages, titles, and claims, until paid.

**8. ASSESSMENT ROLLS.**

A. The County Administrator is hereby directed to prepare a final estimate of service costs and to prepare the preliminary Assessment Roll in the manner provided in the Code.

B. The County Administrator shall apportion the above costs among the parcels of real property within the MSBU as reflected on the Tax Roll in conformity with this Resolution.

C. The Assessment Roll shall be maintained on file in the office of the MSBU Division and open to public inspection. The foregoing shall not be construed to require that the Assessment Roll be in printed form if the amount of the Assessment for each Tax Parcel can be determined by use of a computer terminal available to the public.


9. **METHOD OF COLLECTION.** The Assessments shall be collected pursuant to the Uniform Assessment Collection Act.

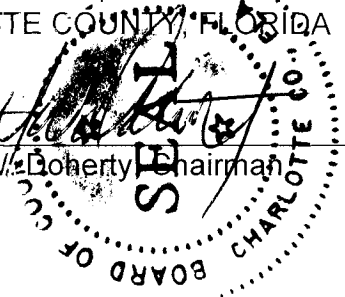
10. **SEVERABILITY.** If any clause, section, or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

11. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 28<sup>th</sup> day of May, 2019.

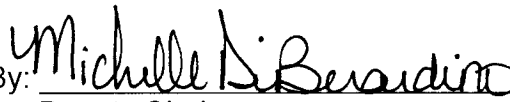
BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By:   
Kenneth W. Doherty, Chairman




ATTEST:

Roger D. Eaton, Clerk of the Circuit  
Court and Ex-officio Clerk of the  
Board of County Commissioners

By:   
Michelle DiBenedetto  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By:   
Janette S. Knowlton, County Attorney  
LR19-0295 PSP PSP



**APPENDIX A**

**DESCRIPTION OF PREVIOUSLY ASSESSED AND FIRST TIME ASSESSED  
PARCELS IN THE ALLIGATOR CREEK WATERWAY MSBU**

(see attached parcel map)

