

Charlotte County Board of County Commissioners  
18500 Murdock Circle  
Port Charlotte, Florida 33948-1094



[www.CharlotteCountyFL.gov](http://www.CharlotteCountyFL.gov)

## PUBLIC HEARING NOTICE

July 1, 2026

JOHN DOE  
123 MAIN ST  
TOWN, FL 12345

Re: Parcel ID Number: 000000000000  
Don Pedro-Knight Island Beach Renourishment Municipal Service Benefit Unit

Dear Property Owner:

As required by section 197.3632, Florida Statutes, and the direction of the Charlotte County Board of County Commissioners, notice is given that an annual special assessment to fund the provision of ongoing beach management services to those portions of the beaches located on Don Pedro Knight Island, which includes ongoing monitoring, planning, construction, management, operations, and maintenance of the beach and new beach renourishment projects, using the tax bill collection method may be levied on your property contained within the Don Pedro Knight Island Beach Renourishment Municipal Service Benefit Unit ("MSBU").

The total assessment revenue to be collected within the MSBU is estimated to be \$3,895,945 for the fiscal year beginning October 1, 2026.

The special assessment for your property will be determined based on the type of property, its proximity to the beach, and the number of assessment units assigned to the property. Depending on the location of the property and its proximity to the beach, the assessments will consist of two separate charges: (1) a recreational benefit charge to be imposed on all properties within the MSBU ("REC Charge") and (2) a nearshore benefit zone charge to be imposed only upon those properties within a subarea of the MSBU consisting exclusively of parcels with close proximity to the shore ("NBZ Charge").

The REC Charge will be calculated for each parcel within the MSBU based upon whether such parcel is a residential parcel, commercial parcel, or government parcel. For residential properties, the assessment will be based on the number of equivalent dwelling units or "EDUs" located upon the property. Commercial parcels and government parcels will be assessed based upon their proportionate just value.

The NBZ Charge will be based upon (1) the amount of linear front footage along the beach that is attributed to the parcel and (2) the lot size attributed to the parcel.

In accordance with state law, condominium units and residential properties within a platted residential subdivision will be assigned a prorated portion of the assessment units assigned to any associated common areas or common elements.

A more specific description of the assessment program is set forth in the Initial Assessment Resolution adopted by the County Commission on June 23, 2026. The Initial Assessment Resolution and the preliminary assessment roll are available for your review at the MSBU Division, Building B, Room 104, Charlotte County Administration Center, 18500 Murdock Circle, Port Charlotte, Florida. Information regarding the assessment for your specific property is attached to this letter.

The Board of County Commissioners will hold a public hearing at 5:01 P.M., or as soon thereafter as the matter can be heard, on July 22, 2026, in the Community Center at Tringali Park, 3460 North Access Road, Englewood, Florida, for the purpose of receiving comments on the proposed assessments, including collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing or to file written objections with the County Commission prior to or during the hearing. All affected property owners have a right to appear at the hearing and to file written objections with the County Commission within 20 days of this notice. If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act (ADA), persons with a recognized ADA disability needing special accommodations to participate in the proceedings should contact David Lyles, Charlotte County ADA Coordinator, in Risk Management at (941) 743-1381, at least seven (7) days prior to the date of the hearing.

The annual assessment will include your share of the collection cost and the amount Florida law requires the County to discount receipts for its annual budget. The County intends to include annual assessments on your ad valorem tax bill, the first of which will be included on the ad valorem tax bill to be mailed in November 2026, as authorized by 196.3732 Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of County Commission action at the above hearing (including the method of apportionment, the rate of assessment, and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Questions regarding your assessment and the process for collection may be directed to the Charlotte County MSBU Division at (941) 743-1914 or from Englewood area at (941) 681-3770.

CHARLOTTE COUNTY, FLORIDA

The Public Hearing will be held on July 22, 2026, at 5:01 P.M., or as soon thereafter as the matter can be heard, in the Tringali Recreation Center, 3460 N. Access Rd., Englewood, Florida.

\* \* \* \* \* **SEND NO MONEY NOW. THIS IS NOT AN INVOICE** \* \* \* \* \*

**DON PEDRO-KNIGHT ISLAND BEACH RENOURISHMENT  
MUNICIPAL SERVICE BENEFIT UNIT**

JOHN DOE

Parcel Control Number: 000000000000

**ASSIGNED ASSESSMENT UNITS**

|                                               |             |
|-----------------------------------------------|-------------|
| Type of Property                              | Residential |
| Total Number and Type of REC Assessment Units | 0.000       |
| Total NBZ Beachfront Footage                  | 0.00 Feet   |
| Total NBZ Lot Size                            | 0.00 Acres  |
| Total NBZ Points Attributed to the Property   | 0.000       |

**PROPOSED ANNUAL ASSESSMENT**

|                                       |               |
|---------------------------------------|---------------|
| <b>Proposed annual REC Assessment</b> | <b>\$0.00</b> |
|---------------------------------------|---------------|

|                                              |                      |
|----------------------------------------------|----------------------|
| <b><u>Proposed annual NBZ Assessment</u></b> | <b><u>\$0.00</u></b> |
|----------------------------------------------|----------------------|

|                                                  |               |
|--------------------------------------------------|---------------|
| <b>FY 26-27 TOTAL Proposed Annual Assessment</b> | <b>\$0.00</b> |
|--------------------------------------------------|---------------|

**MAXIMUM ANNUAL ASSESSMENT FOR FUTURE FISCAL YEARS**

|                               |        |
|-------------------------------|--------|
| Maximum annual REC Assessment | \$0.00 |
|-------------------------------|--------|

|                                      |               |
|--------------------------------------|---------------|
| <u>Maximum annual NBZ Assessment</u> | <u>\$0.00</u> |
|--------------------------------------|---------------|

|                                        |               |
|----------------------------------------|---------------|
| <b>TOTAL Maximum Annual Assessment</b> | <b>\$0.00</b> |
|----------------------------------------|---------------|

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