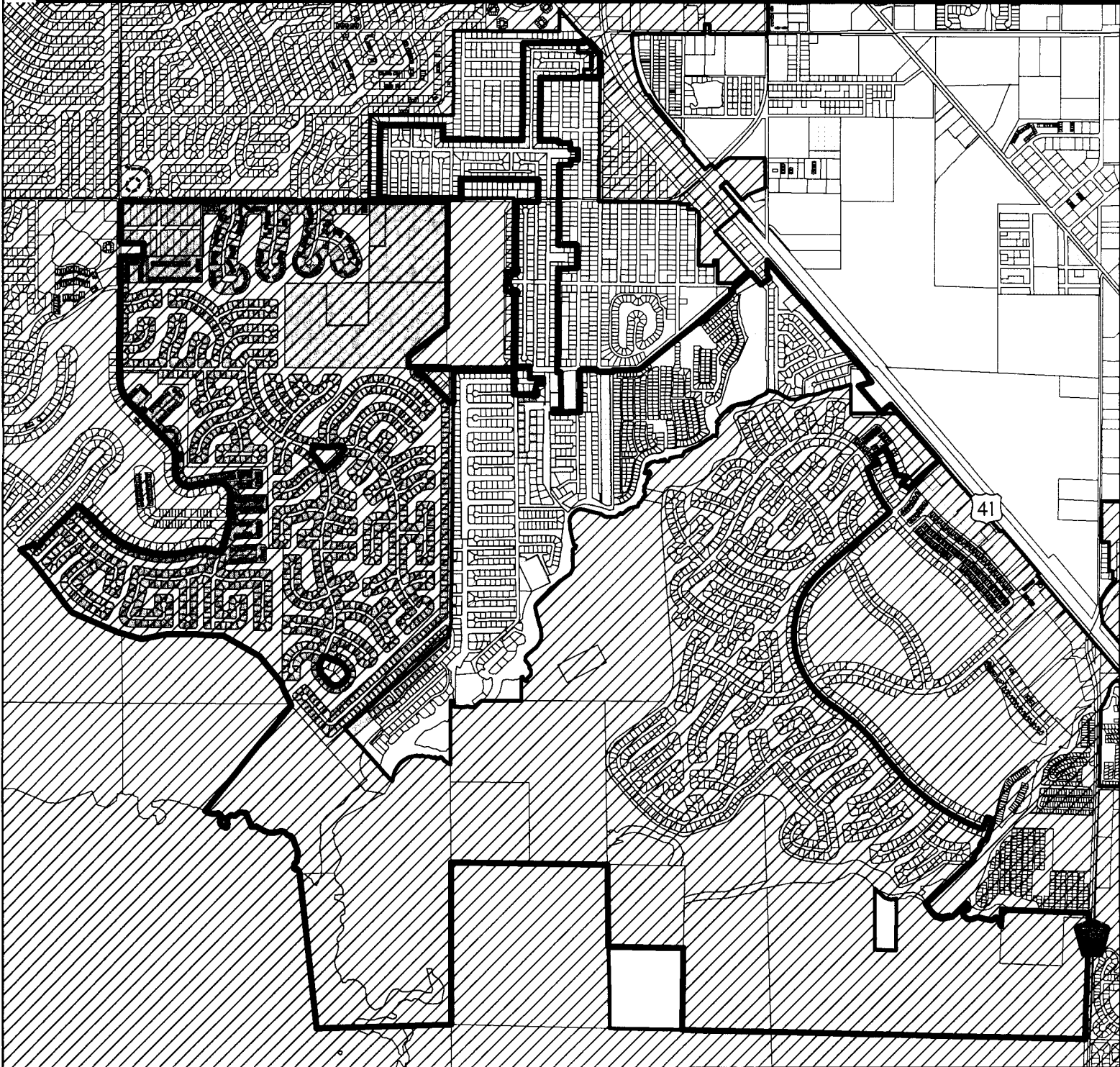
# CHARLOTTE COUNTY




Alligator Creek Waterway Unit



CHARLOTTE COUNTY

Budget & Admin. Services



-  First Time Assessed Properties
-  Current Properties
-  Proposed Alligator Creek Boundary
-  Punta Gorda City Boundary

Stateplane Projection  
Datum: NAD83  
Units: Feet

Source: MSBU, CCGIS, PW

Metadata available upon request

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.



(Not To Scale)

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Updated: 5/9/2019 2:29:40 PM by Stern N

**APPENDIX B**

**PARCEL IDENTIFICATION LIST OF FIRST TIME ASSESSED PARCELS IN THE  
ALLIGATOR CREEK WATERWAY MSBU**

(see attached parcel identification list)

Additions to Alligator Creek Waterway MSBU  
Properties in Unincorporated Charlotte County  
Parcel I.D. List

412224482002  
412224482003  
412224482004  
412224482005  
412224482006  
412224482007  
412224482008  
412224482009  
412224482010  
412224482011  
412224482012  
412224482013  
412224482014  
412224483001  
412224483002  
412225203001  
412225226001  
412225226002  
412225226003  
412319107001  
412319107002  
412319108001  
412319108002  
412319108003  
412319108004  
412319108005  
412319108006  
412319126006  
412319127001  
412319127002  
412319127003  
412319127004  
412319127005  
412319156001

# Additions to Alligator Creek Waterway MSBU

## Properties in City of Punta Gorda

### Parcel I.D. List

412213251010	412213353017	412213357012	412213380005	412213402001	412213701034
412213301001	412213353018	412213357013	412213380006	412213402002	412213701035
412213326001	412213354001	412213357014	412213380007	412213402003	412213701036
412213326002	412213354002	412213357015	412213380008	412213402004	412213701037
412213326003	412213354003	412213357016	412213380009	412213402005	412213701038
412213327001	412213354004	412213357017	412213380010	412213402006	412213701039
412213327002	412213354005	412213376001	412213380011	412213403001	412213701040
412213328001	412213354006	412213376002	412213381001	412213426001	412213701041
412213329001	412213354007	412213377001	412213381002	412213426002	412213701042
412213329002	412213354008	412213377002	412213381003	412213451001	412213701043
412213329003	412213354009	412213377003	412213381004	412213476001	412213701044
412213329004	412213354010	412213377004	412213381005	412213701000	412213701045
412213329005	412213354011	412213377005	412213381006	412213701001	412213701046
412213329006	412213354012	412213377006	412213381007	412213701002	412213701047
412213351001	412213354013	412213377007	412213381008	412213701003	412213701048
412213351002	412213354014	412213377008	412213381009	412213701004	412213702000
412213351003	412213354015	412213377009	412213381010	412213701005	412213702001
412213351004	412213354016	412213377010	412213381011	412213701006	412213702002
412213351005	412213355001	412213377011	412213382001	412213701007	412213702003
412213351006	412213355002	412213377012	412213382002	412213701008	412213702004
412213351007	412213355003	412213377013	412213382003	412213701009	412213702005
412213351008	412213355004	412213377014	412213382004	412213701010	412213702006
412213351009	412213355005	412213378001	412213382005	412213701011	412213702007
412213352001	412213355006	412213378002	412213382006	412213701012	412213702008
412213352002	412213355007	412213378003	412213382007	412213701013	412213702009
412213352003	412213356001	412213378004	412213382008	412213701014	412213702010
412213352004	412213356002	412213378005	412213382009	412213701015	412213702011
412213352005	412213356003	412213378006	412213382011	412213701016	412213702012
412213352006	412213356004	412213378007	412213383001	412213701017	412213702013
412213353001	412213356005	412213379001	412213383002	412213701018	412213702014
412213353002	412213356006	412213379002	412213383003	412213701019	412213702015
412213353003	412213356007	412213379003	412213383004	412213701020	412213702016
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412213353007	412213357002	412213379007	412213383008	412213701024	412213702020
412213353008	412213357003	412213379008	412213383009	412213701025	412213702021
412213353009	412213357004	412213379009	412213383010	412213701026	412213702022
412213353010	412213357005	412213379010	412213383011	412213701027	412213702023
412213353011	412213357006	412213379011	412213384001	412213701028	412213702024
412213353012	412213357007	412213379012	412213384002	412213701029	412213702025
412213353013	412213357008	412213380001	412213384003	412213701030	412213702026
412213353014	412213357009	412213380002	412213384004	412213701031	412213702027
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412213353016	412213357011	412213380004	412213401002	412213701033	412213702029

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412213702031	412213702082	412213730004	412213734008	412213737012	412213739013
412213702032	412213702083	412213730005	412213734009	412213737013	412213740000
412213702033	412213702084	412213730006	412213734010	412213737014	412213740001
412213702034	412213702085	412213730007	412213734011	412213737015	412213740002
412213702035	412213702086	412213730008	412213734012	412213737016	412213740003
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412213702038	412213702089	412213730011	412213735001	412213737019	412213740006
412213702039	412213702090	412213730012	412213735002	412213737020	412213740007
412213702040	412213702091	412213731000	412213735003	412213737021	412213740008
412213702041	412213702092	412213731001	412213735004	412213737022	412213740009
412213702042	412213702093	412213731002	412213735005	412213737023	412213740010
412213702043	412213702094	412213731003	412213735006	412213737024	412213740011
412213702044	412213702095	412213731004	412213735007	412213738000	412213740012
412213702045	412213702096	412213731005	412213735008	412213738002	412213741000
412213702046	412213726000	412213731006	412213735009	412213738003	412213741001
412213702047	412213726001	412213731007	412213735010	412213738004	412213741002
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412213702058	412213727002	412213732010	412213736008	412213738015	412213743001
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412213702063	412213727007	412213732015	412213736013	412213738020	412213743006
412213702064	412213728000	412213732016	412213736014	412213738021	412213743007
412213702065	412213728001	412213732017	412213736015	412213738022	412213743008
412213702066	412213728002	412213732018	412213736016	412213738023	412213743009
412213702067	412213728003	412213733000	412213736017	412213738024	412213743010
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412213702073	412213729002	412213733007	412213737003	412213739004	412213744003
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412213744013	412213802016	412213805028	412213807013	412213809015	412223427004
412213744014	412213802017	412213805029	412213807014	412213809016	412223427005
412213744015	412213802018	412213805030	412213807015	412213809017	412223427006
412213744016	412213802019	412213805031	412213808000	412213809018	412223427007
412213744017	412213802020	412213805032	412213808001	412213809019	412223428001
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412213744021	412213803004	412213805036	412213808005	412213809023	412223428005
412213744022	412213803005	412213805037	412213808006	412213809024	412223428006
412213744023	412213804000	412213805038	412213808007	412213810000	412223428007
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